

IMPACT FEE 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): _____ **Sq. Ft.**

Impact Fee assessed (School).....\$ _____

Impact Fee assessed (Recreation).....\$ _____

Impact Fee assessed (Police).....\$ _____

Impact Fee assessed (Fire).....\$ _____

TOTAL IMPACT FEE ASSESSED.....\$ _____

TOTAL IMPACT FEE PAID \$ _____ **;** **DATE PAID** _____ **;** **PAYMENT VOUCHER#** _____

The Impact Fee is assessed at the time of Building Permit application and must be paid prior to issuance of a Certificate of Occupancy / Certificate of Completion

**City of Lebanon, New Hampshire - Impact Fee Schedule
as adopted by the Planning Board on 10/12/21**

Structure Type or Use	Impact Fees Per Square Foot - 2021 Update				
	Schools *	Recreation	Police Dept	Fire Dept	Total
<i>Per Sq. Ft. Gross Living Area</i>					
Residential Development					
Single Family Detached	\$2.00	\$0.76	\$0.28	\$0.20	\$3.24
All Other Housing Units	\$1.45	\$0.69	\$0.25	\$0.40	\$2.79
<i>Per Sq. Ft. Gross Floor Area</i>					
Non-Residential Development					
Retail, Restaurants and Lodging	---	\$0.06	\$0.36	\$0.36	\$0.78
Offices and Commercial Services	---	\$0.10	\$0.26	\$0.31	\$0.67
Industrial, Transp, Whse, Commun.	---	\$0.04	\$0.10	\$0.10	\$0.24
Nursing & Licensed Care Facilities	---	\$0.03	\$0.05	\$0.45	\$0.53
Other Institutional Uses	---	\$0.03	\$0.29	\$0.26	\$0.58
<small>*The supportable 2021 school impact fee was calculated as \$3.19 per square foot for single family detached homes and \$2.31 per square foot for all other housing types. By vote of the Planning Board, the effective school impact fee for a single family detached unit is to be discounted to a fee of \$2.00 per square foot (62.7% of the calculated amount). The same proportionate discount as applied to the calculated fee for all other housing types results in a reduced fee of \$1.45 per square foot. The school fee to be assessed will be approximately 37% lower than the maximum amount supportable by the 2021 basis of assessment for school facilities.</small>					

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.

Lebanon Zoning Ordinance - Section 213 - Impact Fees (Portions of) - See Zoning Ordinance #2 for full text

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.