

2

0

1

0



SIOR GREATER KANSAS CITY MUNICIPAL DEVELOPMENT REPORT CARD



LEWIS WHITE
REAL ESTATE
CENTER

UMKC
THE BLOCH SCHOOL

Greater Kansas City Municipal Development Report Card

Table of Contents

Introduction2

Methods3

Disclaimer4

Commercial Office Building 5

 Survey Summary.....6

 Building Permit and Development Fee Chart10

Industrial Building11

 Survey Summary..... 12

 Building Permit and Development Fee Chart16

Permit Approval17

Summary and Survey Footnotes18

Terms and Definition21

Exhibits22

 Exhibit 1 - Letter.....23

 Exhibit 2 - Data Collection Form24

The report’s producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Introduction

The Society for Industrial Office Realtors (SIOR) and a group of Real Estate students from the Lewis White Real Estate Center of the Bloch School of Business at UMKC (White Center) have come together to complete a Municipal Development Report Card. This project involves evaluating fourteen (14) municipalities in the Kansas City metropolitan area to determine general time tables and costing for typical commercial real estate developments.

Blue Springs, MO

Gardner, KS

Independence, MO

Kansas City, MO

Lawrence, KS

Leawood, KS

Lee's Summit, MO

Lenexa, KS

Liberty, MO

Olathe, KS

Overland Park, KS

Riverside, MO

Shawnee, KS

Unified Government of Kansas City, KS

As a team, we hope that the information contained in this report will provide valuable comparative data to those involved in city planning, economic development, and other municipality functions.

The Municipal Development Report Card is intended to help SIOR accomplish one its mission statement objectives outlined as follows:

“...(We) Represent the interest of developers, owners, asset managers, investors, and other professionals involved in industrial, office and mixed-use real estate throughout North America. Our organization provides communication, networking and business opportunities; creates a forum for continuing education;’ and promotes effective public policy, through its grassroots network to create, protect and enhance property values.”

It also enables the White Center to accomplish a portion of its mission as stated below:

“...to maintain and improve our communities through enhancing the skills of real estate development professionals, augmenting the knowledge of public officials, and creating knowledge for both to understand how best to develop and sustain livable communities

The report’s producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Methods

Each municipality was visited by team members on separate occasions. The team members consisted of two students accompanied by a member of the local SIOR Chapter. An introductory letter was sent to each municipality advising them that students of UMKC would be contacting them to gather this type of information. Each team presented identical site plans to their assigned municipality. One site plan consisted of a typical 60,000 square foot office building and the other was a typical 100,000 square foot industrial building. Each team collected the fees and approval time requirements for their assigned site plans. This process often involved visiting multiple departments, speaking with various employees and some follow up on web sites, etc. After the teams turned in their reports to the White Center the information was reviewed and additional clarity of the data was obtained. The completed form was then sent to the City Planner for their final approval and comment.

Team members were also instructed to simply present the plans and list of fees and time requirements to employees of each municipality. We believe this process has enabled us to provide a more accurate picture of the type of information a developer might receive when beginning an actual project. Team members assumed the projects fit current zoning for each municipality and that a build site had not yet been selected. In municipalities where fees are site-specific, a high, typical, and low estimate were obtained. For this reason, fees may vary widely from the information in the report depending on location. It must be noted that it is not the purpose of this report to present a comprehensive list of all the building fees for each municipality. This report is intended to give examples of the range of fees that might be encountered in various municipalities and provide a comparison across different cities.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Disclaimer

In preparing this report, we have endeavored to offer current, correct and clearly expressed information. However, since inadvertent errors can occur and since relevant laws and regulations often change, the information may be neither current nor accurate. The information contained in this report is provided in good faith, and a reasonable effort was made to ensure that it is accurate and up to date.

Further, the information contained in this report is intended to provide general information on matters of interest. Nothing in this report constitutes professional advice, nor does any information in this report constitute a comprehensive or complete statement of the issues discussed. This report does not and shall not intend or actually endorse or criticize any municipality.

