

Proposed Modifications to the Newmarket Impact Fee Schedule

Residential Impact Fees Per Residential Unit

Units in Structure	Public Schools	Recreation Facilities	Wastewater Treatment	Water Supply & Treatment	Existing Max. Residential Impact Fees	Proposed Max. Residential Impact Fees
Single Family Detached	\$3,418	\$276	\$1,226	\$737	\$5,657	\$3,694
Single Family Att. or Townhouse	\$2,197	\$325	\$1,019	\$612	\$4,153	\$2,522
2-Unit Structure	\$2,963	\$353	\$905	\$544	\$4,765	\$3,316
Multifamily 3-4 Units	\$1,489	\$323	\$791	\$475	\$3,077	\$1,812
Multifamily 5+ Units	\$743	\$279	\$791	\$475	\$2,288	\$1,022
Manufactured Housing	\$1,770	\$280	\$724	\$435	\$3,208	\$2,050
Notes on fee derivation and application to new development	Enrollment per unit x capital cost per pupil, less state building aid and property tax credits. Fee not applicable to housing for elderly.	Implementation will require significant investment of Town funds to rectify existing deficiencies. Fee schedule reflects credit for existing deficiencies.	(\$6.70 per gpd expected water usage cost of central treatment facilities only). Assessed only on new or upgraded connections to public wastewater disposal system.	(\$4.03 per gpd expected water usage cost of water treatment facilities only). Assessed only on new or upgraded connections to public water system.	Fees for each facility type must be segregated in separate accounts. Fees cannot be pooled.	

Non-Residential Impact Fees

	Public Schools	Recreation Facilities	Wastewater Treatment	Water Supply & Treatment		
Basis for Assessment	Not Applicable	Not Applicable	\$6.70 per gpd expected water usage. Factors provided in methodology to allow estimates of fee per sq. foot or by other measures, by type of use.	\$4.03 per gpd expected water usage. Factors provided in methodology to allow estimates of fee per sq. foot or by other measures, by type of use.	Fees for business and industry will vary by type of business and/or size of structure and estimated demand on utility systems.	