



THE CITY OF
EASLEY
SOUTH CAROLINA

City of Easley Annual Impact Fee Report

Ref: City of Easley Ordinance 2021-13 Section IV.B.2.

a. Are there any recommendations on amendments, if appropriate, to these procedures or to specific ordinances adopting impact fees for particular public facilities?

During the next ordinance rewrite, I recommend we delete Section III.D, which contains a provision to increase fees annually by the Construction Cost Index. This provision is not in the state code.

b. Are there any proposed changes to the City of Easley policies and/or an applicable Capital Improvements Program, or the capital improvement plan for the particular public facility, including the identification of public facility system improvements anticipated to be funded wholly or partially with impact fees?

Any changes to the Capital Improvement Program will be included in the 2026/2027 budget.

c. Are there proposed changes to the boundaries of impact fee districts or subdistricts, as appropriate?

Easley does not have any impact fee districts or subdistricts.

d. Are there any proposed changes to impact fee schedules as set forth in the ordinances imposing and setting impact fees?

Fees have been adjusted to the 2024 levels, as noted in the following table:

Development Type	Parks & Rec	Police	Fire	Transportation	Maximum Supportable Fee
Residential (per housing unit)					
Single Family	\$ 1,715	\$ 406	\$ 629	\$ 590	\$ 3,340
Multifamily	\$ 1,211	\$ 287	\$ 444	\$ 251	\$ 2,193

Development Type	Parks & Recreation	Police	Fire	Transportation	Maximum Supportable Fee
Non-residential (per 1,000 square feet)					
Retail	\$ -	\$ 574	\$ 990	\$ 714	\$ 2,278
Office	\$ -	\$ 195	\$ 336	\$ 268	\$ 799
Industrial	\$ -	\$ 99	\$ 171	\$ 137	\$ 407
Institutional	\$ -	\$ 214	\$ 370	\$ 295	\$ 879

e. Are there any proposed changes to level of service standards?

None are recommended.

f. Are there any proposed changes in the impact fee calculation methodology?

None are recommended at this time, but if a study is completed (see paragraph g), we may recommend changes.

g. Other data, analysis, or recommendations as the City Administrator or a designee may deem appropriate, or as may be requested by the City Council.

Recommend the City update the impact fee study, to ensure we are collecting the appropriate fees to offset the costs associated with growth.

Balances in each Impact Fee fund as of 12/1/25:

1. Fire	\$615,558
• Planned	\$300,000 to grade area for new fire station
2. Parks and Recreation	\$1,591,381
• In Progress	\$1,390,000 to add soccer fields and parking to JB Red Owens
3. Police	\$212,691
• Completed	\$182,600 toward new training room
4. Transportation	\$176,455
• Completed	\$184,780 toward West End Hall parking lot
• Planned	\$130,000 for new parking area behind Law Enforcement

Tom Couch

 City Administrator