



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 12, 2026

DATE: April 21, 2026

TO: Board of County Commissioners

FROM: Dwayne Smith, Division Director, Engineering & Capital Projects
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THROUGH: Eric Crump, Director,
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SUBJECT: Recommendation to: 1) acknowledge the Business Impact Statement findings pursuant to NRS 237; and 2) introduce and conduct first reading of an ordinance amending the Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) with revised fees. The RRIF is a NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of Washoe County, Nevada. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 8th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees. Overall, the revised fee schedule reflects an average decrease of approximately 2.3%, although individual land use categories may vary; and for other matters necessarily connected therewith and pertaining thereto; 3) and set a public hearing for possible adoption of the ordinance for May 26, 2026. (All Commission Districts.) FOR POSSIBLE ACTION.

SUMMARY

The purpose of this agenda item is to introduce and hold a first reading of an ordinance to amend the Regional Road Impact Fee (RRIF) General Administration Manual (GAM) and the RRIF Capital Improvement Program (CIP) with revised fees; and to set a second reading for possible adoption of the ordinance. The RRIF is a NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP, and fees. Changes to the dollars per vehicle mile traveled (\$/VMT) and updates to the vehicle miles traveled (VMT) for the land use categories results in revised fees in both the North and South Service Areas.

AGENDA ITEM # _____

Overall, the revised fee schedule reflects an average decrease of approximately 2.3%, although individual land use categories may vary. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 8th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees.

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. A BIS was prepared and submitted following the requirements NRS 237. The conclusion of the BIS was that 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.

Washoe County Strategic Objective supported by this item:

Economic Impacts: Meet the needs of our growing community.

PREVIOUS ACTION

On April 7, 2026, the Washoe County Capital Improvements Advisory Committee pursuant to NRS 278B.150 (e), recommended adoption of the proposed amendments to the 8th Edition RRIF GAM and RRIF CIP with revised fees.

On July 18, 2025, the RTC Board acknowledged receipt of, and authorized staff to present the 8th Edition RRIF GAM and RRIF CIP to each participating local government for adoption.

On November 2, 2021, the Washoe County Capital Improvements Advisory Committee pursuant to NRS 278B.150 (e), recommended adoption of the proposed amendments to the 7th Edition RRIF GAM and RRIF CIP with revised fees.

On September 17, 2021, the RTC Board acknowledged receipt of, and authorized staff to present the 7th Edition RRIF GAM and RRIF CIP to each participating local government for adoption.

On October 22, 2019 the Board of County Commissioners adopted the proposed amendments to the 6th Edition RRIF GAM and RRIF CIP with revised fees.

On September 3, 2019, the Washoe County Capital Improvements Advisory Committee pursuant to NRS 278B.150 (e), recommended adoption of the proposed amendments to the 6th Edition RRIF GAM and RRIF CIP with revised fees.

On May 20, 2019, the RTC Board acknowledged receipt of, and authorized staff to present the 6th Edition RRIF GAM and RRIF CIP to each participating local government for adoption.

On June 6, 2017, the Washoe County Planning Commission convened as the Washoe County Capital Improvements Advisory Committee and affirmed that the RRIF land use

assumptions are in conformance with the Washoe County Master Plan and reviewed the RRIF CIP and provided comments to be presented to the Board of County Commissioners.

On November 12, 2014, the Board of County Commissioners adopted a resolution establishing the Washoe County Planning Commission as the Washoe County Capital Improvements Advisory Committee for the Regional Road Impact Fee Program as authorized within NRS 278B.150.

BACKGROUND

The RRIF program was created in 1996 as a funding mechanism for regional roadway capacity improvements directly related to new development. Nevada Revised Statutes (NRS) Chapter 278B allows for the use of impact fees to fund infrastructure improvements such as streets, drainage facilities, and other capital improvements necessitated by growth.

Impact fees are used solely for new capacity improvements identified in a Capital Improvement Plan (CIP) covering a period not to exceed ten years. These fees cannot be used for maintenance or operational expenses and are intended to fund only the proportionate share attributable to new development.

The RRIF program is administered cooperatively by the RTC, Washoe County, the City of Reno, and the City of Sparks. The RTC is responsible for preparing updates to the GAM and CIP, including analysis of land use assumptions, travel demand, and capital project costs.

The 8th Edition update process included:

- Review and recommendation by the RRIF Technical Advisory Committee (TAC)
- RTC Board acknowledged receipt of and authorized staff to present the 8th Edition RRIF GAM and RRIF CIP to each participating local government for adoption on July 18, 2025.

Over the past five years, approximately 9,900 permits across the region have been subject to RRIF fees, totaling over \$100 million in assessed fees, demonstrating the program's continued importance in funding regional transportation infrastructure.

The WCC, Chapter 110 Article 706, Regional Road Impact Fees, sets forth regulations for the imposition of impact fees adopted by ordinance. Sections 110.706.05 (d) and (e) allow for adoption and amendment of the RRIF GAM and adoption of the latest edition of the RRIF CIP, respectively. Development Code amendments and adoptions are initiated by resolution of the Washoe County Board of County Commissioners or the Planning Commission. The Planning Commission, acting as the Capital Improvements Advisory Committee, has now initiated the necessary adoption of the 8th Edition RRIF GAM and RRIF CIP and associated fees, and recommends adoption of any necessary ordinances to the Washoe County Board of County Commissioners.

FISCAL IMPACT

There is no fiscal impact to the Washoe County budget associated with this item.

RECOMMENDATION

It is recommended the Board of County Commissioners 1) acknowledge the Business Impact Statement findings pursuant to NRS 237; and 2) introduce and conduct first reading of an ordinance amending the Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) with revised fees. The RRIF is a NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP and fees. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 8th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees. Overall, the revised fee schedule reflects an average decrease of approximately 2.3%, although individual land use categories may vary; and for other matters necessarily connected therewith and pertaining thereto; 3) and set a public hearing for possible adoption of the ordinance for May 26, 2026.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to: 1) acknowledge the Business Impact Statement findings pursuant to NRS 237; and 2) introduce and conduct first reading of an ordinance amending the Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) with revised fees. The RRIF is a NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP and fees. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 8th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees. Overall, the revised fee schedule reflects an average decrease of approximately 2.3%, although individual land use categories may vary; and for other matters necessarily connected therewith and pertaining thereto; 3) and set a public hearing for possible adoption of the ordinance for May 26, 2026."