City of Dover, Department of Planning And Community Development

IMPACT FEES

WHAT IS NEW DEVELOPMENT?

An activity that results in:

a. The creation of a new dwelling unit or units; or

b. The conversion of a legally existing use, or additions thereto, which would result in a net increase in the number of dwelling units; or

c. Construction resulting in a new non-residential building or a net increase in the floor area of any non-residential building; or

d. The conversion of an existing use to another use if such change creates a net increase in the demand on public capital facilities that are the subject of impact fee assessments.

New development shall not include the replacement of an existing mobile home, or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in its size, density or type of use, and where there is no net increase in demand on public capital facilities.

For More Information:

Department of Planning and Community Development
288 Central Ave.
Dover, NH 03820
(603) 516-6008

Fees Explained

Projects That Are Affected:

Impact fees may be assessed to new development to compensate the City and the School District for the proportional share of capital facilities generated by new development in the City of Dover. Any person who seeks a building permit for new development may be required to pay an impact fee in the manner set forth.

Why Do We Need Them?

The City felt that Impact Fees were a way to mitigate unintended consequences of growth. Fees are meant to pay for the impacts to capital facilities caused by development.

The enabling legislation also requires that the fees only be used for the purposes for which they are collected.

Purpose of the Fees?

- Promote the public health, safety, convience, welfare, and prosperity;
- Insure that adequte and apporpraite public facilities are availible
- Provide for the harmonious development of the City and its environs.

When is the Fee Assessed?

All impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with development, as determined by the Building Inspector.

Can I get a waiver?

Full or partial waivers of impact fees may be granted when the Planning Board finds that one or more of the following criteria are met with respect to the particular public capital facilities for which impact fees are normally assessed:

a. For those residential units that are lawfully restricted to occupancy by senior citizens age 62 or over in a development that is also maintained in compliance with the provisions of RSA 354-A: 15, Housing For Older Persons.

b. For construction within a subdivision or site plan approved by the Planning Board prior to the effective date of this ordinance. This waiver shall not be applicable to phases of a phased development project where active and substantial development, building and construction has not yet occurred in the phase in which construction is proposed.

c. In lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public.

Fee Schedule

Type of Development	Recreation	Police	Fire	Schools	Total Impact Fee Assess-
RESIDENTIAL PER UNIT					
Single Detached	$1,184	$276	$530	$3,654	$5,644
Townhouse	$1,068	$276	$467	$1,340	$3,151
Two to Three Family	$1,169	$418	$419	$3,618	$5,624
Apartments 4+ Units	$870	$407	$377	$1,054	$2,708
Manufactured Housing	$1,137	$166	$598	$3,110	$5,011
NON-RESIDENTIAL PER SQ. FT.					
Retail, Including Restaurants, Clubs	no fee	$0.37	$0.37	no fee	$0.74
Offices and Commercial Services		$0.14	$0.12		$0.26
Industrial, Transportation, Whse, Commu-		$0.08	$0.05		$0.13
Nursing Homes & Assisted Living		$0.00	$0.61		$0.61
Other Institutional Uses		$0.33	$0.31		$0.64