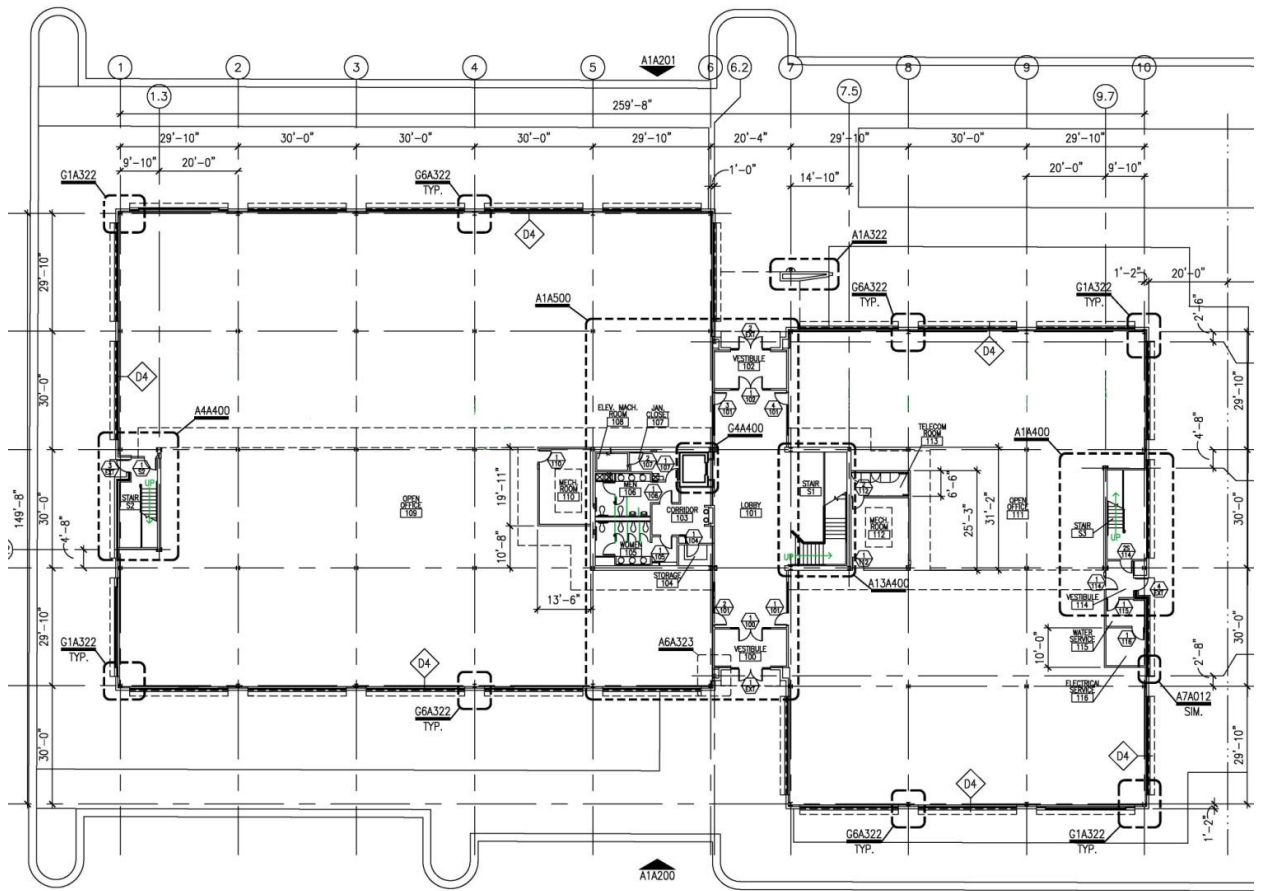
In no event shall the Lewis White Real Estate Center of the Bloch School of Business and Public Administration of the University of Missouri in Kansas City, or the students involved in this report or SIOR be liable for any damage arising, directly or indirectly, from the use of the information contained in this report including damages arising from inaccuracies, omissions or errors. Any person relying on any of the information contained in this report or making any use of the information contained herein, shall do so at their own risk.

The Lewis White Real Estate Center of the Bloch School of Business and Public Administration of the University of Missouri in Kansas City, and its students and SIOR hereby disclaim any liability and shall not be held liable for any damages including, without limitation to: direct, indirect or consequential damages including loss of revenue, loss of profit, loss of opportunity or other loss.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Commercial Office Building



Building Size: 60,000 sq. ft.
 Cost per square foot: \$160.00
 Hard Construction Cost: \$9,600,000.00
 Mechanical: \$1,440,000.00
 Electrical: \$1,440,000.00
 Plumbing: \$480,000.00
 Land Area: 435,600 sq. ft. (10 acres)
 Frontage Road: 660 ft
 Impervious surface: 114,000/sq ft

Assumptions:
 Properly zoned
 Platted
 No Special Use

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Office Survey Summary

FEES	Blue Springs, MO	Gardner, KS	Independence, MO	Kansas City, MO
Site Plan Approval	\$500		\$600.00	
Preliminary Plan Review		\$300.00		\$975.00
Final Plan Review		\$200.00		\$675.00
1½" Water Hookup	\$24,000.00	\$12,100.00 (1)	\$235.00	\$1,020.00 (1)
Sanitary Sewer	\$1,500.00	\$7,625.00 (2)	\$25.00	\$170.00
Storm Drain Impact Fee				(2)
Traffic/Road Impact Fee	(1)		\$36,990.00 (1)	\$36,000.00
Parks/Open Space		\$9,000.00 (3)		
Other: Excise Tax		\$87,120.00 (4)		
Miscellaneous Fees			\$70.00 (2)	
BUILDING PERMIT FEES				
Building Permit	\$46,226.94	\$20,739.50	\$28,680.00	\$28,065.00
Valuation	\$9,600,000.00	\$9,600,000.00	\$9,600,000.00	\$9,600,000.00
Mechanical	*	\$40.00	\$5,792.00	\$10,785.00
Electrical	*	\$40.00	\$5,792.00	\$10,785.00
Plumbing	*	\$40.00	\$1,952.00	\$4,885.00
Plan Check	\$25,424.82	\$12,443.70	*	*
Land Use/Disturbance		\$9,625.00	\$9,920.00	\$2,350.00
TOTAL FEES	\$97,651.76	\$159,273.20	\$90,056.00	\$95,710.00
TIME FRAME				
Site Plan Approval	8 Weeks	13 Weeks	6 Weeks	12 Weeks
Building Permit	8 Weeks	13 Weeks	4 Weeks	8 weeks
Fast Track? (Yes /No)	No	Yes	Yes	Yes (3)
TOTAL TIMING	16 Weeks	13 Weeks (5)	6 Weeks (3)	20 Weeks

* Included in Building Permit fee.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Office Survey Summary

FEES	Lawrence, KS	Leawood, KS	Lee's Summit, MO	Lenexa, KS
Site Plan Approval				
Preliminary Plan Review	\$200.00	\$800.00	\$2,000.00	\$275.00
Final Plan Review	\$100.00	\$700.00	\$1,000.00	\$375.00
1½" Water Hookup	\$8,850.00 (1)	\$23,795.00	\$11,161.53 (1)	\$27,000.00
Sanitary Sewer	\$ 14,850.00	\$1,225.00	\$3,108.00 (2)	\$27,264.68 (1a)
Storm Drain Impact Fee				\$40,406.66 (2)
Traffic/Road Impact Fee		\$24,000.00	\$58,381.80 (3)	\$26,940.00 (3a)
Parks/Open Space	\$13,200.00 (2a)	\$6,000.00		\$6,870.00 (4)
Other: Excise Tax				
Miscellaneous Fees		\$20,000.00 (1)		
BUILDING PERMIT FEES				
Building Permit	\$25,064.92	\$40,292.00	\$34,656.00	\$22,830.00
Valuation	\$9,600,000.00	\$9,600,000.00	\$9,600,000.00	\$9,600,000.00
Mechanical	*	*	*	*
Electrical	*	*	*	*
Plumbing	*	*	*	*
Plan Check	*	\$26,189.80	*	\$9,132.00
Land Use/Disturbance		\$2,500.00	\$800.00	\$1,750.00
TOTAL FEES	\$62,264.92	\$145,501.80	\$111,107.33	\$162,843.34
TIME FRAME				
Site Plan Approval	6 Weeks	16 Weeks	5 Weeks	11 Weeks
Building Permit	3 Weeks	4 Weeks	5 Weeks	4 Weeks
Fast Track? (Yes /No)	No	No	No	No
TOTAL TIMING	6 Weeks (3)	20 Weeks	10 Weeks	15 Weeks

