



PARK LAND DEDICATION DEVELOPMENT FEES

Introduction: Please read the checklist in its entirety to understand the submission requirements for Section 51A-4.1000 'Park Land Dedication'. The ordinance requires specific types of development to provide money and/or land for the creation of new parks and amenities within the City of Dallas.

Applicable Development Types: The following development types are subject to the requirements of the Ordinance:

- Single-family Dwelling or Duplex
- Multifamily
- College Dormitory; Fraternity or Sorority House
- Hotel or Motel

How It's Triggered: Any of the applicable development types that increase the land use density are required to provide land and/or a fee-in-lieu if there is an increase in:

- Dwelling Units
- Guest Rooms
- Sleeping Rooms

How it Works: Applications for the triggering developments types shall provide the City of Dallas with a combination of:

- Land Dedication; or
- Fee-In-Lieu of Land Dedication; and
- Park Development Fee

Instructions: Read the checklist listed below to determine if you trigger the ordinance. If you trigger and are not dedicating land, use this worksheet to determine your fees. You can only apply credits for existing units to the current phase of your project; credits can only be used once. Existing units listed for a development type that are not proposed to be rebuilt can be counted as credit towards any other proposed development type that will be built. If seeking Affordable Housing Credits, consult with the Department of Housing and Neighborhood Revitalization before completing this worksheet.

PROMPTS FOR PARK LAND ORDINANCE TRIGGER	
(1)	Are you building any of the following development types?
	<input checked="" type="checkbox"/> Single-family Dwelling or Duplex
	<input checked="" type="checkbox"/> Multifamily
	<input type="checkbox"/> College Dormitory; Fraternity or Sorority House
	<input checked="" type="checkbox"/> Hotel or Motel
	If you selected any one of these development types, proceed to question 2.
(2)	Are you increasing the number of dwelling units, guest rooms or sleeping rooms on the property?
	<input checked="" type="checkbox"/> Yes (Proceed to question 3.)
	<input type="checkbox"/> No (The Ordinance is not applicable to your project.)
(3)	Are you dedicating land?
	<input type="checkbox"/> Yes (Meet with the Parks and Recreation Department located at City Hall in Room 6FN.)
	<input checked="" type="checkbox"/> No (Complete the information for paying the 'Fee-In-Lieu' on the next page.)



City of Dallas

COMPREHENSIVE FEE SCHEDULE

Type of Development	Development Unit	Fee-In-Lieu (\$) per Unit	Development Fee (\$) per Unit
Single-Family Dwelling or Duplex	Dwelling Unit	762.00	403.00
Multifamily Dwellings (one bedroom or less)	Dwelling Unit	299.00	158.00
Multifamily Dwellings (two or more bedrooms)	Dwelling Unit	600.00	317.00
College Dormitory; Fraternity or Sorority House	Sleeping Room	299.00	158.00
Hotel or Motel	Guest Room	327.00	173.00

PARK LAND DEDICATION DEVELOPMENT FEE-IN-LIEU WORKSHEET

Instructions: Please enter your project information into the yellow data-entry fields to determine your comprehensive fee. Locate your development type and enter your proposal figures under *Proposed* and *Existing*. Upon completion of the worksheet, click the digital signature box to sign.

Project Address:						Building Permit No:	
Lot Number:	Block Number:	Park Nexus Zone:	Plat Subdivision No:	Zoning Case No:			

Development Type	Development Units							
	Proposed	Existing or Credits	Affordable Units Credit		Net Increase	Fee-In-Lieu	Development Fee	
Single-Family Dwelling or Duplex	200		#	%	33	134	\$102,108.00	\$54,002.00
Multifamily Dwellings	Proposed	Existing or Credits	Affordable Units Credit		Net Increase	Fee-In-Lieu	Development Fee	
	342	75	#	100	%	167	\$49,933.00	\$26,386.00
	283	53	#		%	12	\$117,624.00	\$62,144.68
College Dormitory; Fraternity or Sorority House	Proposed	Existing or Credits	Name of Department of of Housing Staff		Net Increase	Fee-In-Lieu	Development Fee	
			B Rahnama			\$0.00	\$0.00	
Hotel or Motel	Proposed	Existing or Credits	B Rahnama		Net Increase	Fee-In-Lieu	Development Fee	
	543	50			493	\$161,211.00	\$85,289.00	
DEVELOPMENT SUBTOTALS	Proposed	Existing or Credits	Affordable Units Credits		Net Increase	Fee-In-Lieu	Development Fee	
	1,368	178	200		990	\$430,876.00	\$227,821.68	

PARK LAND DEDICATION DEVELOPMENT FEE TOTAL **\$658,697.68**

Clear Worksheet

***Disclaimer:** This form must be completed electronically and submitted to staff. Forms completed by hand will not be accepted. By my signature, I acknowledge that the information is correct to the best of my knowledge and assume full responsibility for any changes in the project scope. The City of Dallas is not responsible for completing the information required for submission.