

CITY OF SOUTH BURLINGTON

IMPACT FEE ORDINANCE

Adopted: January 9, 1995

Amended:

April 17, 1995

December 2, 1996

February 2, 1998

September 7, 1999

July 16, 2001

December 3, 2007

October 19, 2009

July 1, 2013 (Effective October 15, 2013)

May 19, 20, 2014

SOUTH BURLINGTON IMPACT FEE ORDINANCE

Section 1. Authority.

This ordinance is enacted pursuant to the specific authority granted municipalities to establish impact fees contained in 24 V.S.A., Chapter 131 and the authority granted the City of South Burlington to enact ordinances set forth in its Charter and 24 V.S.A. Chapter 59. This ordinance shall be a civil ordinance within the meaning of 24 V.S.A. Chapter 59.

Section 2. Purpose.

It is the purpose of this ordinance to establish impact fees to pay portions of the cost of constructing capital facilities for new development in the City that will be served by such facilities. To the extent that new capital facilities are necessitated by new development and such facilities benefit the new development, it is appropriate that the new residents and owners bear an appropriate portion of the costs of constructing the new facilities.

Section 3. Establishment of Fees.

A. Road Improvement Impact Fee: Except as provided in subparagraph (5), any land development as described in subparagraph (1) which is issued a permit under the City of South Burlington Zoning Regulations after the date this Impact Fee Ordinance provision becomes effective shall pay an impact fee determined in accordance with the formula set forth in subparagraph (2).

- (1) This impact fee shall apply to any land development that results in an increase in dwelling units or, in the case of non-residential development, an increase in PM peak hour vehicle trip ends (vehicle trips occurring between the hours of 4:00 PM and 6:00 PM on weekdays), as determined by the Development Review Board / Administrative Officer as appropriate.
 - a. In making the determination required by subparagraph (1), the Development Review Board or Administrative Officer shall use the methodology set forth in Appendix B.2 of the applicable South Burlington Land Development Regulations.
 - b. In determining the trip generation rate for Child Care Centers, as defined within the latest version of the ITE Trip Generation manual (i.e. "Licensed non-residential child care facilities" as defined in the applicable South Burlington Land Development Regulations), the Development Review Board

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or the Administrative Officer shall apply a pass-by rate of 30%. This pass-by rate shall apply to all Child Care Centers for which the City already has issued a zoning permit since January 1, 2011, upon (re)submission of an application and to all future applications for Child Care Centers.

(2) Formula for determination of impact fees:

(a) Single Family Dwelling: \$1,009.86 per unit less appropriate credits as shown in column 5 (net fee, single-family dwellings) of Table RD-4.

(b) Multi-Family Dwelling (fee per unit): \$669.91 per unit, less appropriate credits as shown in column 9 (net fee, multi-family dwellings) of Table RD-4.

(c) Non-residential Development: \$999.86 multiplied by the number of PM peak hour vehicle trip ends and reduced by the amount of any credit due from Tables RD-5 and RD-6. Estimate of post-construction assessed value of non-residential development shall be calculated as described in the Road Impact Fee section of the City of South Burlington 2007 Impact Fee Analysis Report referenced below.

(3) The impact fee formula set forth in subparagraph (2) above is based on a study and report entitled, "CITY OF SOUTH BURLINGTON 2007 IMPACT FEE ANALYSIS REPORTS", prepared by Michael J. Munson, Ph.D., FAICP, dated October 12, 2007, which report is incorporated into this ordinance by reference. The pass-by rate in subparagraph (1)(b) is based on a study and report entitled, "Adjustment to Traffic Impact Fees for Child care Centers" prepared by BFJ Planning, dated February 21, 2014, which report is incorporated into this ordinance by reference.

(4) Impact fees collected pursuant to this ordinance provision shall be used to pay costs associated with the following road improvement projects which are described in the above referenced report:

(a) Hinesburg Road/Van Sicklen Road Intersection Improvements

(b) Williston Road Reconstruction

(c) Airport Drive Extension

(d) Airport Parkway/Ethan Allen Road Intersection Improvements

(e) Tilley to Community Drive Connector

(f) City Center Road Network

(5) This impact fee shall not apply to land development as described in subparagraph (1) which:

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(a) is for development within a subdivision that received final plat approval under the South Burlington Subdivision Regulations prior to January 9, 1995, which subdivision approval contained a condition requiring payment of fees to the City for the purpose of funding road improvements; and

(b) the fees specified in the subdivision approval were paid to the City in accordance with the terms of the approval; and

(c) a permit is issued for the development under the South Burlington Zoning Regulations on or before January 9, 2005.

