

Impact Fees: Fact & Fiction



CSD is growing by 3% per year (on average 250-300 students).

A detailed study of the planned developments for the CSD attendance area shows approximately 4,300 new homes have been approved for development in the next five years. Growth in our district is expected to continue beyond the current planned developments over the next 5-10 years. An impact fee can help CSD take proactive steps to save and pay for future school facility needs generated by growth.

FICTION:

1

The Clover School District impact fee is a tax that impacts all citizens.



FACT:

An impact fee is not a tax; it is a one-time fee on new construction homes so that growth can pay for growth.

FICTION:

2

A homeowner building a new construction property will pay the full impact fee upfront.



FACT:

Primarily the builder pays the impact fee upfront and determines the amount to pass on to the buyer in the final price of the home.

FICTION:

3

An impact fee will limit the affordability of homes.



FACT:

In 2018-19, the average new construction home in the district was \$366,018. An independent study concluded that the fee does not exceed the cost burden criteria established by the U.S. Housing and Urban Development.

FICTION:

4

An impact fee will raise property taxes.



FACT:

While an impact fee could raise existing home values, it will allow CSD to accrue a sizable down payment for future building needs reducing the total tax burden in the next bond referendum.