

BUSINESS IMPACT STATEMENT

2025-26 REGIONAL ROAD IMPACT FEE SCHEDULE UPDATE

Background

The Regional Road Impact Fee (“RRIF”) Program is a cooperative effort by Washoe County, the City of Reno, and the City of Sparks to impose uniform impact fees on new development in the region to pay for a portion of the capacity adding roadway infrastructure needs that result from that development.

The RRIF Program was established in 1995 and is administered by the Regional Transportation Commission pursuant to an interlocal agreement with the county and cities. The RRIF fees are established based on land use assumptions, travel demand modeling, and capital improvement planning efforts. The land use assumptions and capital improvements plan must be reviewed and may be revised at least once every 3 years pursuant to NRS 278B.290, which may result in revisions to the RRIF fees. The county and cities have also adopted ordinances that automatically increase the RRIF fees annually to account for inflation as authorized by NRS 278B.225.

The RRIF Program is updating its 7th Edition program documents and proposing a revised RRIF fee schedule for its 8th Edition. The methodology and formula used to develop the revised RRIF fees is presented in the proposed RRIF Program Capital Improvements Plan (8th Edition). The administrative processes used to administer the RRIF Program are found in the proposed RRIF Program General Administrative Manual (8th Edition). The county and cities would adopt ordinances to adopt the 8th Edition program documents and impose the revised RRIF fee schedule. Those documents are available at rtcwashoe.com/construction-projects/RRIF.

Nevada Assembly Bill No. 444 was enacted during the 2025 legislative session and became effective on October 1, 2025. As a result, the RRIF Program must now comply with the business impact statement requirements in NRS chapter 237 (as amended by AB 444) before the county and cities can adopt ordinances to impose the revised RRIF fee schedule. This business impact statement was prepared to address the potential impact of the revised RRIF fees on businesses.

Impact Analysis

1. *This section describes the method that was used to estimate the total number of businesses likely to be affected by the revised RRIF fees. NRS 237.090(1)(b).*

The RRIF fees are paid by a person or business that owns property and applies for a building permit for a new development or expansion of an existing development that will generate additional vehicle trips on existing or planned arterial or collector streets in the region. There are certain businesses in the region that focus on development. However, any person or business in the region could potentially be affected by the revised RRIF fee schedule. Therefore, it is impossible to estimate the total number of businesses likely to be affected by the revised RRIF fee schedule. The following tables identifies the number of persons or business that have paid RRIF fees over the past 5 years within the Washoe County, the City of Reno, and the City of Sparks. Table 2 summarizes this information.

Table 1: Number of Persons or Businesses and Annual Amount Assessed RRIF Per Calendar Year

Jurisdiction	Calendar Year	Total Permits Subject to RRIF Assessment*	Total RRIF Assessed per Calendar Year
Washoe County	2025	376	\$3,067,174
	2024	411	\$3,407,135
	2023	410	\$2,326,157
	2022	462	\$2,726,909
	2021	475	\$2,640,465
City of Reno	2025	680	\$8,986,106
	2024	732	\$7,837,659
	2023	724	\$11,087,580
	2022	1007	\$16,917,244
	2021	1663	\$18,287,798
City of Sparks	2025	521	\$5,053,464
	2024	718	\$4,700,956
	2023	527	\$4,285,132
	2022	536	\$5,095,045
	2021	661	\$4,470,952

* A single person or business may be associated with multiple permits; as such, permit counts are used as the most accurate measure of RRIF assessments.

Table 2: Summary of Number of Persons or Businesses and Annual Assessed RRIF over last 5 Calendar Years

Jurisdiction	Total Number of Persons or Businesses That Have Been Assessed RRIF in Last 5 Years	Total Fees Assessed in Last 5 Years	Percent of Persons or Businesses	Percent of Fees Assessed
Washoe County	2135	\$14,167,839	21.6%	14.0%
City of Reno	4806	\$63,116,387	48.5%	62.6%
City of Sparks	2963	\$23,605,549	29.9%	23.4%
Total	9904	\$100,889,775		

2. *This section describes the manner in which comment was solicited from affected businesses, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary. NRS 237.090(1)(a).*

Since any business in the region could potentially be affected by having to pay RRIF fees, the RRIF Program consulted with the Chamber of Commerce and certain trade associations that focus on growth and development and then broadly solicited data and arguments from all businesses in the region.