(6) A development that includes a Traffic Demand Management Plan approved by the Development Review Board / Administrative Officer may be granted a credit not to exceed 25 percent of the original number of trips generated multiplied by the fee per PM Peak Hour Trip (\$999.86), provided that the applicant agrees to provide the post development verification study and security described in the above referenced Impact Fee Analysis report.

B. Recreation Impact Fee: Except as provided in Subparagraph (5), any land development as described in subparagraph (1) which is issued a permit under the City of South Burlington Land Development Regulations after the date this Impact Fee Ordinance provision becomes effective shall pay an impact fee determined in accordance with the formula set forth in subparagraph (2).

(1) This impact fee shall apply to any land development resulting in an increase in dwelling units.

(2) Formula for determination of impact fees:

(a) Dwellings in structures containing three or fewer units: \$1,685.67 per unit, less appropriate credits, as shown in column 4 of Table REC-4.

(b) Dwellings in structures containing four or more units: \$1,179.97 per unit, less appropriate credits as shown in column 7 of Table REC-4.

(3) The impact fee formula set forth in subparagraph (2) above is based on a study and report entitled, "CITY OF SOUTH BURLINGTON IMPACT FEE ANALYSIS UPDATED" prepared by Michael J. Munson, Ph.D., FAICP, dated May 28, 2013, which report is incorporated into this ordinance by reference.

(4) Impact fees collected pursuant to this ordinance provision shall be used to pay costs associated with the following recreation improvement projects which are described in the above referenced reports:

- (a) Develop Soccer Field on land in South Village
- (b) Land acquisition for "Marceau Meadows" recreation fields property in the vicinity of Hinesburg Road and Van Sicklen Road
- (c) Development of "Marceau Meadows" recreation fields
- (d) Development of Old Farm Road area recreation fields
- (e) Development of Dumont Park recreation area in the vicinity of Iby Street and Market Street
- (f) Development of recreation paths and bicycle lanes as described in the above referenced Impact Fee Analysis, including:
 - i. Dorset Street/Hoehn connection along Dorset Street
 - ii. Spear Street bicycle lane
 - iii. Shelburne Rd/Queen City Park Rd improvements

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- iv. Connection from Tilley Drive to Marshall Avenue, including bridging
 - v. Vale Drive to Spear & Swift recreation path connection
 - vi. Recreation path extension along Airport Drive extension to Lime Kiln Road
 - vii. Recreation path connection from the Williston Road Holiday Inn to Patchen Road
 - viii. Extension along Hinesburg Road to Tilley Drive

(5) This impact fee shall not apply to land development as described in subparagraph (1) which:

(a) is for development within a subdivision that received final plat approval under the South Burlington Subdivision Regulations prior to January 9, 1995, which subdivision approval contained a condition requiring payment of fees to the City for the purpose of funding recreation improvements; and

(b) the fees specified in the subdivision approval were paid to the City in accordance with the terms of the approval; and

(c) a permit is issued for the development under the South Burlington Zoning Regulations on or before January 9, 2005.

C. Dorset Street Waterline Fee: Any dwelling unit as described in subparagraph (1) which connects to the Dorset Street waterline referred to in subparagraph (3), after February 2, 1998, shall pay an impact fee set forth in subparagraph (2).

(1) This impact fee shall apply to any dwelling unit in the Dorset Street Waterline Service Area as delineated on a plan dated January 30, 1998, which is incorporated herein by reference.

(2) The impact fee shall be \$187.25 per dwelling unit, which amount shall be increased on January 1, 1999, and each year thereafter by 4%.

(3) The impact fee in subparagraph (2) above is based on cost in excess of \$141,932 to construct approximately 5180 feet of waterline and related improvements within the Dorset Street right-of-way.

(4) Impact fees collected pursuant to this ordinance provision shall be used to pay the cost of the waterline improvements described in subparagraph (3) above.

D Fire Protection Fee: Except as provided in subparagraph (5), any land development as described in subparagraph (1) which is issued a permit under the City of South Burlington

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Zoning Regulations after the date this Impact Fee Ordinance provision becomes effective shall pay an impact fee determined in accordance with the formula set forth in subparagraph (2).

(1) This impact fee shall apply to any land development that results in an increase in total value of property at risk in the City (including structures and contents), as described in the report entitled "CITY OF SOUTH BURLINGTON 2007 IMPACT FEE ANALYSIS REPORTS" prepared by Michael J. Munson, Ph.D., FAICP, and dated October 12, 2007, which is incorporated into this ordinance by reference.

