**City of New Braunfels - Park Land Dedication & Development Ordinance   
*Summary of Changes***

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| **POLICY** | **OLD ORDINANCE** | **NEW ORDINANCE** |
| Application | Master plans after 2006 | Phased in has yet to be determined. |
| Timeframe to spend park funds | 10 years | 7 years |
| Review and update fee and ordinance | No review | Every 3 years |
| Park land dedication | Community/Neighborhood parks = 1 ac per 150 dwelling units based on Citywide Parks Master Plan goal | 1 ac per 168 dwelling units based on actual level of service of neighborhood and community park. |
|  | No regional park land requirement | 1 ac per 247 dwelling units based on actual level of service of regional parks. |
| Cash in-lieu-of park land dedication – comm/neigh parks | $100 per dwelling unit | $208 per dwelling unit |
| Cash in-lieu-of park land dedication – regional parks | No regional park land requirement | $142 per dwelling unit |
| Park Development Fee– comm/neigh parks | $500 per dwelling unit | $2,038 per dwelling unit |
| Park Development Fee – regional parks | No regional park fee | $1,387 per dwelling unit |
| Public Park Land Dedication | At least five acres or what is required, whichever is greater; 2-year maintenance bond; and 2-year warranty | Same |
| Private Park Credit | Between 2006 and Nov. 2017 100% cash in-lieu-of eligible AND park development fees for credit for private parks that meet the following requirements:   * 2 acres, or what is required whichever is greater; * invests minimum amount based on park development fee ($500/DU), * installs 4 eligible park elements * submits invoices and receipts for proof of investment * Payment of fees: park development fees only, cash only no bonds, no letters of trust, or escrow, at recordation.   Since Nov. 2017 100% cash in-lieu-of eligible for credit for private parks that meet the following requirements:   * 2 acres, or what is required which ever is greater; * invests minimum amount based on park development fee ($500/DU), * installs 4 eligible park elements * submits invoices and receipts for proof of investment * Payment of fees: cash in-lieu-of and park development fees, cash only no bonds, no letters of trust, or escrow at recordation. | Cash in-lieu-of park land dedication 50% eligible for credit;  No credit for park development fee;  New guidance manual provides park standards for private park credit process  At Least 50% of the required park land or a minimum of 1 acre, whichever is greater excluding floodplain.  Payment of fees is required in cash only, as at recordation. |