



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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DATE: November 20, 2015
TO: Zoning Committee
FROM: Allan Torstenson, Planning and Economic Development
Wendy Lane, Safety and Inspections
RE: Zoning Fee Study and Amendments

ACT

Zoning Code § 61.302, *Application forms and fees*, prescribes fees to defray the costs of zoning permits and approvals pursuant to MN Stat. §§ 462.351-364, which require fees to be fair, reasonable, and proportionate to the actual cost of the service for which the fee is imposed; require zoning fees to be prescribed by ordinance; and require Planning Commission review and recommendation for Zoning Code amendments. Zoning Code § 61.801(b) provides that Zoning Code text amendments may be initiated by the City Council or by the Planning Commission.

Zoning Code § 61.302(a) states that fees for applications filed with the planning administrator (in PED) shall be paid to the Department of Planning and Economic Development and fees for applications filed with the zoning administrator (in DSI) shall be paid to the Department of Safety and Inspections. The fees for some specific types of applications are sometimes paid to DSI and sometimes paid to PED because for case-specific reasons the applications are sometimes required to be filed with the zoning administrator in DSI and sometimes required to be filed with the planning administrator in PED. When zoning fees have been studied in the past, zoning staff in DSI and PED have always worked closely together to recommend coordinated and consistent amendments.

The relationship of zoning fees to the cost of the service for which the fee is imposed was last studied in 2010. In that study, DSI and PED zoning staff prepared detailed cost estimates for processing the various types of zoning applications. A table prepared in 2010 summarizing that work is attached. It shows the estimated actual cost of each type of application, the proposed fee, and the % of the cost recovered by the proposed fee. It also shows the fees Minneapolis and Bloomington were charging at that time. The amendments to zoning fees prescribed in Zoning Code § 61.302 recommended in the 2010 study and adopted by the City Council in January 2011 set fees at an appropriate percentage of the cost to the City for review and administration of each particular type of zoning application, generally between 60% and 100% of the estimated cost.

All of the work done in the 2010 study to prepare detailed cost estimates for the various types of zoning applications doesn't need to be redone now, but the fees do need to be adjusted periodically for inflation. The total amount of zoning fees per year does not justify the time

and cost of going through the process of amending the Zoning Code to adjust zoning fees every year. In 2014, DSI collected a total of \$206,025 and PED collected a total of \$61,879 in zoning fees under the fee schedule in Zoning Code § 61.302. The last two zoning fee studies/amendments were in 2005 and in 2010/2011, about five years apart.

Two tables with inflation data that apply to Saint Paul through 2014 are attached. Using the three-year 2012-2014 inflation average as an estimate for 2015, the table for Minneapolis – Saint Paul shows inflation of 11.4% in the five years since the zoning fees were last amended. Similarly using the 3-year 2012-2014 inflation average as an estimate for 2015, the table for state and local governments shows inflation of 9.3% in the five years since the zoning fees were last amended.

Zoning Code § 61.401, *Site plan review generally*, requires that a site plan and building elevations drawn to scale, along with any other information determined by the zoning administrator as being essential for determining whether provisions of the Zoning Code (including design standards) are being complied with, shall be submitted to and approved by the zoning administrator before building permits are issued for new buildings or building expansions. However, the practice has been to apply the site plan review fee in § 61.302(b)(1) only if site plan review is also required under § 61.402, *Site plan review by the planning commission*, which generally does not include one- and two-family dwellings unless they are part of a larger development, on a steep slope, or in the river corridor. The current \$200 fee for site plan review for 1-2 dwelling units in § 61.302(b)(1) was estimated in 2010 to recover 63% of the costs of the review.

A separate fee in § 61.302(b)(2) for design review for one- and two- family homes is applied when the fee for site plan review in § 61.302(b)(1) is not applied. Both fees are not applied to the same project because they would be duplicative. The design review fees in § 61.302(b)(2) are \$45 for new one- and two- family homes and \$30 for additions to one- and two- family homes.