* Included in Building Permit fee.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Office Survey Summary

FEES	Liberty, MO	Olathe, KS	Overland Park, KS	Riverside, MO
Site Plan Approval	\$328.00		\$625.00	
Preliminary Plan Review		\$428.00		\$250.00
Final Plan Review		\$281.00		\$250.00
1½" Water Hookup	\$12,133.00 (1)	\$13,160.00	\$25,077.00	\$7,700.00
Sanitary Sewer	\$4,630.00	\$15,330.00	\$27,265.00	\$60.00
Storm Drain Impact Fee	\$250.00 (2)			
Traffic/Road Impact Fee	\$61,800.00 (3a)	\$118,744.56 (1)	\$60,000.00 (1)	
Parks/Open Space		\$7,800.00 (2)		
Other: Excise Tax			\$93,654.00 (2)	
Miscellaneous Fees		\$250.00 (3)		
BUILDING PERMIT FEES				
Building Permit	\$24,864.00	\$14,400.00	\$48,000.00	\$29,400.00
Valuation	\$9,600,000.00	\$9,600,000.00	\$9,600,000.00	\$9,600,000.00
Mechanical	*	\$50.00	*	*
Electrical	*	\$50.00	*	*
Plumbing	*	\$50.00	*	*
Plan Check	\$13,740.92	\$4,320.00	*	*
Land Use/Disturbance	\$350.00	\$75.00		\$250.00
TOTAL FEES	\$118,095.92	\$174,938.56	\$254,621.00	\$37,910.00
TIME FRAME				
Site Plan Approval	6 Weeks	7 Weeks	5 Weeks	8 Weeks
Building Permit	6 Weeks	4 Weeks	3 Weeks	2 Weeks
Fast Track? (Yes /No)	Yes	No	No	No
TOTAL TIMING	12 Weeks	11 Weeks	8 Weeks	10 Weeks

* Included in Building Permit fee.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Office Survey Summary

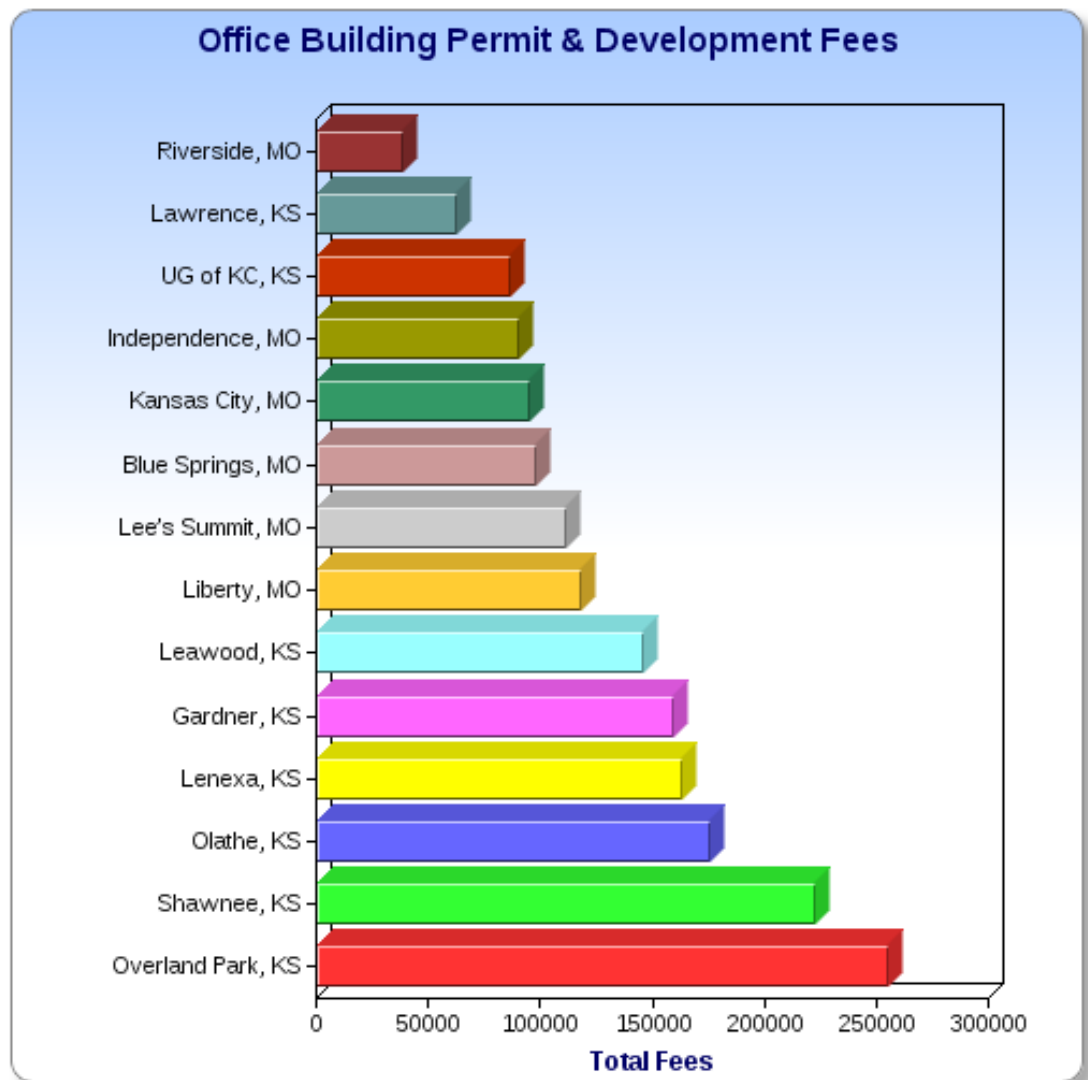
FEES	Shawnee, KS	UG of Kansas City, KS
Site Plan Approval	\$500.00	
Preliminary Plan Review		\$100.00
Final Plan Review		\$100.00
1½" Water Hookup	\$25,300.00	\$14,060.00
Sanitary Sewer	\$27,264.00 (1)	\$1,300.00 (1)
Storm Drain Impact Fee	\$18,319.56 (2)	
Traffic/Road Impact Fee		
Parks/Open Space	\$17,424.00	
Other: Excise Tax	\$93,654.00	
Miscellaneous Fees		
BUILDING PERMIT FEES		
Building Permit	\$24,183.00	\$30,065.00
Valuation	\$9,600,000.00	\$9,600,000.00
Mechanical		\$10,865.00
Electrical		\$10,865.00
Plumbing		\$2,655.00
Plan Check	\$15,718.95	\$15,260.50 (2)
Land Use/Disturbance		\$1,000.00 (3)
TOTAL FEES	\$222,363.51	\$86,270.50
TIME FRAME		
Site Plan Approval	13 Weeks	16 Weeks
Building Permit	4 Weeks	4 Weeks
Fast Track? (Yes /No)	No	No
TOTAL TIMING	17 Weeks	20 Weeks

