

Introduced by: Sandy Sturgis
Introduced on: November 17, 2010

ORDINANCE NO. 10 - 08
COMMERCIAL IMPACT FEES

An Ordinance for Instituting Fees Related to
Commercial Building, Compliance and Construction Fees

Purpose

The purpose of this chapter is to establish an impact fee program to ensure that Town support facilities are available and adequate to support new growth and development. To advance this objective, there is hereby created a commercial zone impact fee payable to the Town of Townsend. Fees are required for plan review and building construction inspection services, and Town impact fees.

Collection

There is hereby enacted an impact fee program to be imposed upon new development for the purpose of on-site public capital improvements. Said impacts shall apply to all existing developments and all new developments and subdivisions. Binding agreement to pay the required fee shall be a condition precedent to final approval of a development or a subdivision plan and actual payment thereof shall be required prior to issuance of a building permit. Plan review fees will be payable at the time of application for a building permit. Construction Inspection fees and impact fees will be due at time of building permit issuance.

Non-Binding (Pre) Impact Fee Estimate

Prior to making an application for a building permit, an applicant may request a non-binding impact fee estimate from the Town, which shall be placed upon the maximum development potential of the site pursuant to existing zoning regulations, unless the applicant specifies a lesser use of development.

Exemptions

The Town Council shall have the right to waive any or part of all impact fees associated with development projects which, in the opinion of the Council are beneficial to the community or where there is an overriding public interest or the project is de minimus in nature.

Impact Fee as Additional and Supplemental Requirement

The impact fee is additional and supplemental to, and not in substitution of, any other requirements imposed by the Town on the development of land or the issuance of building permits. Nothing herein contained shall be deemed to alter or affect the Town’s existing ordinances and regulations regarding on-site improvements. In no event shall a property owner be obligated to pay for transportation capital improvements in an amount in excess of the amount calculated pursuant to this chapter provided, however, that a property owner may be required to pay, pursuant to the Town ordinances, regulations, or policies, for other public facilities in addition to the impact fee for transportation improvements as subdivided herein.

All impact fees paid to the township shall be refunded should the project not commence after the approval timeline expires.

IMPACT FEES

The Impact Fees to maintain the standard level of service shall be calculated on a building square foot unit basis. The costs may include expenses related to buildings, vehicles, equipment, land, and other capital equipment and costs incurred in order to provide the service or facility.

Impact fees are as follows:

Commercial	\$ 1.00/SF
Industrial	\$ 1.00/SF

PLAN REVIEW FEES - COMMERCIAL/INSTITUTIONAL BUILDING

Plan review fees for commercial buildings shall be calculated at a rate of \$0.006 for each dollar of value with a minimum of \$200.00.

BUILDING INSPECTION FEES - COMMERCIAL/INSTITUTIONAL BUILDING

Primary Structures

Standard fees for all commercial and institutional buildings including but not limited to retail, warehouse, pole buildings, restaurant, office, medical clinics, hotels/lodges, fit outs and all other commercial/institutional buildings shall be determined per square foot (s.f.) shall be determined using the Marshall & Swift Valuation.

Standard fees for all commercial and institutional storage sheds or pole structures shall be determined per square foot (s.f.) using the Marshall & Swift Valuation.

Commercial Building Inspection Permit Fees for new construction are calculated as follows:

- o For a valuation ranging from \$0.00 to \$1,000.00, the applicant shall pay a fee of \$50.00.

- o For a valuation not exceeding \$1,000,000 for each \$1,000 valuation or fraction thereof, the applicant shall pay a fee of \$10.00.
- o For all costs exceeding \$1,000,000 for each additional \$1,000 or fraction thereof, the applicant shall pay a fee of \$3.00.

Commercial/Institutional Accessory Structures	Standard per Square Foot	
Fence (commercial)	\$ 200.00	(flat rate)
Fence (commercial replacement only)	\$ 100.00	(flat rate)
Signs (permanent)	\$ 7.00 s.f.	
Signs (temporary less than 30 days)	\$ 50.00	(flat rate)
Signs (temporary 30 – 90 days) (Temporary sign placement not to exceed 90 days)	\$ 100.00	(flat rate)
Temporary office trailers	\$ 60.00 each	
Demolition	\$ 150.00 up to 15,000 sq. ft.	
Demolition	\$ 300.00 over 15,000 sq. ft.	

First & Second Reading: December 1, 2010
 Public Hearing: December 1, 2010
 Third & Final Reading: January 5, 2011

Signed by: _____
 Mayor of Townsend