The fees currently being charged for site plan and design review required by the Zoning Code for new one- and two-family dwellings and additions to one- and two-family dwellings usually cover a very small portion of the staff time involved. When amendments to dimensional and design standards for one- and two-family dwellings were being studied last summer, the zoning administrator prepared updated detailed cost estimates for this review using the current average cost per hour for the DSI staff doing this review (including average salary and benefits plus operating costs): \$359 for new one- and two-family dwellings and \$344 for additions. Lack of fees to pay for the staff needed for this has resulted in a backlog and slow review time.

A large part of the gap between the cost of site plan review (including review for compliance with design standards in the Zoning Code) for one- and two-family dwellings and the fees being charged could be addressed by applying the site plan review fee in § 61.302 to site plan review required under both § 61.401 and § 61.402. The separate fees in § 61.302 for site plan review and design review could be combined under site plan review, since the design review

requirements are included under § 61.401, *Site plan review generally*. Increasing the cost recovery rate is the other way to reduce the gap between the cost and fees for site plan review for 1-2 dwelling units. DSI has proposed a site plan review fee of \$350 for new one- and two-family dwellings (97 % of the estimated cost) and \$325 for additions (94 % of the estimated cost). This would be lower than the current \$440 Minneapolis fee.

During their budget process over the last few months, a DSI proposal for an across-the-board increase for all DSI fees (building permit fees, license fees, etc.) was discussed with the Mayor and Council, and a 3% across-the board increase was agreed to. On October 26, 2015, DSI Deputy Director Dan Niziolek forwarded a draft ordinance to the Zoning Administrator and City Attorney's Office with a 3% increase in the zoning fees collected by DSI and the change in fees for site plan review for 1-2 dwelling units noted above. They then informed the Planning Administrator and zoning staff in PED of the proposal, and informed the DSI Deputy Director of the state requirement for Planning Commission review.

Options for more coordinated and consistent amendments were considered to adjust zoning fees for inflation (rather than a 3% increase related to increases for other DSI fees that are not based on the cost of the service for which the fee is imposed, some of which have been increased more recently than zoning fees), and to include all of the zoning fees paid to PED (rather than just the fees paid to DSI including just some of the fees paid to PED). However, the Deputy Mayor is not comfortable with moving ahead at this time with something other than what DSI has already discussed with the Mayor and Council, and DSI wants to move ahead as quickly as possible with what they have already discussed with the Mayor and Council.

Staff Recommendation

Staff recommends applying the site plan review fee in Zoning Code § 61.302 to site plan review required under both § 61.401 and § 61.402; recommends initiation of a zoning study to consider adjustments of fees prescribed in Zoning Code § 61.302, *Application forms and fees*, to reflect an increase in costs due to inflation since the fees were last set; and recommends initiation and adoption of the following draft amendments to Zoning Code § 61.302, *Application forms and fees*, including:

1. Combine the separate fees for site plan review and design review for one-and two-family dwellings under site plan review, and adjusting this fee to recover about 94-97% of the cost of this review;
2. Increase other zoning fees paid to the Department of Safety and Inspections by 3%;
3. Move the historic use variance fee from "g" under "*administrative staff reviews*" to its own category because it is not an administrative staff review; and
4. Delete (16)d pertaining to appeals of wetland exemption and no loss administrative decisions because such appeals go to the board of Zoning Appeals covered in (6) *Appeals*.

Draft amendments to Zoning Code § 61.302, Application forms and fees

Sec. 61.302. Application forms and fees.

(a) *Application forms and fee.* All applications shall be filed on appropriate forms. Pursuant to Minn. Stat. § 462.353, subd. 4, a fee to defray the costs incurred in administering official zoning controls established pursuant to Minn. Stat. § 462.351-364, as set forth in the schedule below, shall be paid by the applicant when a zoning application is filed. The fee for applications filed with the planning administrator shall be paid to the department of planning and economic development. The fee for applications filed with the zoning administrator shall be paid to the department of safety and inspections. Zoning control application fees shall be amended by ordinance.