* Included in Building Permit fee.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



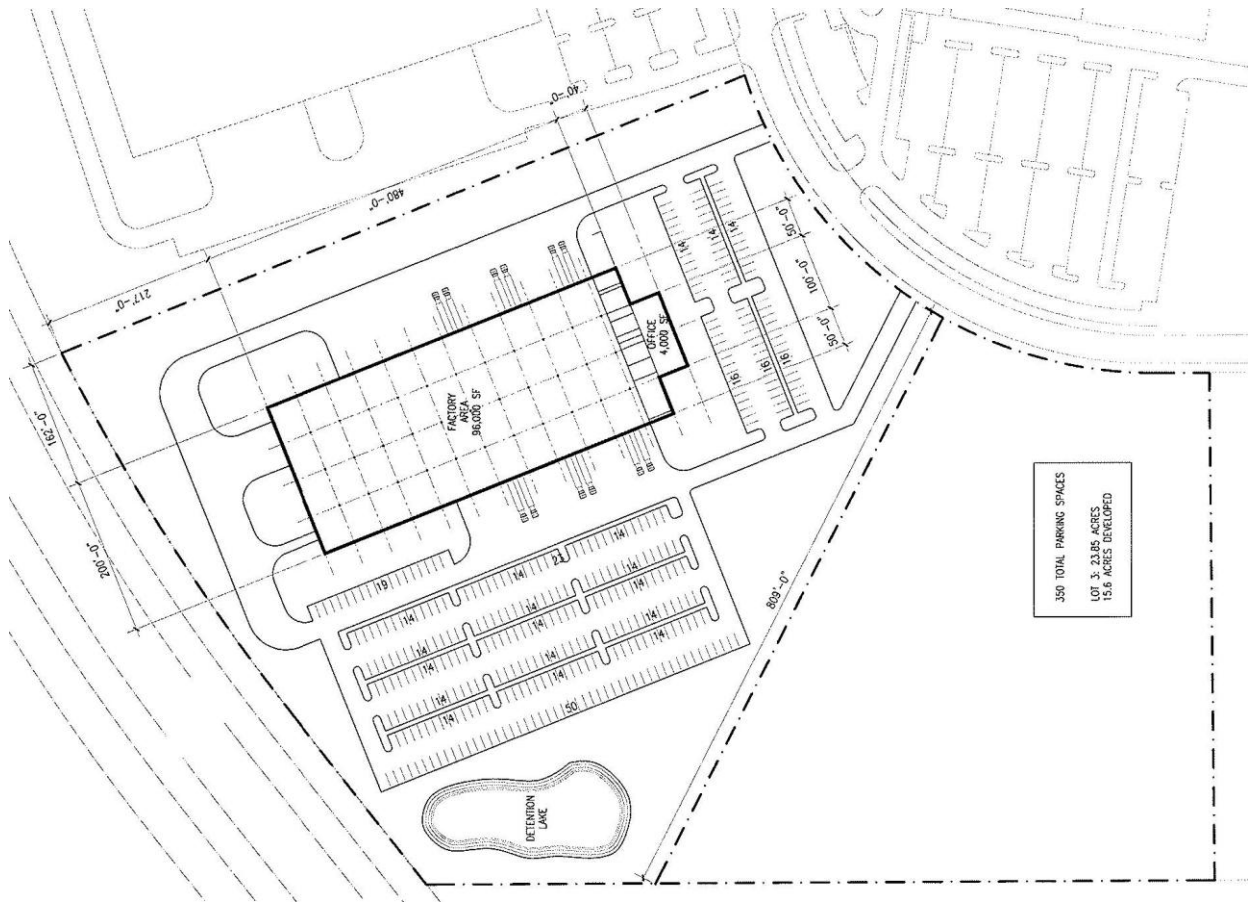
Permit and Development Fee Chart – Office Building



The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Industrial Building



Building Size: 100,000 sq. ft.
Cost per square foot: \$100.00
Hard Construction Cost: \$10,000,000.00
Mechanical: \$500,000.00
Electrical: \$800,000.00
Plumbing: \$500,000.00
Land Area: 679,563 sq. ft. (15.6 acres)
Frontage Road: 800 ft
Impervious surface: 170,000 /sq ft