(2) Formula for determination of impact fees:

(a) Single Family Dwelling: \$304.85 per unit less appropriate credits as shown in column 5 (net fee, single-family dwellings) of Table FP-7.

(b) Multi-Family Dwelling (fee per unit): \$192.96 per unit less appropriate credits as shown in column 9 (net fee, multi-family dwellings) of Table FP-7.

(c) Non-residential Development: \$0.67 per \$1,000 estimated value of all structures and contents. Estimate of post-construction assessed value of non-residential structures shall be based on estimated improvement values for new structures contained in Table FP-8, multiplied by a factor of 2.5 to provide the total estimated value of the structure, site improvements and contents, reduced by the amount of any credits due using the procedure described in the above referenced Fire Protection Impact Fee Analysis report and Tables FP-9 and FP-10.

(3) Impact fees collected pursuant to this ordinance provision shall be used to pay costs associated with the following fire protection improvement projects which are described in the above referenced report:

- (a) Renovations to Fire Station #2
- (b) New Heavy Vehicles
- (c) New Light Vehicles
- (d) New Equipment

(4) A credit of up to ten percent of the base impact fee may be awarded to non-residential developments that include installation of a sprinkler system designed to meet the guidelines of the Insurance Rating Organization with no more than 25 deficiency points.

E. Police Impact Fee: Any land development which is issued a permit under the City of South Burlington Land Development Regulations after the date these amendments to the Impact Fee Ordinance become effective shall pay an impact fee determined in accordance

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with the formula set forth in subparagraph (1). This impact fee shall be based on the report entitled POLICE IMPACT FEE ANALYSIS: CITY OF SOUTH BURLINGTON, prepared by Michael J. Munson, Ph.D., FAICP, and dated May 28, 2013.

- (1) Formula for determination of Police impact fees
 - (a) Dwellings in structures containing three or fewer units: \$503.88 per unit less appropriate credits as shown in column 5 of Table PD-4.
 - (b) Dwellings in structures containing four or more units: \$352.72 per unit less appropriate credits as shown in column 9 of Table PD-4.
 - (c) Non-Residential Development: \$237.76 per 1,000 square feet of floor area, less appropriate credits as described in the above referenced Police Impact Fee Analysis, making use of Tables PD-5, PD-6, and PD-7.

- (2) Impact fees collected pursuant to this ordinance provision shall only be used to pay capital costs associated with the new police station, as described in the above referenced report.

Section 4. Payment of Fees

Impact fees levied under this ordinance shall be paid to the City Treasurer prior to the issuance of any permits under the Zoning Regulations of the City of South Burlington for the construction of any development subject to the payment of impact fees. The Zoning Administrator shall not issue any zoning permit for the construction of such developments without first receiving proof of payment of the required impact fees from the City Treasurer.

Section 5. Accounting and Register of Payment.

- A. Impact fees collected pursuant to this Ordinance shall be placed by the City Treasurer in separate interest bearing accounts for each type of impact fee established.

- B. The City Treasurer shall maintain a register for each account indicating the date of payment of each fee, the amount paid, and the name of the payer.

- C. The City Treasurer shall prepare an annual accounting of all fees paid into and withdrawn from each account, showing the source and amounts collected, and the amounts expended and the projects for which such expenditures were made.

Section 6. Refunds.

- A. If the actual expense to the City ~~or School District~~ of a project to be funded at least in part by impact fees is less than the fees collected or to be collected, the City shall refund to the then owner of the property for which the fee was paid, that portion of any impact fee,

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with accrued interest, which is in excess of the appropriate amount due to the City. The City shall provide this refund within one year of the date it completes or terminates construction of the project.

B. If the City reduces the amount of an impact fee after some fees have been collected, the City shall refund to the then owner of the property for which a fee was paid, that portion of any impact fee, with accrued interest, which is in excess of the appropriate amount due to the City. The City shall provide this refund within one year of the date it reduces the impact fee.

C. If the City does not expend an impact fee within six years of the date it is paid, the then owner of the property for which the fee was paid may apply for and receive a refund of the fee, provided the request for refund is filed within one year of the expiration of the six year time period.

D. A person who pays an impact fee established under this ordinance and subsequently abandons the project without commencing construction of the land development on which the impact fee was based, may request and receive from the City a refund of the impact fee in full. Any accrued interest shall be retained by the City to offset administrative costs. A person who receives a refund under this provision shall not commence construction of the land development for which the refund was made without repaying the required impact fees.

Section 7. Expenditure Restrictions.

