



An Introduction to Fiscal Impact Analysis

By Thane Harrison and Charlie French, UNH Department of Resource Economics

"Is growth good or bad for the property tax base in my town?" asks a member of the Planning Board? "Why yes," answers the town assessor, "yes it can be good, and it can be bad." All depends on the type of growth and the town's capacity to absorb that growth. Short of that, there is really no easy answer to the question of whether growth is good or bad for a city or town's purse strings.

Estimating the Fiscal Impact of New Development

Whenever land is developed in a given municipality – no matter if it is for residential, industrial, or commercial use – a host of new costs are incurred by the municipal government in order to provide additional services and infrastructures to that development. Such services include the expansion of fire protection, policing, and emergency services, just to name a few. A variety of infrastructure costs are also incurred, such as the provision of water, sewer and roads. Therefore, it is important that municipalities determine whether or not the flow of new property tax revenues from a new development will balance out the incurred costs.

After all, it is municipal government's responsibility to its property taxpayers to project the demand that new development places on municipal services and on the budget. The following merely introduces one of many possible methods that municipalities can use to estimate the cost of new development. This method is called Fiscal Impact Analysis (FIA).



What is Fiscal Impact Analysis?

Fiscal impact analysis is "[a] projection of the direct, current and public costs and revenues associated with residential or non-residential growth to the local jurisdiction(s) in which the growth is taking place" (Burchell, 1978).

The terms 'direct,' 'current,' and 'public' in the preceding definition are critical to understanding the concept of fiscal impact analysis (FIA). With regard to direct costs, FIA is constrained to examining the immediate costs and revenues of the development being examined. For example, if one were analyzing a proposal to build a new baseball stadium, the new tax revenue from the building and property – as well as the costs for providing additional public security and emergency services (police, fire, ambulance, etc.) – would factor into the analysis. However, the effect of the stadium on neighboring property values or the impact on business at local restaurants would not be accounted for. Those latter effects are considered to be indirect effects of the new development.

The current effects aspect of FIA means that the analysis provides a means of estimating the financial impact of a development as if the project were in existence and in use today. This entails an implicit assumption that changes in prices over time affect both revenues and costs on a parallel basis over time, so that the projection made in the 'current' period will stay consistent over the near-term.

The final key to understanding fiscal impact analysis is that it only deals with public, or governmental, costs and revenues. Logic would dictate that any development will also have a fiscal impact on the private sector. Hence, it is important to note that FIA only seeks to quantify the cumulative effect on the government's revenues and expenses and not the effect on private interests that are affected by a development.

Fiscal Impacts Of Land Development A Critique Of Methods And Review Of Issues

Jiyuan Zhang



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