Assumptions:

Properly zoned
Platted
Warehouse Use
No Special Use

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Industrial Survey Summary

FEES	Blue Springs, MO	Gardner, KS	Independence, MO	Kansas City, MO
Site Plan Approval	\$500.00		\$600.00	
Preliminary Plan Review		\$300.00		\$1,311.00
Final Plan Review		\$200.00		\$843.00
1½" Water Hookup	\$24,000.00	\$12,100.00 (1)	\$235.00	\$1,020.00 (1)
Sanitary Sewer	\$1,500.00	\$7,625.00 (2)	\$25.00	\$170.00
Storm Drain Impact Fee				(2)
Traffic/Road Impact Fee	(1)		\$21,150.00 (1)	\$36,000.00
Parks/Open Space		\$15,000.00 (3)		
Other: Excise Tax		\$135,907.00 (4)		
Miscellaneous Fees			\$70.00 (2)	
BUILDING PERMIT FEES				
Building Permit	\$48,050.94	\$21,539.50	\$37,500.00	\$35,121.00
Valuation	\$10,000,000.00	\$10,000,000.00	\$10,000,000.00	\$10,000,000.00
Mechanical	*	\$40.00	\$2,032.00	\$5,051.00
Electrical	*	\$40.00	\$3,232.00	\$8,371.00
Plumbing	*	\$40.00	\$2,032.00	\$5,051.00
Plan Check	\$26,428.02	\$12,923.70	*	
Land Use/Disturbance		\$9,625.00	\$9,920.00	\$3,666.00
TOTAL FEES	\$100,478.96	\$215,340.20	\$76,796.00	\$96,604.00
TIME FRAME				
Site Plan Approval	8 Weeks	13 Weeks	6 Weeks	12 Weeks
Building Permit	8 Weeks	13 Weeks	4 Weeks	8 weeks
Fast Track? (Yes /No)	No	Yes	Yes	Yes (3)
TOTAL TIMING	16 Weeks	13 Weeks (5)	6 Weeks (3)	20 Weeks

* Included in Building Permit fee.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Industrial Survey Summary

FEES	Lawrence, KS	Leawood, KS	Lee's Summit, MO	Lenexa, KS
Site Plan Approval				
Preliminary Plan Review	\$200.00	\$1,000.00	\$2,000.00	\$275.00
Final Plan Review	\$100.00	\$900.00	\$1,000.00	\$375.00
1½" Water Hookup	\$8,850.00 (1)	\$23,795.00	\$11,161.53 (1)	\$27,000.00
Sanitary Sewer	\$14,850.00	\$1,225.00	\$3,108.88 (2)	\$19,219.00 (1b)
Storm Drain Impact Fee				\$60,255.55 (2)
Traffic/Road Impact Fee		\$40,000.00	\$42,975.00 (4)	\$14,348.00 (3b)
Parks/Open Space	\$16,400.00 (2b)	\$10,000.00		\$11,450.00 (4)
Other: Excise Tax				
Miscellaneous Fees		\$20,000.00 (1)		
BUILDING PERMIT FEES				
Building Permit	\$25,680.92	\$41,892.00	\$36,100.00	\$23,430.00
Valuation	\$10,000,000.00	\$10,000,000.00	\$10,000,000.00	\$10,000,000.00
Mechanical	*	*	*	*
Electrical	*	*	*	*
Plumbing	*	*	*	*
Plan Check	*	\$27,229.80	*	\$9,372.00
Land Use/Disturbance		\$3,900.00	\$1,000.00	\$2,674.00
TOTAL FEES	\$66,080.92	\$169,941.80	\$97,345.41	\$168,398.55
TIME FRAME				
Site Plan Approval	6 Weeks	16 Weeks	5 Weeks	11 Weeks
Building Permit	3 Weeks	4 Weeks	5 Weeks	4 Weeks
Fast Track? (Yes /No)	No	No	No	No
TOTAL TIMING	6 Weeks (3)	20 Weeks	10 Weeks	15 Weeks

* Included in Building Permit fee.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Industrial Survey Summary

FEES	Liberty, MO	Olathe, KS	Overland Park, KS	Riverside, MO
Site Plan Approval	\$328.00		\$625.00	
Preliminary Plan Review		\$428.00		\$250.00
Final Plan Review		\$281.00		\$250.00
1½" Water Hookup	\$12,133.00 (1)	\$13,160.00	\$25,077.00	\$7,700.00
Sanitary Sewer	\$4,630.00	\$15,330.00	\$27,265.00	\$60.00
Storm Drain Impact Fee	\$250.00 (2)			
Traffic/Road Impact Fee	\$104,000.00 (3b)	\$185,248.87 (1)	\$100,000.00 (1)	
Parks/Open Space		\$7,000.00 (2)		
Other: Excise Tax			\$146,106.04 (2)	
Miscellaneous Fees		\$250.00 (3)		
BUILDING PERMIT FEES				
Building Permit	\$25,852.00	\$24,000.00	\$50,000.00	\$30,600.00
Valuation	\$10,000,000.00	\$10,000,000.00	\$10,000,000.00	\$10,000,000.00
Mechanical	*	\$50.00	*	*
Electrical	*	\$50.00	*	*
Plumbing	*	\$50.00	*	*
Plan Check	\$14,312.92	\$7,200.00	*	*
Land Use/Disturbance	\$350.00	\$75.00		\$250.00
TOTAL FEES	\$161,855.92	\$253,122.87	\$349,073.04	\$39,110.00
TIME FRAME				
Site Plan Approval	6 Weeks	7 Weeks	5 Weeks	8 Weeks
Building Permit	6 Weeks	4 weeks	3 Weeks	2 Weeks
Fast Track? (Yes /No)	Yes	No	No	No
TOTAL TIMING	12 weeks	11 Weeks	8 Weeks	10 Weeks