A. All impact fees collected pursuant to this ordinance, and accrued interest, shall be expended only for the specifically identified projects which were the basis for the fees. Such fees and accrued interest shall be expended within six years of the date they are received by the City Treasurer.

B. The City Treasurer shall pay, from the appropriate account, expenses associated with the designated projects as they become due and upon receipt of appropriate documentation regarding such expense.

Section 8. Credits for "In-Kind" Contributions.

A. "In-Kind" contribution shall mean provision, by a person subject to payment of an impact fee, of land or equipment or construction of facilities that are included in the impact fee analyses and computations, and which are included in or consistent with the City's Comprehensive Plan.

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B. Upon recommendation of the Development Review Board or Administrative Officer, the City Council may approve a credit against any impact fee levied under this ordinance for the value of "In-Kind" contributions. The amount of credit for an "In-Kind" contribution shall be based on the actual cost to the person requesting the credit of providing or creating the facilities. The Development Review Board or Administrative Officer shall indicate the basis on which the amount of credit is determined. The amount of credit for an "In-Kind" contribution shall not exceed the total amount of the impact fee for that type of facility which would otherwise be levied on the proposed development.

Section 9. Appeals.

An individual or entity required to pay an impact fee under this ordinance may challenge the imposition of such fee, or the amount of the fee, by filing a written notice of appeal with the City Clerk, which appeal shall not be filed later than thirty days after payment of the impact fee. Said notice of appeal shall state the basis of the appellant's challenge to the fee. Within sixty days of the filing of a notice of appeal, the City Council shall hold a public hearing to receive oral and written evidence and argument from the appellant and City representatives. Within forty-five days after the conclusion of the hearing, the Council shall notify the appellant of its decision in writing.

Section 10. Enforcement.

A. Any individual or entity who undertakes land development in the City of South Burlington without first paying a required impact fee imposed pursuant to this ordinance shall be subject to a civil penalty of up to five hundred dollars per day for each day that such land development continues without payment of said fee. The Administrative Officer shall be authorized to act as the issuing municipal official to issue and pursue before the Traffic and Municipal Ordinance Bureau a municipal complaint. The Administrative Officer is authorized to recover a waiver fee of not less than \$50 and not more than \$150 for each violation and a civil penalty of not less than \$100 and not more than \$500 for each violation.

B. In addition to the enforcement procedures set forth above, the Administrative Officer is authorized to commence a civil action to obtain injunctive and other appropriate relief

Section 11. Severability.

In the event any provision of this ordinance is for any reason invalid, such invalidity shall not affect the remaining provisions which can be given effect without the invalid provision.

TABLES

ROAD IMPACT FEES: RESIDENTIAL

**TABLE RD-4:
NET RESIDENTIAL ROAD IMPACT FEES PER UNIT**

Dwelling Year	Single Family Dwellings				Multi-Family Dwellings			
	Base Fee	Credit for past taxes	Credit for future taxes	Net fee	Base fee	Credit for past taxes	Credit for future taxes	Net fee
2007	\$1,009.86	\$0.00	\$439.81	\$570.05	\$669.91	\$0.00	\$278.36	\$391.54
2008	\$1,009.86	\$0.70	\$414.68	\$594.48	\$669.91	\$0.40	\$262.46	\$407.05
2009	\$1,009.86	\$2.09	\$345.40	\$662.38	\$669.91	\$1.19	\$218.61	\$450.11
2010	\$1,009.86	\$3.14	\$299.17	\$707.56	\$669.91	\$1.79	\$189.35	\$478.77
2011	\$1,009.86	\$4.79	\$214.14	\$790.93	\$669.91	\$2.74	\$135.53	\$531.64
2012	\$1,009.86	\$5.44	\$197.39	\$807.03	\$669.91	\$3.11	\$124.93	\$541.87
2013	\$1,009.86	\$6.10	\$181.31	\$822.45	\$669.91	\$3.49	\$114.75	\$551.67
2014	\$1,009.86	\$6.77	\$165.87	\$837.21	\$669.91	\$3.87	\$104.98	\$561.05
2015	\$1,009.86	\$7.46	\$151.06	\$851.35	\$669.91	\$4.26	\$95.61	\$570.04
2016	\$1,009.86	\$8.16	\$136.83	\$864.88	\$669.91	\$4.66	\$86.60	\$578.65
2017	\$1,009.86	\$8.87	\$123.16	\$877.83	\$669.91	\$5.07	\$77.95	\$586.89
2018	\$1,009.86	\$9.60	\$110.02	\$890.24	\$669.91	\$5.49	\$69.63	\$594.79
2019	\$1,009.86	\$10.35	\$97.39	\$902.12	\$669.91	\$5.92	\$61.64	\$602.36
2020	\$1,009.86	\$11.13	\$85.23	\$913.50	\$669.91	\$6.36	\$53.94	\$609.61
2021	\$1,009.86	\$11.92	\$73.53	\$924.41	\$669.91	\$6.81	\$46.54	\$616.56
2022	\$1,009.86	\$12.74	\$62.25	\$934.87	\$669.91	\$7.28	\$39.40	\$623.23
2023	\$1,009.86	\$13.59	\$51.38	\$944.89	\$669.91	\$7.76	\$32.52	\$629.62
2024	\$1,009.86	\$14.46	\$40.89	\$954.51	\$669.91	\$8.26	\$25.88	\$635.76
2025	\$1,009.86	\$15.37	\$30.76	\$963.73	\$669.91	\$8.78	\$19.47	\$641.66
2026	\$1,009.86	\$16.30	\$20.97	\$972.59	\$669.91	\$9.32	\$13.27	\$647.32
2027	\$1,009.86	\$17.28	\$11.48	\$981.10	\$669.91	\$9.87	\$7.27	\$652.77
2028	\$1,009.86	\$18.29	\$2.29	\$989.28	\$669.91	\$10.45	\$1.45	\$658.01