(b) *Fee schedule.* Fees for the following zoning control applications shall be as follows:

(1) *Site plan review:*

- a. ~~Two~~ Three hundred fifty dollars (~~\$200~~350.00) residential, one (1) to two (2) dwelling units. Three hundred twenty-five dollars (\$325.00) for additions to one- and two-family dwellings.
- b. Five hundred fifteen dollars (~~\$500~~515.00) up to ten thousand (10,000) square feet of land and two hundred six dollars (~~\$200~~206.00) for each additional ten thousand (10,000) square feet of land for all other uses, and an additional fee of two hundred sixty eight dollars (~~\$260~~268.00) for sites on steep slopes or in the river corridor or tree preservation overlay districts. For any site plan for which a travel demand management plan is required, there is an additional fee of four hundred fifty six-four dollars (~~\$450~~464.00).
- c. In addition to the site plan review fee, three hundred nine dollars (~~\$300~~309.00) for site plans that are reviewed before the planning commission.
- d. Thirty-one dollars (~~\$30~~31.00) for agricultural uses required by section 65.771(a) and farmer's markets required by section 65.515(b).

~~(2)~~ *Design review:*

- a. ~~Forty-five~~ dollars (~~\$45~~.00) for new single family dwellings and duplexes.
- b. ~~Thirty~~ dollars (~~\$30~~.00) for additions to single family dwellings and duplexes.

~~(2)~~ *Conditional use permit:* Eight hundred dollars (\$800.00) up to one (1) acre of land, two hundred dollars (\$200.00) for each additional acre of land, and an additional fee of one hundred eighty (\$180.00) for a river corridor conditional use permit.

~~(3)~~~~(4)~~ *Major variance:*

- a. Five hundred twenty three-six dollars (~~\$520~~536.00) one- and two-family residential and signs.
- b. Five hundred sixty seven-seven dollars (~~\$560~~577.00) multiple-family residential.
- c. Eight hundred fifteen thirty-nine dollars (~~\$845~~839.00) commercial, industrial, institutional.

~~(4)~~ *Minor variance:* Four hundred twenty three-three dollars (~~\$420~~433.00).

~~(5)~~ *Nonconforming use permit, determination of similar use:* Seven hundred dollars (\$700.00).

(67) *Appeals:*

- a. Five hundred ~~twenty~~ thirty-six dollars (~~\$520~~536.00) for appeals from administrative decisions to the board of zoning appeals or planning commission.
- b. Four hundred ~~forty~~ fifty-three dollars (~~\$440~~453.00) for appeals from decisions of the board of zoning appeals or planning commission to the city council.

(78) *Rezoning:* One thousand two hundred dollars (\$1,200.00) up to one (1) acre of land, two hundred fifty dollars (\$250.00) for each additional acre of land, and an additional fee of five hundred dollars (\$500.00) for rezoning to TN3(M) Traditional Neighborhood District with a master plan and an additional fee of one thousand dollars (\$1,000.00) for rezoning to PD Planned Development District.

(89) *Reduced fees for multiple approvals:* For any permit or variance application in subparagraph (2) through (76) above submitted for consideration by the planning commission at the same public hearing as a rezoning, or a permit or variance application in subparagraph (2) through (76) with a higher fee, an additional fee of three hundred dollars (\$300.00) shall be added to the rezoning fee set forth in subparagraph (87) or to the higher fee in subparagraph (2) through (76).

(94) *Subdivision review:*

- a. Three hundred dollars (\$300.00) lot split.
- b. Six hundred dollars (\$600.00) up to one (1) acre of land, and one hundred twenty-five dollars (\$125.00) for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey.
- c. Two hundred twenty-five dollars (\$225.00) final plat/registered land survey.
- d. Five hundred twenty dollars (\$520.00) for variance of subdivision regulations to be considered by the city council.