* Included in Building Permit fee.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Industrial Survey Summary

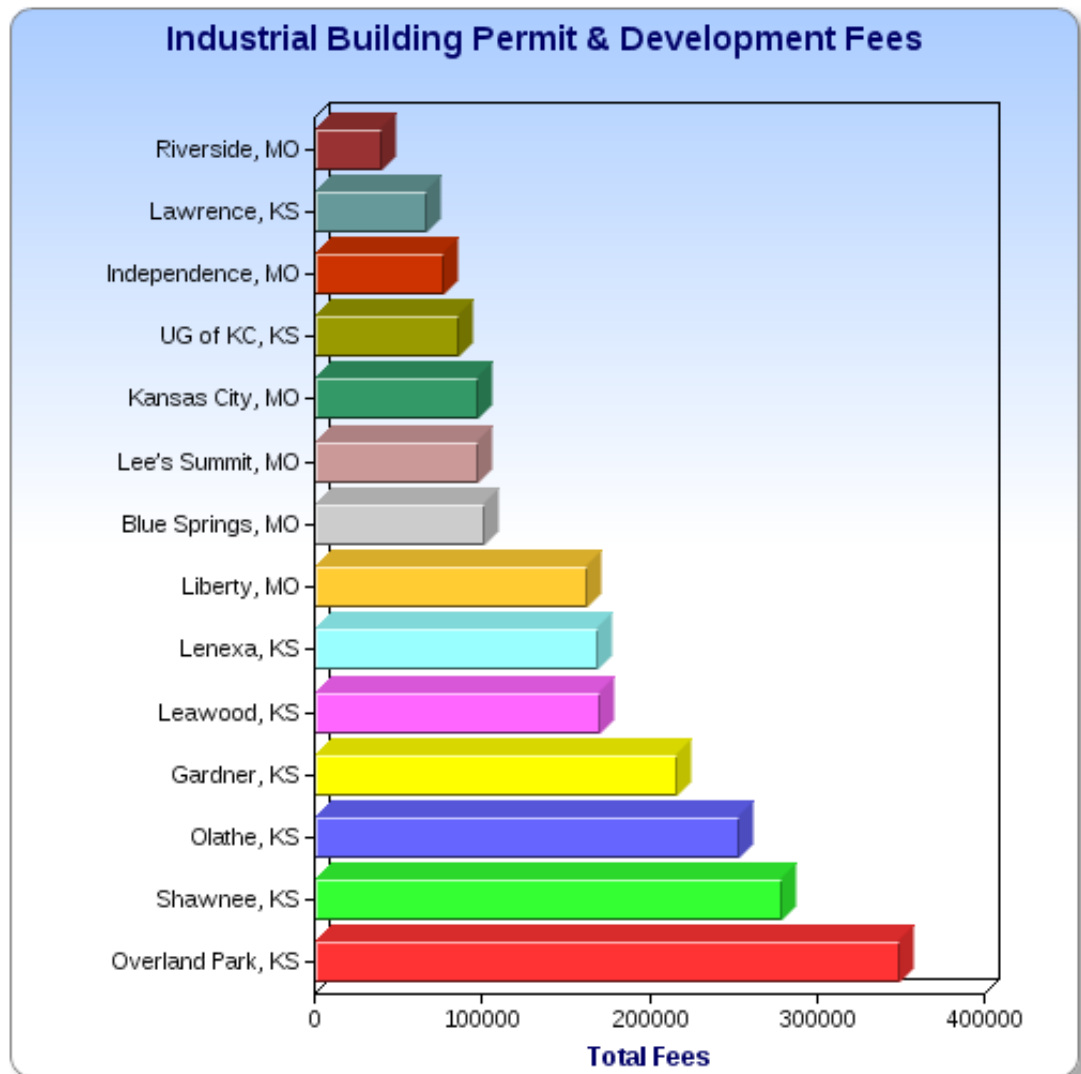
FEES	Shawnee, KS	UG of Kansas City, KS
Site Plan Approval	\$500.00	
Preliminary Plan Review		\$100.00
Final Plan Review		\$100.00
1½" Water Hookup	\$25,300.00	\$14,060.00
Sanitary Sewer	\$20,554.57(1)	\$2,400.00 (1)
Storm Drain Impact Fee	\$ 27,318.64 (2)	
Traffic/Road Impact Fee		
Parks/Open Space	\$16,988.40	
Other: Excise Tax	\$146,100.24	
Miscellaneous Fees		
BUILDING PERMIT FEES		
Building Permit	\$25,183.00	\$37,905.00
Valuation	\$10,000,000.00	\$10,000,000.00
Mechanical		\$2,755.00
Electrical		\$4,255.00
Plumbing		\$2,755.00
Plan Check	\$16,368.95	\$19,180.50 (2)
Land Use/Disturbance		\$1,560.00 (3)
TOTAL FEES	\$278,313.80	\$85,070.50
TIME FRAME		
Site Plan Approval	13 Weeks	16 Weeks
Building Permit	4 Weeks	4 Weeks
Fast Track? (Yes /No)	No	No
TOTAL TIMING	17 Weeks	20 Weeks

* Included in Building Permit fee.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



