

Summary of new Parkland Dedication Ordinance effective October 1, 2022

		Parkland Dedication		Park Development Fee		
		Single-family	Multi-family	Single-family	Multi-family	
Required Acreage		1:37	1:37	\$1,993 per Unit	\$1,631 per Unit	
Discount Schedule (effective October 1 each calendar year)	2022 & 2023	1:37		-50%	\$1,000 per Unit	\$1,600 per Unit
	2024 & 2025			-30%	\$1,400 per Unit	\$1,600 per Unit
	2026 and beyond			---	\$1,400 per Unit	\$1,600 per Unit

Fee Payments:

- Single family and duplex residential units: at plat recordation
- All other residential development: prior to the issuance of any building permits
- Fee to be paid in lieu of parkland dedication: multiply acreage due by the Collin Central Appraisal District's per acre land value

Other:

- Developer may enter into a development agreement with the City to construct public park improvements on parkland to be dedicated in lieu of paying park development fees.

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Parkland Dedication & Park Development Fee Credits

Use	Parkland Dedication – Reduction in Required Acres or Fee in lieu of	Park Development Fees – Credit for Private Park Amenities
Single-family Residential	None	50%
Multi-family Residential	None	50%
Mixed-use Residential Structure	25%	50%
Senior/Independent Living	50%	Not required
Affordable Housing	50%	Not required
Assisted Living/Memory Care/Skilled Nursing	Not required	Not required

Credits for Private Amenities

- Up to fifty percent (50%) of the total park development fee required may be eligible for reimbursement if the developer provides *private* parkland and/or park-like amenities on the site – with Director approval.
- Examples: playground equipment, shade structures, splash pads, basketball courts or volleyball courts, tennis courts, walking and jogging trails

Providing Public Park improvements in lieu of paying park development fees:

- A developer may enter into a development agreement to construct required park improvements in lieu of paying the associated park development fees, subject to the City's approval.

Other:

- A developer may request that all of the parkland dedication and park development fee requirements established by this article be applied to a new residential development prior to October 1, 2022.
- Developments that are currently in the development process via a submitted plat, site plan or development agreement are vested under the current ordinance and will be assessed parkland dedication fees accordingly.
- Senior/Independent Living and Affordable Housing developments may receive credits against the parkland dedication fees for on-site private park amenities for which costs would have exceeded what the park development fees would have been.
- Please review the complete ordinance for additional details and information.
- Please contact a Parks Development staff member with any questions related to this new ordinance.

Email: Contact-ParksDevelopment@mckinneytexas.org