(104) *Planning commission shared parking permit:* Three hundred fifty dollars (\$350.00).

(112) *City council interim use permit:* Seven hundred dollars (\$700.00)

(123) *Zoning compliance letter, research:*

- a. One hundred ~~three~~ three dollars (~~\$400~~103.00) one- and two-family residential.
- b. Two hundred thirty ~~-seven~~ -seven dollars (~~\$230~~237.00) all other uses.
- c. One hundred ~~three~~ three dollars (~~\$400~~103.00) additional for an expedited request.

(134) *Administrative staff reviews:*

- a. Three hundred ~~fifty-five~~ sixty-six dollars (~~\$355~~366.00) for review of request for reasonable accommodation.
- b. Three hundred ~~seventy-five~~ eight-six dollars (~~\$375~~386.00) for review of statement of clarification.
- c. Two hundred ~~fifteen~~ twenty-one dollars (~~\$245~~221.00) for review of shared parking permit.
- d. ~~Eighty-five~~ Eighty-eight dollars (~~\$85~~88.00) for review of demolition permit.
- e. One hundred ~~five~~ eight dollars (~~\$405~~108.00) for review of antenna permit.
- f. One hundred ~~fifteen~~ eighteen (~~\$145~~118.00) for a flood plain permit.
- g. ~~Seven hundred dollars (\$700.00) for a historic use variance.~~

- (14) Historic use variance: Seven hundred dollars (\$700.00).
- (15) SFV state fair vending permit: Annual fee of one hundred twenty-four dollars (\$120124.00) per parcel on which vending will occur.
- (16) Wetland Conservation Act administrative determination:
- a. One hundred ~~twenty-five~~ twenty-nine dollars (\$125129.00) for Wetland Conservation Act exemption or no loss compliance letter.
 - b. Wetland delineation review:
 1. One hundred ~~sixty-five~~ sixty dollars (\$160165.00) for sites less than 1 acre.
 2. Three hundred ~~twenty~~ thirty dollars (\$320330.00) for sites 1 acre or larger.
 - c. Four hundred ~~sixty~~ seventy-four dollars (\$460474.00) for wetland fill and replacement/sequencing plan review.
 - d. ~~Four hundred ninety dollars (\$490.00) for appeals to the city council from decisions of the zoning administrator on wetland exemption or no loss determinations.~~
- (17) Environmental review: Actual cost of review processes as determined by the planning director.
- (187) Late fee: For any application made for any development commenced without first obtaining all required permits and approvals, the fees listed above shall be doubled, to a maximum additional fee of one thousand dollars (\$1,000.00), to offset costs associated with investigating, processing and reviewing applications for such development.
- (198) Refunds: For a zoning case withdrawn before final approval, the zoning or planning administrator may refund part of the fee based upon the proportion of the work completed at the time of withdrawal.
- (2049) Large sites: For large sites where only a portion of the site is affected by the zoning action, the zoning or planning administrator may set the fee based on the size of the affected portion of the site.
- (20) ~~Environmental review~~: ~~Actual cost of review processes as determined by the planning director.~~
- (c) Fee for permits and approvals subject to annual review condition. A holder of a conditional use permit, nonconforming use permit or variance, which the planning commission, board of zoning appeals or city council, has approved subject to annual review, shall pay to the department of safety and inspections, at the time the zoning administrator provides notice of the annual review to the permit holder, an annual review fee in the sum of sixty-two dollars (\$6062.00).