ROAD IMPACT FEES: NON-RESIDENTIAL

**Table RD-5:
Credit for Past Tax Payments**

Construction Year	Annual Expense	Tax Rate Needed	Tax on \$1,000 value	Credit per \$1,000 of assessed value
2007	\$372,750	0.014913	\$0.15	\$0.00
2008	\$733,375	0.02848632	\$0.28	\$0.16
2009	\$532,875	0.02009548	\$0.20	\$0.46
2010	\$864,163	0.03163963	\$0.32	\$0.70
2011	\$244,500	0.00869115	\$0.09	\$1.06
2012	\$237,938	0.00821155	\$0.08	\$1.21
2013	\$231,375	0.00775248	\$0.08	\$1.36
2014	\$224,813	0.00731321	\$0.07	\$1.51
2015	\$218,250	0.00689293	\$0.07	\$1.66
2016	\$211,688	0.00649096	\$0.06	\$1.81
2017	\$205,125	0.00610652	\$0.06	\$1.97
2018	\$198,563	0.005739	\$0.06	\$2.13
2019	\$192,000	0.00538768	\$0.05	\$2.30
2020	\$185,438	0.00505199	\$0.05	\$2.47
2021	\$178,875	0.00473125	\$0.05	\$2.65
2022	\$172,313	0.00442494	\$0.04	\$2.83
2023	\$165,750	0.00413243	\$0.04	\$3.02
2024	\$159,188	0.00385323	\$0.04	\$3.21
2025	\$152,625	0.00358677	\$0.04	\$3.41
2026	\$146,063	0.00333258	\$0.03	\$3.62
2027	\$139,500	0.00309013	\$0.03	\$3.84
2028	\$35,438	0.00076214	\$0.01	\$4.06

**Table RD-6:
Credit for Future Tax Payments**

Construction Year	Annual Expense	Tax Rate Needed	Tax on \$1,000 value	Credit per \$1,000 of assessed value
2007	\$372,750	0.014913001	\$0.15	\$1.39
2008	\$733,375	0.028486315	\$0.28	\$1.31
2009	\$532,875	0.020095476	\$0.20	\$1.09
2010	\$864,163	0.03163963	\$0.32	\$0.95
2011	\$244,500	0.008691152	\$0.09	\$0.68
2012	\$237,938	0.008211549	\$0.08	\$0.62
2013	\$231,375	0.007752477	\$0.08	\$0.57
2014	\$224,813	0.007313213	\$0.07	\$0.52
2015	\$218,250	0.00689293	\$0.07	\$0.48
2016	\$211,688	0.006490955	\$0.06	\$0.43
2017	\$205,125	0.006106519	\$0.06	\$0.39
2018	\$198,563	0.005739	\$0.06	\$0.35
2019	\$192,000	0.005387682	\$0.05	\$0.31
2020	\$185,438	0.005051987	\$0.05	\$0.27
2021	\$178,875	0.00473125	\$0.05	\$0.23
2022	\$172,313	0.004424937	\$0.04	\$0.20
2023	\$165,750	0.004132428	\$0.04	\$0.16
2024	\$159,188	0.00385323	\$0.04	\$0.13
2025	\$152,625	0.003586766	\$0.04	\$0.10
2026	\$146,063	0.003332578	\$0.03	\$0.07
2027	\$139,500	0.003090133	\$0.03	\$0.04
2028	\$35,438	0.00076214	\$0.01	\$0.01