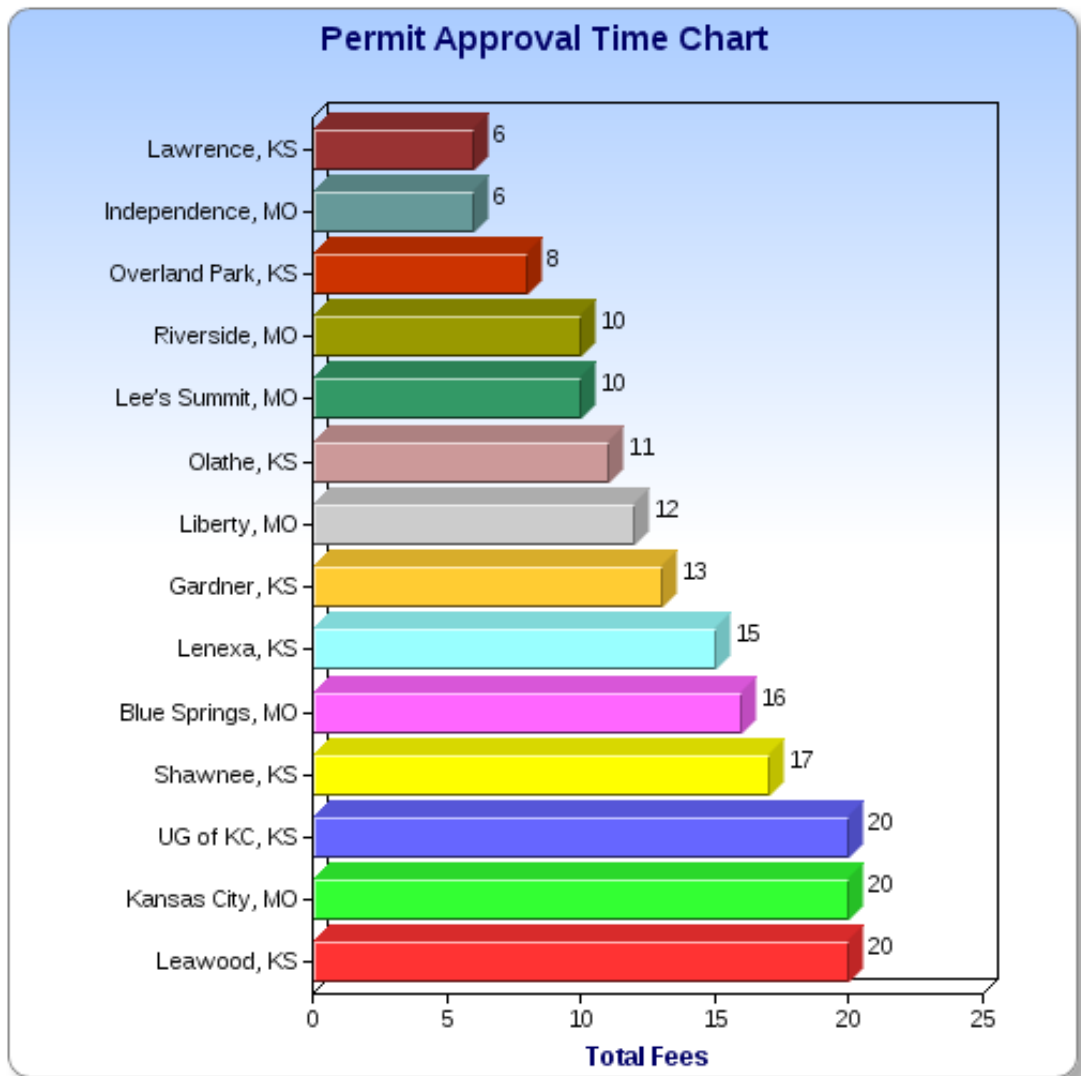
Permit and Development Fee Chart – Industrial Building



The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Permit Approval



The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Summary and Survey Footnotes

Blue Springs, MO:

- (1) The city requires that a Traffic Study be completed by the developer and if the study demonstrates that additional infrastructure will be required, then the developer will be responsible for same.

Gardner, KS:

- (1) Water Hookup includes meter install charge and water system development and based on the 2009 adopted System Development Fee rates.
- (2) Sewer includes tap and sewer system development fee based on the 2009 adopted System Development Fee rates.
- (3) Park Impact fee - \$.15/sq ft of building
- (4) Plat Excise Tax – \$.20 /sq ft of land area (paid prior to recording final plat)
- (5) Construction plans can be reviewed concurrently during Site Plan review/approval process

Independence, MO:

- (1) Surcharge applies to only the southeastern section of Independence.
- (2) Public works review fee.
- (3) Site plan and building permit applications are submitted simultaneously.

Kansas City, MO:

- (1) Water Hookup requires a 4" Tap reduced to a 1 1/2". Fee is based off "site of Line" taped.
6" main - \$1,020.00 – 12" - \$1,470.00
- (2) Based on the construction cost of storm sewer if sewer system modifications are required.
- (3) Fast track permit fee is \$71.00 in addition to all other fees due prior to plan approval.

Lawrence, KS:

- (1) Water Hookup includes water meter and inspection fee.
- (2) 1 tree per 40 linear feet x 200.00 per tree.
 - a. 132 trees based on a perimeter of 2,640 linear feet.
 - b. 165 trees based on a perimeter of 3,297 linear feet
- (3) Site plan and building permit applications are submitted simultaneously.

Leawood, KS:

- (1) Technical study fee estimate.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Summary and Survey Footnotes

Lee's Summit, MO:

- (1) Water hookup fee includes: tap charge and meter setup.
- (2) Sewer Connection Fees:
 - a. \$30.00 per drain opening (maximum 100 fixtures)
 - b. \$108.88 per service wye locate
- (3) Traffic Impact Fees includes:
 - a. Traffic Study fee ranges between \$5,000 - \$10,000
 - b. Traffic Tax – Trip rate for Office building is \$1.37
 - c. Tax rate for Office building is \$619.00
- (4) Traffic Impact Fees includes:
 - a. Traffic Study fee ranges between \$5,000 - \$10,000
 - b. Traffic Tax – Trip rate for Industrial building is \$0.43
 - c. Tax rate for Industrial building is \$825.00

Lenexa, KS:

- (1) Sanitary Sewer
 - a. \$0.454 office/sq ft of building
 - b. Industrial \$0.192/sq ft of building
- (2) \$957.00 per 2,700/sq ft of impervious surface
- (3) Traffic/Road Impact fee
 - a. Office - \$0.449/sq ft of building
 - b. Industrial - \$0.162/sq ft of building
- (4) \$0.1145/sq ft of building

