

Parkland Dedication Ordinance (PLD) FAQs

1. Will affordable unit still be exempt from PLD fees?

Yes. All affordable units that are “certified affordable” by the City of Austin Neighborhood Housing Department will continue to be exempt from PLD fees.

2. Will the proposed ordinance amendment impact commercial projects?

No. Commercial projects will not be required to comply with the PLD Ordinance.

3. Will park improvements, funded by the property owner, be counted towards credit for PLD requirements?

Yes. The cost of improvements open to the public and pre-approved by the Parks and Recreation’s Planning and Development staff can be subtracted from the parkland dedication fee owed.

4. At what stage in the development process is land dedicated to the City in regards to meeting the PLD requirement?

Land is dedicated at final plat for single-family subdivisions and at site plan for multi-family projects. Land to be dedicated in single-family subdivisions should be shown on the preliminary plan.

5. Who decides whether land or fee is required?

The Parks and Recreation staff determines whether land or fee will be used based on the need for land in that area of the City and ETJ. Areas desired will be depicted on a Deficient Parkland layer on the Development Viewer in the future.

6. Can a combination of land and fees be accepted to satisfy the PLD requirement?

Yes. The Parks and Recreation staff would have to approve the combination proposal. Combinations can include amenities constructed also.

7. How can the city justify building new parks, when it struggles to find money to properly maintain and operate those they have?

New parks raise surrounding property values, yielding more tax revenue to the city. This increased tax revenue can be used to operate and maintain more park acreage. It is the prerogative of Council to decide each year whether or not to fully fund the maintenance and operation of parks.

8. Will an increase in PLD fees increase the cost of housing?

Parkland dedication requirements are not likely to lead to any increase in the price of a new home. The imposition of a parkland dedication fee effectively changes market forces and reduces the value of the land to be sold.