RECREATION FEES: RESIDENTIAL ONLY

TABLE REC-4
NET IMPACT FEES PER UNIT

DWELLING YEAR	1 THRU 3 UNIT STRUCTURES			4 + UNIT STRUCTURES		
	BASE FEE	TOTAL CREDITS	NET FEE	BASE FEE	TOTAL CREDITS	NET FEE
2007	\$1,685.67	\$281.33	\$1,404.34	\$1,179.97	\$178.06	\$1,001.91
2008	\$1,685.67	\$295.40	\$1,390.27	\$1,179.97	\$186.96	\$993.01
2009	\$1,685.67	\$296.06	\$1,389.61	\$1,179.97	\$187.35	\$992.62
2010	\$1,685.67	\$254.96	\$1,430.71	\$1,179.97	\$161.21	\$1,018.76
2011	\$1,685.67	\$243.77	\$1,441.90	\$1,179.97	\$154.07	\$1,025.90
2012	\$1,685.67	\$183.17	\$1,502.50	\$1,179.97	\$115.54	\$1,064.43
2013	\$1,685.67	\$109.60	\$1,576.07	\$1,179.97	\$68.77	\$1,111.20
2014	\$1,685.67	\$72.38	\$1,613.29	\$1,179.97	\$45.08	\$1,134.89
2015	\$1,685.67	\$58.95	\$1,626.72	\$1,179.97	\$36.51	\$1,143.46
2016	\$1,685.67	\$45.86	\$1,639.81	\$1,179.97	\$28.15	\$1,151.82
2017	\$1,685.67	\$33.07	\$1,652.60	\$1,179.97	\$19.98	\$1,159.99
2018	\$1,685.67	\$20.59	\$1,665.08	\$1,179.97	\$12.00	\$1,167.97

FIRE PROTECTION IMPACT FEES: RESIDENTIAL

**TABLE FP-7:
NET RESIDENTIAL FIRE PROTECTION IMPACT FEES, PER UNIT**

Dwelling Year	Single Family Dwellings				Multi-Family Dwellings			
	Base fee	Credit for past taxes	Credit for Future Taxes	Net Fee	Base Fee	Credit for past taxes	Credit for future taxes	Net Fee
2007	\$304.85	\$0.00	\$168.74	\$136.11	\$192.16	\$0.00	\$106.80	\$85.36
2008	\$304.85	\$0.04	\$174.27	\$130.53	\$192.16	\$0.02	\$110.30	\$81.84
2009	\$304.85	\$0.78	\$133.91	\$170.16	\$192.16	\$0.45	\$84.75	\$106.96
2010	\$304.85	\$1.52	\$93.42	\$209.91	\$192.16	\$0.87	\$59.13	\$132.16
2011	\$304.85	\$2.37	\$46.90	\$255.58	\$192.16	\$1.35	\$29.69	\$161.12
2012	\$304.85	\$2.99	\$15.14	\$286.72	\$192.16	\$1.71	\$9.58	\$180.87
2013	\$304.85	\$3.34	\$2.81	\$298.71	\$192.16	\$1.91	\$1.78	\$188.48
2014	\$304.85	\$3.53	\$1.68	\$299.65	\$192.16	\$2.01	\$1.06	\$189.09
2015	\$304.85	\$3.72	\$0.83	\$300.30	\$192.16	\$2.12	\$0.53	\$189.51
2016	\$304.85	\$3.91	\$0.28	\$300.66	\$192.16	\$2.23	\$0.18	\$189.75

FIRE PROTECTION IMPACT FEES: NON-RESIDENTIAL

**TABLE FP-8
ESTIMATED POST-DEVELOPMENT VALUES PER SQUARE FOOT OF FLOOR SPACE**

Type of Use	Type and Quality of Construction:			
	Fireproofed Steel Skeleton or Reinforced Concrete	Masonry or Concrete Bearing Wall Structure	Wood Frame Structure	Pre-Fabricated Steel Structure
Industrial/Manufacturing	\$66	\$49	\$46	\$45
Engineering & Research	\$88	\$69	\$65	\$64
General Office	\$123	\$96	\$93	\$88
Medical Office	\$133	\$113	\$110	\$104
General Retail	\$84	\$71	\$69	\$67
Auto Service Facility	N/A	\$54	\$51	\$41
Elder Care Facility	\$102	\$84	\$81	\$78
Motel	N/A	\$74	\$72	\$72