Liberty, MO:

- (1) Includes cost of meter
- (2) Based on 5% of \$5000.00 storm drain construction cost.
- (3) Traffic/Road Impact Fee
 - a. Office - \$1.03/sq ft of building
 - b. Industrial - \$1.04/sq ft of building

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Summary and Survey Footnotes

Olathe, KS:

- (1) Traffic/Road Impact: Paid at time of platting
 - a. Street excise tax = \$0.215 / sq ft of total plat
 - b. Signal excise tax = \$0.0576/sq ft of total plat
- (2) Park Excise Tax = \$.13/sq ft of gross floor area
- (3) Cert. of Occupancy - \$3000.00 deposit w/ \$2,750.00 refund

Overland Park, KS:

- (1) \$1/sq ft - This fee only applies to sites south of 103rd street.
- (2) Paid for at the time of plat recording (\$0.215/sq ft of gross land)

Riverside, MO:

No Footnotes

Shawnee, KS:

- (1) Includes both connection and system development fee.
- (2) Storm Drain:
 - a. + 5 acres must provide on-site detention
 - b. \$7,000.00 per acre of impervious surface
 - i. Office - 2.61 acres
 - ii. Industrial - 3.9 acres

Unified Government of Kansas City, KS:

- (1) Sanitary Sewer:
 - a. Based on one 4" main and one tap
 - b. \$0.01 /sq ft of impervious surface
- (2) Plan Check includes a plan review from the Board of Public Utilities.
- (3) \$100.00 / acre - payable to the public works department.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Terms & Definitions

The following are definitions or clarifications of the terms used within this report:

1½" Water Line: The size of the water supply line that leads to the building. A variety of sizes ranging from ½" to 8" are available to developers but all of our fees are based on 1½" lines unless otherwise stated.

4" Sewer Line: The size of the sewer line that leads to the building. A variety of sizes are available to developers but all of our fee calculations are based on 4" lines unless otherwise stated.

Impact Fees: Fees implemented by a municipality to help cover the additional costs that new development may place on the public services of a community.

Impervious Surface: An area covered by impenetrable materials such as asphalt, concrete, stone, or brick.

Platting: Submission of a detailed map of a section or subdivision showing the location and geographic boundaries as well as any easements and nearby streets of individual lots or parcels of real estate (plat).

Excise Tax: A tax collected based on the size of a property.

Transportation: Impact fees used towards the improvement of the general transportation infrastructure of a municipality.

Utilities Fees:

Plumbing: The general fees pertaining to the supply and drainage systems of a property.

Electrical: The general fees pertaining to the power systems of a property.

Mechanical: The general fees pertaining to all mechanical components within a property.

Water and Wastewater: Impact fees used towards the upkeep of plants and reservoirs, transmission mains, interceptors, and pump stations.

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Exhibits



The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Exhibit 1 – Letter sent to Municipalities



LEWIS WHITE
REAL ESTATE
CENTER



Dear City Official:

On behalf of the Society for Industrial and Office Realtors (SIOR) and the Lewis White Real Estate Center/UMKC, we seek your cooperation in a survey that we are conducting. The survey is to determine the timing and cost of having a typical commercial real estate building project approved by several municipalities in the greater Kansas City area. The results will be reported in a comparison format to our members, to you, each municipality, and to the public.

The survey questions are based on a typical new office building project and an industrial building project subject to approval under existing municipal ordinances and procedures. A series of responses will be regarding the timing of the approval process and the fees charged to gain approval of the building permit stage of the project. We greatly appreciate your timely assistance in responding to this survey request within the next two months.

SIOR is the leading professional commercial and industrial real estate association. A professional affiliate of the National Association of Realtors, SIOR is dedicated to the practice and maintenance of the highest professional and ethical standards. SIOR maintains a commitment to business and industry by providing outstanding professional services, publications and educational programs.

The Lewis White Real Estate Center (White Center) at the Bloch School is the only comprehensive center for formal real estate education in the Kansas City area. Students study in a collaborative environment involving direct engagement with the real estate community to learn about the theoretical and applied aspects of real estate. The Center provides a strong hands-on learning experience in Kansas City's own urban laboratory.

We appreciate your attention to this matter:

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis A. Serrone'.

Louis A. Serrone
SIOR Kansas City Chapter President
P.O. Box 15745
Lenexa, KS 66285
(913) 322-1600

A handwritten signature in black ink, appearing to read 'Walter Clements'.

Walter Clements, Director
Lewis White Real Estate Center / UMKC
5110 Cherry Street
Kansas City, MO 64110
(816) 235-6288

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Exhibit 2 – Student Data Collection Form

MUNICIPALITY STUDY FACT SHEET

Municipality_____

Fees & Time	OFFICE	INDUSTRIAL
Site Plan Approval:		
Technical Studies (please cost here but list all studies and separate cost in your notes)		
1½" Water Hookup (Is 1 ½ acceptable for your municipality or does it require a different size?)		
Sanitation		
Sewer		
Storm Drain Impact Fee		
Traffic/Road Impact Fee		
Storm Drain Impact Fee		
Plan Check		
Parks/Open Space		
Land Disturbance		
Public Safety		
Other:		
Other:		
Other:		
Other:		
Other:		

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.



Exhibit 2 – Student Data Collection Form (Continued)

MUNICIPALITY STUDY FACT SHEET

Building Permit Fees		
Valuation		
Mechanical		
Plumbing		
Electrical		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Total Fees		
TIME FRAME		
Allowed /Permitted Use		
Conditional Use		
Subdivision Approval		
Site Plan Approval		
Building Permit		
Fast Track? (Yes / No)		
Total Timing		

The report's producers cannot be held accountable for the accuracy or inaccuracy of its information and are not liable for any damages caused by the use of this report. This report intends no endorsement or criticism of any municipality.