ZONING FEE COMPARISON, 2010

Zoning fees last changed 2-19-05

ZONING FUNCTION	CURRENT FEE	% PROPOSED FEE INCREASE	PROPOSED FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY PROPOSED FEE	MINNEAPOLIS FEES	BLOOMINGTON FEES
<i>Site plan review, administrative:</i> residential, 1-2 dwelling units	\$110, 1-4 dwelling units	82%	\$200 residential, 1-2 dwelling units	\$316	63%	\$400	
<i>Site plan review, administrative:</i> all other uses	\$435 for first 25,000 square feet of land \$85 for each additional 25,000	15% 13.5% for additional lot size	\$500 up to 10,000 sq. ft. of land, \$200 for each additional 10,000 sq. ft. of land for all other uses	\$2,525/plan	20+%	\$400 up to 10,000 square feet of land, \$600 for 10,000 sq ft to 1 acre and \$800 for > 1 acre	\$110
Additional fee for sites on steep slopes, in the critical area or tree preservation overlay	0	New charge	\$260d	\$211 small sites \$340 < 1 acre \$470 > 1 acre	100%		
TDM plan	New function	New charge	\$450 for ITDM plan	\$450	100%	\$525 for TDM plan	
<i>Site plan review, planning commission:</i> Additional charge for site plans that are reviewed before the planning commission	0	New charge	\$300	\$1,119	27%	\$700 up to 10,000 square feet of land, \$1,000 for 10,000 sq ft to 1 acre and \$1,350 for > 1 acre	\$860 for site plans before the planning commission. \$920 for site plans before the city council
<i>Design review:</i> for new single family dwellings and duplexes	New function	New charge	\$45	\$46	98%		
<i>Design review:</i> for additions to single family dwellings and duplexes	New function	New charge	\$30	\$31	97%		

ZONING FEE COMPARISON, 2010

Zoning fees last changed 2-19-05

ZONING FUNCTION	CURRENT FEE	% PROPOSED FEE INCREASE	PROPOSED FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY PROPOSED FEE	MINNEAPOLIS FEES	BLOOMINGTON FEES
<i>Conditional use permit:</i>	\$750 up to 1 acre of land, \$200 for each additional acre of land, and an additional fee of \$180 for a river corridor conditional use permit	7%	\$800 up to 1 acre of land, \$200 for each additional acre of land, and an additional fee of \$180 for a river corridor conditional use permit	\$1,080	74%	\$550 up to 10,000 square feet of land, \$750 for 10,000 sq ft to 1 acre, \$950 for > 1 acre, \$550 for CUPs related to signs and \$2,250 for CUPs for planned unit developments	\$1,260
<i>Major variance: one- and two-family residential and signs</i>	\$435	20%	\$520	\$718	72%		\$470
<i>Major variance: multiple-family residential</i>	\$470	19%	\$560	\$813	69%	\$400 up to 10,000 square feet of land, \$600 for 10,000 sq ft to 1 acre and \$800 for >1 acre	\$720
<i>Major variance: commercial, industrial, institutional</i>	\$680	20%	\$815	\$882	92%		\$720
<i>Minor variance (single family additions):</i>	\$350	20%	\$420	\$603	70%		\$470
<i>Nonconforming use permit, determination of similar use:</i>	\$650	8%	\$700	\$1,080	65%	\$550	

ZONING FEE COMPARISON, 2010

Zoning fees last changed 2-19-05

ZONING FUNCTION	CURRENT FEE	% PROPOSED FEE INCREASE	PROPOSED FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY PROPOSED FEE	MINNEAPOLIS FEES	BLOOMINGTON FEES
<i>Appeals:</i> for appeals from administrative decisions to the board of zoning appeals or planning commission	\$435	20%	\$520	\$819 appeals to the BZA \$848 appeals to planning commission	63% 61%	\$350	\$150
<i>Appeals:</i> for appeals from decisions of the board of zoning appeals or planning commission to the city council	\$435	1%	\$440	\$444 appeals from BZA \$551 appeals from planning commission \$1,170 site plan appeals from planning commission	99% 80% 36%	\$350	\$200
<i>Rezoning:</i>	\$1,000 up to 1 acre of land, \$250 for each additional acre of land, and an additional fee of \$250 for rezoning to PD or TN3(M)	20%	\$1,200 up to 1 acre of land, \$250 for each additional acre of land, plus an additional fee of \$500 for rezoning to TN3(M) and an additional fee of \$1000 for rezoning to PD	\$1,286	93%	\$650 up to 10,000 square feet of land, \$900 for 10,000 sq ft to 1 acre and \$1,100 for > 1 acre plus \$25 fee for publishing in the newspaper	\$1,920
<i>Subdivision review:</i> lot split, adjustment of common boundary	\$140	114%	\$300	\$548	55%	\$350	\$150