FIRE PROTECTION IMPACT FEES: NON-RESIDENTIAL (continued)

TABLE FP-9: NON-RESIDENTIAL FIRE PROTECTION IMPACT FEE CREDIT FOR PAST TAX PAYMENTS				
Assume grand list has a 2006 value of \$24,994,969, has grown at 3.0 %, and will continue to grow at 3.0%				
CONSTRUCTION YEAR	ANNUAL EXPENSE	TAX RATE NEEDED	TAX ON \$1000 VALUE	CREDITS PER \$1,000 OF ASSESSED VALUE
2007	\$23,000	0.000920	\$0.01	\$0.00
2008	\$399,800	0.015529	\$0.16	\$0.01
2009	\$396,000	0.014934	\$0.15	\$0.17
2010	\$442,400	0.016198	\$0.16	\$0.34
2011	\$303,700	0.010796	\$0.11	\$0.53
2012	\$120,000	0.004141	\$0.04	\$0.67
2013	\$12,000	0.000402	\$0.00	\$0.74
2014	\$9,000	0.000293	\$0.00	\$0.78
2015	\$6,000	0.000189	\$0.00	\$0.83
2016	\$3,000	0.000092	\$0.00	\$0.87

TABLE FP-10: NON-RESIDENTIAL FIRE PROTECTION IMPACT FEE CREDIT FOR FUTURE TAX PAYMENTS				
Assume grand list has a 2006 value of \$24,994,969, has grown at 3.0 %, and will continue to grow at 3.0%				
CONSTRUCTION YEAR	PAYMENT	TAX RATE NEEDED	TAX ON \$1000 VALUE	CREDITS PER \$1,000 OF ASSESSED VALUE
2007	\$23,000	0.000920	\$0.01	\$0.53
2008	\$399,800	0.015529	\$0.16	\$0.55
2009	\$396,000	0.014934	\$0.15	\$0.42
2010	\$442,400	0.016198	\$0.16	\$0.30
2011	\$303,700	0.010796	\$0.11	\$0.15
2012	\$120,000	0.004141	\$0.04	\$0.05
2013	\$12,000	0.000402	\$0.00	\$0.01
2014	\$9,000	0.000293	\$0.00	\$0.01
2015	\$6,000	0.000189	\$0.00	\$0.00
2016	\$3,000	0.000092	\$0.00	\$0.00

TABLE PD-4
NET RESIDENTIAL IMPACT FEES, PER UNIT

DWELLING YEAR	1 THRU 3 UNIT STRUCTURES				4 + UNIT STRUCTURES			
	Base Fee	Credit for Past taxes	Credit for Future taxes	Net Fee	Base Fee	Credit for Past taxes	Credit for Future taxes	Net Fee
2010	\$503.88	\$0.00	\$158.93	\$344.95	\$352.72	\$0.00	\$99.90	\$252.82
2011	\$503.88	\$0.20	\$153.60	\$350.08	\$352.72	\$0.10	\$96.55	\$256.07
2012	\$503.88	\$0.73	\$126.81	\$376.34	\$352.72	\$0.36	\$79.71	\$272.65
2013	\$503.88	\$1.26	\$100.03	\$402.59	\$352.72	\$0.63	\$62.88	\$289.21
2014	\$503.88	\$1.71	\$79.39	\$422.78	\$352.72	\$0.85	\$49.90	\$301.96
2015	\$503.88	\$2.02	\$68.07	\$433.79	\$352.72	\$1.01	\$42.79	\$308.92
2016	\$503.88	\$2.33	\$57.49	\$444.05	\$352.72	\$1.17	\$36.14	\$315.42
2017	\$503.88	\$2.64	\$47.81	\$453.43	\$352.72	\$1.32	\$30.05	\$321.35
2018	\$503.88	\$2.93	\$39.20	\$461.74	\$352.72	\$1.47	\$24.64	\$326.61
2019	\$503.88	\$3.22	\$31.77	\$468.89	\$352.72	\$1.61	\$19.97	\$331.14
2020	\$503.88	\$3.50	\$25.58	\$474.80	\$352.72	\$1.75	\$16.08	\$334.89
2021	\$503.88	\$3.93	\$10.10	\$489.86	\$352.72	\$1.96	\$6.35	\$344.41
2022	\$503.88	\$4.19	\$6.09	\$493.60	\$352.72	\$2.10	\$3.83	\$346.80
2023	\$503.88	\$4.44	\$3.50	\$495.94	\$352.72	\$2.22	\$2.20	\$348.30
2024	\$503.88	\$4.68	\$2.39	\$496.80	\$352.72	\$2.34	\$1.50	\$348.87
2025	\$503.88	\$4.92	\$2.51	\$496.45	\$352.72	\$2.46	\$1.58	\$348.68
2026	\$503.88	\$5.16	\$2.64	\$496.08	\$352.72	\$2.58	\$1.66	\$348.48
2027	\$503.88	\$5.42	\$2.77	\$495.69	\$352.72	\$2.71	\$1.74	\$348.27
2028	\$503.88	\$5.69	\$2.91	\$495.28	\$352.72	\$2.85	\$1.83	\$348.05
2029	\$503.88	\$5.98	\$3.05	\$494.85	\$352.72	\$2.99	\$1.92	\$347.81
2030	\$503.88	\$6.33	\$0.00	\$497.55	\$352.72	\$3.16	\$0.00	\$349.56