The RRIF Program solicited comment in the following manner:

- RRIF Program Technical Advisory Committee: This volunteer committee includes members that represent development interests in the community. The meetings of the committee are noticed and open to the public. The committee was directly involved in development of the revised RRIF fee schedule.
- RRIF Program Update Process: There were other public meetings held during the development of the revised RRIF fee schedule, including a presentation to the RTC Board of Commissioners at its meeting on July 18, 2025.
- RTC Uploaded RRIF Program Materials on its Website: RTC posted materials related to the RRIF Program and the revised RRIF fee schedule on its website.
- RTC Emailed Notice to the Chamber of Commerce and Certain Trade Associations: RTC emailed notice to the Reno + Sparks Chamber of Commerce, NAIOP Northern Nevada, BANN, AGC of Northern Nevada, and Nevada Builder's Alliance. The notice requested that they share the notice with their members that could potentially be affected by the revised RRIF fee schedule.
- RTC Posted Notice of Opportunity to Submit Data, Arguments or Comments: RTC posted notice on its website of a 30-calendar day period in which

interested persons could submit data, arguments, or other comment. RTC provided a public comment form on its website.

- RTC Published Notice of Opportunity to Submit Data, Arguments or Comments: RTC published notice in the Reno-Gazette Journal and El Sol (a Spanish language newspaper) of the 30-calendar day period in which interested persons could submit data, arguments, or other comment, and a public meeting that would be held to solicit data, arguments or comment.
- RTC Held a Publicly Noticed Meeting to Solicit Data, Arguments or Comments: RTC held a public meeting. RTC provided a presentation and answered questions.
- Summary of Data and Arguments Received and Responses: RTC created a summary with a list of all data, arguments and comment received and responses. The summary is attached as Exhibit A. RTC posted the summary on its website. Interested persons may obtain a copy of the summary on the website or by contacting RTC.

As a result of these efforts, every business that could potentially be affected by the revised RRIF fee schedule had an opportunity to submit data, arguments and comments. The RRIF Program directly consulted with ___ businesses during the comment solicitation process.

3. *This section lists the chambers of commerce and trade associations that were notified of the revised RRIF fees. NRS 237.090(1)(c).*

- Reno + Sparks Chamber of Commerce
- NAIOP Northern Nevada
- Builders Association of Northern Nevada (BANN)
- The Associated General Contractors of Nevada (AGC); and
- Nevada Builder's Alliance

4. *This section describes the estimated economic effect of the revised RRIF fee schedule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects. NRS 237.090(1)(e).*

The RRIF Program has been collecting RRIF fees since 1995. The RRIF fees are such a minimal portion of the overall cost of development that the slight increases in the revised RRIF fees are unlikely to deter new development or impose a burden on

businesses. On average, the amount of the RRIF fees for all development types will decrease by approximately 2.3% under the 8th Edition Update.

The following table is a comparison of the RRIF fee increases or decreases for each development type under the current schedule and the revised schedule:

Table 3: RRIF Fee Comparison

		<i>PROPOSED 8th Edition</i>				<i>7th Edition - Year 4 Indexing</i>			
		<i>North</i>		<i>South</i>		<i>North</i>		<i>South</i>	
Average Trip Length		2.91		2.47		3.58		3.36	
RRIF Share of CIP		\$89,753,657.92		\$60,151,002.29		\$83,749,561		\$48,813,858	
VMT Increase over ten Years		253,438.19		157,494.20		287,592		171,856	
Capital Cost per VMT		\$354.14		\$381.93		\$304.31		\$296.82	
Development Type	Development Unit	North VMT's	RRIF North	South VMT's	RRIF South	7th Ed North VMT's	7th Ed RRIF North	7th Ed South VMT's 2	7th Ed RRIF South
Residential									
Single Unit	Dwelling	17.24	\$6,105.37	14.63	\$5,587.79	20.36	\$6,195.84	19.11	\$5,672.26
3+ Units per Structure	Dwelling	10.73	\$3,799.92	9.10	\$3,477.45	12.97	\$3,946.96	12.18	\$3,615.29
Industrial									
Light Industrial	1000 Sq Ft	5.17	\$1,831.85	4.39	\$1,676.88	6.48	\$1,971.96	6.08	\$1,804.68
Manufacturing	1000 Sq Ft	5.05	\$1,786.71	4.28	\$1,635.56	5.14	\$1,564.18	4.82	\$1,430.68
Warehouse	1000 Sq Ft	1.82	\$643.22	1.54	\$588.80	2.27	\$690.79	2.13	\$632.23
Mini-Warehouse	1000 Sq Ft	1.54	\$545.42	1.31	\$499.28	1.97	\$599.50	1.85	\$549.12
Commercial									
Retail and Eating/Drinking Places	1000 Sq Ft	23.46	\$8,307.01	19.91	\$7,604.27	29.43	\$8,955.97	27.63	\$8,201.19
Casino Gaming Area	1000 Sq Ft	48.91	\$17,321.70	41.52	\$15,856.35	60.17	\$18,310.60	56.48	\$16,764.50
Office & Other Services									
Lodging	Room	3.56	\$1,260.10	3.02	\$1,153.50	4.38	\$1,332.90	4.11	\$1,219.94
Public Park	Acre	0.83	\$293.40	0.70	\$268.58	1.02	\$310.40	0.96	\$284.95
Schools and Daycare	1000 Sq Ft	15.77	\$5,585.82	13.39	\$5,113.29	16.83	\$5,121.61	15.80	\$4,689.78
Hospital	1000 Sq Ft	11.44	\$4,051.13	9.71	\$3,708.42	14.01	\$4,263.45	13.15	\$3,903.21
Nursing Home	1000 Sq Ft	7.17	\$2,539.01	6.09	\$2,324.22	8.68	\$2,641.45	8.14	\$2,416.13
Office and Other Services	1000 Sq Ft	11.51	\$4,077.46	9.77	\$3,732.53	12.73	\$3,873.92	11.95	\$3,547.02
Medical Office	1000 Sq Ft	38.24	\$13,541.39	32.46	\$12,395.84	45.47	\$13,837.18	42.68	\$12,668.35

Adverse effects (both direct and indirect): The RRIF fees are a cost of development and are paid by a person or business prior to building permit issuance. The amount of the fee is minimal compared to the overall cost of development (typically, less than 1%) and will continue to be minimal under the revised RRIF fee schedule.

The RRIF fees only increased significantly for manufacturing (approximately 14% increase) and private school and daycare (9%). The amount of the RRIF fees will increase slightly for the following development types: manufacturing; schools and daycare; and office and other services.

Beneficial effects (both direct and indirect): The amount of the RRIF fees will decrease slightly for the following development types: single family; multi-family; light-industrial; warehouse; mini-warehouse; retail and eating/drinking places; casino gaming areas; lodging; public parks; hospital; nursing homes; and medical offices. The RRIF fees decreased most significantly for mini-warehouse (9%). The RRIF fees for housing decreased by 1.4%.

The RRIF fee revenues are collected by the county and cities and are used to pay for a portion of the cost of roadway projects that serve the transportation needs of businesses and their customers. The RRIF fees are evaluated and revised slightly over time to provide funding for improvements that increase vehicle capacity and the level of service on roadways in the region. Those roadway improvements have a beneficial effect on businesses and overall economic conditions in the region.