ZONING FEE COMPARISON, 2010

Zoning fees last changed 2-19-05

ZONING FUNCTION	CURRENT FEE	% PROPOSED FEE INCREASE	PROPOSED FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY PROPOSED FEE	MINNEAPOLIS FEES	BLOOMINGTON FEES
<i>Subdivision review:</i> Preliminary plat/registered land survey	\$500 up to 1 acre of land, and \$125 for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey	20%	\$600 up to 1 acre of land, and \$125 for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey	\$1,028 preliminary and final review	80%	\$1,000 preliminary and final review	\$360 plus \$80 per lot for 1- & 2-family acre for all other uses
<i>Subdivision review:</i> final plat/registered land survey	\$200	12%	\$225				\$360 plus \$20 per lot or outlot
<i>Subdivision review:</i> variance of subdivision regulations to be considered by the city council	\$435	20%	\$520	\$854	61%		
<i>City council interim use permit:</i>	0	New charge	\$700	\$815	86%	\$450 up to 10,000 square feet of land, \$650 for 10,000 sq ft to 1 acre and \$850 for > 1 acre	\$860
<i>Zoning compliance letter, research:</i> one- and two-family residential	\$50	100%	\$100	\$103	97%		

ZONING FEE COMPARISON, 2010

Zoning fees last changed 2-19-05

ZONING FUNCTION	CURRENT FEE	% PROPOSED FEE INCREASE	PROPOSED FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY PROPOSED FEE	MINNEAPOLIS FEES	BLOOMINGTON FEES
<i>Zoning compliance letter, research: all other uses</i>	\$80	187%	\$230	\$234	98%		
<i>Zoning compliance letter, research: expedited request</i>	0	New charge	\$100 additional				
<i>Administrative staff reviews: review of request for reasonable accommodation (sober houses)</i>	New function	New charge	\$355	\$355	100%		
<i>Administrative staff reviews: statement of clarification (administrative determination of similar use)</i>	0	New charge	\$375	\$378	99%		
<i>Administrative staff reviews: review of shared parking permit</i>	0	New charge	\$215	\$216	100%	\$100	
<i>Administrative staff reviews: review of demolition permit</i>	0	New charge	\$85	\$86	99%		
<i>Administrative staff reviews: review of antenna permit</i>	0	New charge	\$105	\$109	96%	\$200	
<i>Administrative staff reviews: a flood plain permit</i>	New function	New charge	\$115	\$117	98%		

ZONING FEE COMPARISON, 2010

Zoning fees last changed 2-19-05

ZONING FUNCTION	CURRENT FEE	% PROPOSED FEE INCREASE	PROPOSED FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY PROPOSED FEE	MINNEAPOLIS FEES	BLOOMINGTON FEES
<i>Wetland Conservation Act administrative determination:</i> Wetland Conservation Act exemption or no loss compliance letter	\$100	25%	\$125	\$127	98%		
<i>Wetland Conservation Act administrative determination:</i> wetland delineation review	\$250 regardless of size	-36% < 1 acre 28% > 1 acre	\$160 for sites less than 1 acre, \$320 for sites 1 acre or larger	\$162 < 1 acre \$324 > 1 acre	99% 99%		
<i>Wetland Conservation Act administrative determination:</i> wetland fill and replacement/sequencing plan review	0	New charge	\$460	\$461	100%		
<i>Wetland Conservation Act administrative determination:</i> appeals to the city council from decisions of the zoning administrator on wetland exemption or no loss determinations	0	New charge	\$490	\$493	99%		
<i>Zoning petition:</i> Delete charge, include in base application.	\$2 each parcel for ownership list	-100%					