**TABLE PD-5
NON-RESIDENTIAL
IMPACT FEE CREDIT FOR PAST TAX PAYMENTS**

ASSUME 2006 MUNICIPAL GRAND LIST EQUALS \$24,994,969

Grand List will continue to grow at 2.0% per year

CONSTRUCTION YEAR	ANNUAL EXPENSE	TAX RATE NEEDED	TAX ON \$1000 VALUE	CREDITS PER \$1,000 OF ASSESSED VALUE
2010	\$102,666	0.003795	\$0.04	\$0.00
2011	\$271,764	0.009848	\$0.10	\$0.04
2012	\$266,400	0.009464	\$0.09	\$0.15
2013	\$210,316	0.007325	\$0.07	\$0.25
2014	\$127,972	0.004370	\$0.04	\$0.34
2015	\$119,296	0.003994	\$0.04	\$0.40
2016	\$109,288	0.003587	\$0.04	\$0.47
2017	\$97,696	0.003144	\$0.03	\$0.53
2018	\$85,096	0.002684	\$0.03	\$0.59
2019	\$71,848	0.002222	\$0.02	\$0.64
2020	\$157,916	0.004788	\$0.05	\$0.70
2021	\$43,372	0.001289	\$0.01	\$0.79
2022	\$28,360	0.000827	\$0.01	\$0.84
2023	\$12,844	0.000367	\$0.00	\$0.89
2024	\$0	0.000000	\$0.00	\$0.94
2025	\$0	0.000000	\$0.00	\$0.98
2026	\$0	0.000000	\$0.00	\$1.03
2027	\$0	0.000000	\$0.00	\$1.08
2028	\$0	0.000000	\$0.00	\$1.14
2029	\$36,108	0.000916	\$0.01	\$1.20
2030	\$0	0.000000	\$0.00	\$1.27

**TABLE PD-6
NON-RESIDENTIAL
IMPACT FEE CREDIT FOR FUTURE TAX PAYMENTS**

ASSUME 2003 MUNICIPAL GRAND LIST EQUALS \$24,994,969

Grand List will continue to grow at 2.0% per year

CONS- TRUCTION YEAR	ANNUAL EXPENSE	TAX RATE NEEDED	TAX ON \$1000 VALUE	CREDITS PER \$1,000 OF ASSESSED VALUE
2010	\$102,666	0.003795	\$0.04	\$0.45
2011	\$271,764	0.009848	\$0.10	\$0.44
2012	\$266,400	0.009464	\$0.09	\$0.36
2013	\$210,316	0.007325	\$0.07	\$0.29
2014	\$127,972	0.004370	\$0.04	\$0.23
2015	\$119,296	0.003994	\$0.04	\$0.19
2016	\$109,288	0.003587	\$0.04	\$0.16
2017	\$97,696	0.003144	\$0.03	\$0.14
2018	\$85,096	0.002684	\$0.03	\$0.11
2019	\$71,848	0.002222	\$0.02	\$0.09
2020	\$157,916	0.004788	\$0.05	\$0.07
2021	\$43,372	0.001289	\$0.01	\$0.03
2022	\$28,360	0.000827	\$0.01	\$0.02
2023	\$12,844	0.000367	\$0.00	\$0.01
2024	\$0	0.000000	\$0.00	\$0.01
2025	\$0	0.000000	\$0.00	\$0.01
2026	\$0	0.000000	\$0.00	\$0.01
2027	\$0	0.000000	\$0.00	\$0.01
2028	\$0	0.000000	\$0.00	\$0.01
2029	\$36,108	0.000916	\$0.01	\$0.01
2030	\$0	0.000000	\$0.00	\$0.00