5. *This section describes the methods the RRIF Program considered to reduce the impact of the revised RRIF fees on businesses and a statement regarding whether any, and if so which, of these methods were used. NRS 237.090(1)(f).*

The RRIF fees are established based on land use assumptions developed by the Truckee Meadows Regional Planning Agency as part of its 2024 Regional Plan, and travel demand modeling and regional transportation planning completed by the Regional Transportation Commission as part of the 2050 Regional Transportation Plan – Update. The methodology and formula used to develop the revised RRIF fees is presented in the RRIF Program Capital Improvements Plan (8th Edition).

On average, the amount of the RRIF fees for all development types will only increase by approximately 2.1% under the revised RRIF fee schedule. In its revisions to the RRIF Program Capital Improvements Plan, the RRIF Program was careful not to include a list of projects that would significantly increase the RRIF fees. The RRIF Program was careful to account for all federal, state and local funding anticipated to be available to pay for roadway projects to avoid the potential for RRIF fees to be

duplicative of that funding. As a result of these efforts, the RRIF Program was able to reduce the impact on businesses.

Additionally, the county and cities have also adopted ordinances to automatically increase the RRIF fees annually to account for inflation in any year in which the RRIF Program does not adopt revisions to the land use assumptions, the capital improvements plan, or otherwise increase the RRIF fees. These incremental annual increases help reduce the need for larger, one-time adjustments and result in greater predictability in fee levels, thereby easing the financial burden on new development and businesses.

6. *This section describes the estimated cost to county and cities for enforcement of the revised RRIF fees. NRS 237.090(g).*

Reno, Sparks and Washoe County have been collecting RRIF fees since 1995. The RRIF Program estimates the annual cost to the county and cities for enforcement of the revised RRIF fees will be insignificant. Reno, Sparks and Washoe County collect the RRIF fees prior to building permit issuance. The county and cities have staff and processes to assess RRIF fees. RTC staff administers the RRIF Program and advises the other jurisdictions on issues and questions related to assessing RRIF fees. RRIF fees cannot be used for administrative costs of the RRIF Program; the administrative costs are accounted for as part of the building permit process. The proposed change in the RRIF fees will present no foreseeable or anticipated additional costs for enforcement.

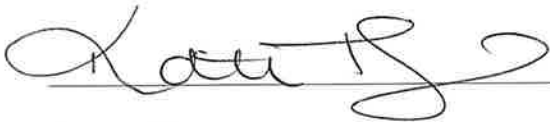
7. *The revised RRIF fees will result in small increases to the RRIF fees for certain land uses and a small increase overall. The total amount expected to be collected from the revised RRIF fees is approximately \$59,980,411 over the 10-year planning period, as reflected in the RRIF Program Capital Improvements Plan (8th Edition). NRS 237.090(1)(h).*
8. *The money generated by the RRIF fees will be used to pay for the costs of new roadways, and capacity adding improvements to existing roadways, as reflected in the RRIF Program Capital Improvements Plan (8th Edition). NRS 237.090(1)(h).*
9. *The revised RRIF fees will not duplicate or be more stringent than federal, state or local standards regulating the same activity. NRS 237.090(1)(i).*

Conclusion

The RRIF fees are needed to pay for the costs of new roadways and expansion of existing roadways. Extensive planning analysis and modeling was used to determine the appropriate fee amounts. The RRIF Program has been in existence for over 30 years and the increase to the existing RRIF fees is not anticipated to burden businesses. The updated RRIF Program documents and revised RRIF fee schedule will not impose a direct or significant economic burden on impacted businesses and trades or directly restrict the formation or expansion of a business.

As required by NRS 237.090, the undersigned chief executive officers of the governing bodies of Washoe County, Reno and Sparks hereby certify that, to the best of their knowledge or belief, the information contained in this business impact statement was prepared and is accurate.

WASHOE COUNTY



County Manager

3/30/26

Date

CITY OF RENO

City Manager

Date

CITY OF SPARKS

City Manager

Date