ZONING FEE COMPARISON, 2010

Zoning fees last changed 2-19-05

ZONING FUNCTION	CURRENT FEE	% PROPOSED FEE INCREASE	PROPOSED FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY PROPOSED FEE	MINNEAPOLIS FEES	BLOOMINGTON FEES
Late fee: Double fee	Double fee up to \$430	Penalty fee for starting work without prior approval	Double fee up to \$1,000				
SFY state fair-vending permit:	\$100	20%	\$120	\$141	85%		
Fee for permits and approvals subject to annual review:	\$50	20%	\$60	\$64, shared parking annual review	94%		
Environmental review:	0	New charge	Actual cost of review processes as determined by the planning director	Varies by project	100%	\$500 or the actual costs of environmental review processes as determined by the planning director, whichever is greater	\$1,420 for mandatory Environmental Assessment Worksheet \$5,660 for Environmental Impact Statement

Series ID: CUUSA211SA0

Not Seasonally Adjusted

Area : Minneapolis-St. Paul, MN-WI

Item : All items

Base Period : 1982-84=100

Year	Ann			
1984	103.1			
1985	107	3.78%		
1986	108.4	1.31%		
1987	111.6	2.95%		
1988	117.2	5.02%		
1989	122	4.10%		
1990	127	4.10%		
1991	130.4	2.68%		
1992	135	3.53%		
1993	139.2	3.11%		
1994	143.6	3.16%		
1995	147	2.37%		
1996	151.9	3.33%		
1997	155.4	2.30%		
1998	158.3	1.87%		
1999	163.3	3.16%		
2000	170.1	4.16%		
2001	176.5	3.76%		
2002	179.6	1.76%		
2003	182.7	1.73%	2.43% average 1995-2014	20 year
2004	187.9	2.85%	2.06% average 2005-2014	10 year
2005	193.1	2.77%	2.31% average 2010-2014	5 year
2006	196.2	1.61%	1.67% average 2012-2014	3 year
2007	201.2	2.57%		
2008	209.0	3.83%		
2009	207.9	-0.51%		
2010	211.7	1.85%		
2011	219.3	3.59%		
2012	224.5	2.33%		
2013	228.8	1.94%		
2014	232.0	1.40%		

<http://www.bea.gov/iTable/iTable.cfm?ReqID=9&step=1>

Table 1.1.9.

**Implicit Price Deflator for
State and Local Governments**

Index numbers, 2009=100

Year	Ann			
1984	41.407			
1985	43.097	4.08%		
1986	44.341	2.89%		
1987	46.409	4.66%		
1988	47.958	3.34%		
1989	50.278	4.84%		
1990	52.784	4.98%		
1991	54.623	3.48%		
1992	56.601	3.62%		
1993	58.049	2.56%		
1994	59.593	2.66%		
1995	61.212	2.72%		
1996	62.627	2.31%		
1997	63.996	2.19%		
1998	65.285	2.01%		
1999	67.875	3.97%		
2000	71.16	4.84%		
2001	73.626	3.47%		
2002	75.141	2.06%		
2003	77.761	3.49%	3.17% average 1995-2014	20 year
2004	81.719	5.09%	2.81% average 2005-2014	10 year
2005	86.3	5.65%	1.91% average 2010-2014	5 year
2006	90.7	5.03%	1.32% average 2012-2014	3 year
2007	95.4	5.24%		
2008	100.3	5.09%		
2009	100.0	-0.28%		
2010	102.7	2.71%		
2011	105.9	3.12%		
2012	107.9	1.91%		
2013	109.4	1.32%		
2014	110.8	1.31%		
2015	110.3	-0.43%		

Q1