

IMPACT FEE ACKNOWLEDGMENT/INVOICE

City Tax Map _____ **Lot** _____ **Plot** _____

Planning Board App.# _____ **Approval Date:** _____ **Date Lot was created:** _____

Building Permit # _____ **Date Building Permit filed:** _____

Property Owner: _____

Property Location: _____

Total Amount of Gross Living Area or Gross Floor Area (see below definitions): _____

Impact Fee assessed (School) \$ _____

Impact Fee assessed (Recreation) \$ _____

Impact Fee assessed (Police) \$ _____

TOTAL IMPACT FEE ASSESSED \$ _____ **Payment Voucher#** _____

TOTAL IMPACT FEE PAID \$ _____, **DATE PAID:** _____

Fee is assessed at application phase and is required to be paid at Completion/Certificate of Occupancy

**CITY OF LEBANON
IMPACT FEE SCHEDULE
AS ADOPTED BY THE LEBANON PLANNING BOARD 9/13/10
PER SQUARE FOOT BY STRUCTURE TYPE OR USE**

Land Use or Structure Type	Lebanon Impact Fees 2010 Fees Per Square Foot *			
	School Facilities	Recreation Facilities	Police Department Facilities	Total Impact Fees Per Sq. Ft.
Residential Uses				
Single Family Detached (SFD)	\$1.75	\$0.45	\$0.24	\$2.44
Single Fam. Attached/Townhouse	\$0.41	\$0.57	\$0.31	\$1.29
Two Family Structure	\$1.20	\$0.64	\$0.34	\$2.18
Multifamily Structures (3+ Units)	\$1.22	\$0.68	\$0.37	\$2.27
Manufactured Housing	\$0.93	\$0.66	\$0.35	\$1.94
Non-Residential Uses				
Retail and Restaurants	---	---	\$0.22	\$0.22
Offices and Commercial Services	---	---	\$0.11	\$0.11
Industrial, Transportation, Whse, Communic.	---	---	\$0.06	\$0.06
Nursing Homes & Licensed Care Facilities	---	---	\$0.03	\$0.03
Other Institutional Uses	---	---	\$0.22	\$0.22

*Residential uses assessed on gross living area; non-residential uses assessed on gross floor area.

***Gross Living Area (Residential):** The total area of above-grade residential space of a dwelling unit, excluding unheated areas such as porches and balconies. Gross living area does not include the area within a garage, deck or other unenclosed area.

***Gross Floor Area (Non-residential uses):** The total floor area of a building, except those unenclosed areas, measured from the exterior walls; superstructure floor area plus substructure or basement area. For a mixed use building, from the centerline of a wall separating two buildings or two separate uses.

I acknowledge that as a condition of the building permit, the total impact fee assessed above must be paid prior to occupancy and/or the issuance of a temporary or final certificate of occupancy (RSA 674:21 V). I agree that I will not occupy and that I will not permit the occupancy of any buildings described above that are subject to this impact fee. I further agree to notify the Building Inspector of any changes in gross living area for residential uses, and gross floor area for non-residential uses, prior to occupancy.

Property Owner's Signature: _____ **Date** _____

On the back is an excerpt of the Zoning Ordinance, Section 213 Impact Fees

Authority. These regulations are authorized by New Hampshire RSA 674:21, V, and other pertinent state law, as an innovative land use control. Under this authority, new development in the City of Lebanon may be assessed impact fees in proportion to its demand on the public capital facilities of the City and the School District. *(Adopted July 15, 2009)*

213.3 Definitions.

- D. **Impact fee** means a fee or assessment imposed upon development, including subdivision, building construction or other land use change, in order to help meet the needs occasioned by the development for the construction or improvement of capital facilities owned or operated by the municipality, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public libraries; and public recreation facilities, not including public open space.
- E. **New development** means an activity that results in:
- (1) The creation of a new dwelling unit or units or in the habitable portion of a residential building; or
 - (2) The conversion of a legally existing use, or additions thereto, which would result in a net increase in the number of dwelling units; or
 - (3) Construction resulting in a new non-residential building or a net increase in the floor area of any non-residential building; or
 - (4) The conversion of a lawful existing use to another use if such change would result in a net increase in the demand on public capital facilities that are the subject of impact fee assessment; however,
 - (5) New development shall not include the replacement of an existing manufactured housing unit or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in size, density, or type of use that would increase the demand on capital facilities for which impact fees are assessed.
- F. **Off-site improvements** means those improvements that are necessitated by a development but which are located outside the boundaries of the property that is subject to a subdivision plat or site plan approval by the Planning Board. Such off-site improvements shall be limited to any necessary highway, drainage, and sewer and water upgrades pertinent to that development.

213.4 Authority to Assess Impact Fees.

The Planning Board is hereby authorized to assess impact fees upon new development, as herein defined, and in accordance with the standards herein set forth. The Planning Board shall have the authority to adopt regulations to implement the provisions of this ordinance and to delegate the administrative functions of impact fee assessment, collection and disbursement.

213.7 Assessment and Collection of Impact Fees.

- A. Where subdivision or site plan approval is required for new development, impact fees shall be assessed at the time of Planning Board approval of a subdivision plat or site plan.
- B. When no Planning Board approval is required, or has been made prior to the adoption or amendment of the impact fee ordinance, impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit.
- C. Impact fees shall be collected at the time a certificate of occupancy is issued. If no certificate of occupancy is required, impact fees shall be collected at the time when the development is ready for its intended use.
- D. The Planning Board and the assessed property may establish an alternate, mutually acceptable schedule of payment of impact fees. If an alternate schedule of payment is established, the Planning Board may require the applicant to post security, in the form of a cash bond, letter of credit, or performance bond so as to guarantee future payment of assessed impact fees.

213.9 Appeals under This Section.

- A. A party aggrieved by a decision made by the Code Enforcement Officer relating to administrative decisions in the assessment or collection of impact fees authorized by this Section may appeal such decision to the Planning Board within 30 days of the administrative decision, and not afterward.
- B. As set forth in RSA 676:5 III, a party aggrieved by a decision of the Planning Board under this Section may not appeal to the Zoning Board of Adjustment, but may appeal to the Grafton County Superior Court as provided by RSA 677:15, as amended,