



Impact Fees
 Updated 3/1/2024

Residential Impact Fees Per Residential Unit			
Units in Structure	Public Schools	Recreation Facilities	Maximum Residential Impact Fees Per Dwelling Unit
Single Family Detached	\$3,418	\$276	\$3,694
Single Family Att. or Townhouse	\$2,197	\$325	\$2,522
2-Unit Structure	\$2,963	\$353	\$3,316
Multifamily 3-4 Units	\$1,489	\$323	\$1,812
Multifamily 5+ Units	\$743	\$279	\$1,022
Manufactured Housing	\$1,770	\$280	\$2,050
<p>Notes on fee derivation and application to new development</p> <p>Enrollment per unit x capital cost per pupil, less state building aid and property tax credits. Fee not applicable to housing for elderly.</p> <p>Implementation will require significant investment of Town funds to rectify existing deficiencies. Fee schedule reflects credit for existing deficiencies.</p> <p>Fees for each facility type must be segregated in separate accounts. Fees cannot be pooled.</p>			
Non-Residential Impact Fees			
	Public Schools	Recreation Facilities	
Basis for Assessment	Not Applicable	Not Applicable	Not Applicable



System Development Charge – Water and Sewage
Updated 3/1/2024

Residential Water and Sewer Development Fees			
		Sewer Fee	Water Fee
		\$ 19.26	\$ 17.29
Type of Structure	Average GPD Water Usage Per Dwelling Unit	Wastewater Treatment Charge per Dwelling Unit	Water Supply and Treatment Charge per Dwelling Unit
Single, Detached	183	\$ 3,524.58	\$ 3,164.07
Single, Attached	152	\$ 2,927.52	\$ 2,628.08
Duplex/Two Unit Apt	135	\$ 2,600.10	\$ 2,334.15
3-4 Unit Apartment	118	\$ 2,272.68	\$ 2,040.22
5+ Unit Apartment	118	\$ 2,272.68	\$ 2,040.22
Manufactured Home	108	\$ 2,080.08	\$ 1,867.32

Sewer Development Fees
Commercial/Industrial Examples Based on Square Footage

Non-Residential Use Type	Square Footage Per Employee (estimated)	Gallons per Employee per Day	Impact Fee per 1000 sq. ft.	Fee by Gross Floor Area (sq. ft.)			Fee/GPD Demand	\$ 19.26
				2,500	5,000	10,000		
Office except medical	250	15	\$ 1,155.60	\$ 2,889.00	\$ 5,778.00	\$ 11,556.00		
Retail except restaurant	500	10	\$ 385.20	\$ 963.00	\$ 1,926.00	\$ 3,852.00		
Industrial/Manufacturing	450	20	\$ 856.00	\$ 2,140.00	\$ 4,280.00	\$ 8,560.00		
Warehouse/Transportation	750	15	\$ 385.20	\$ 963.00	\$ 1,926.00	\$ 3,852.00		

Commercial/Industrial Examples Based on Different Unit Measures

Examples	Unit of Demand	Average Usage (Gallons per day per demand unit)	Demand Units in Development	Impact Fee
Office (except medical)	Employees	15	25	\$ 7,222.50
Industrial/Manufacturing	Employees	20	50	\$ 19,260.00
Retail (except restaurant)	Employees	10	35	\$ 6,741.00
Restaurant	Number of Seats	40	40	\$ 30,816.00
Motel	Guests	50	25	\$ 24,075.00

Water Development Fees
Commercial/Industrial Examples Based on Square Footage

Non-Residential Use Type	Square Footage Per Employee (estimated)	Gallons per Employee per Day	Impact Fee per 1000 sq. ft.	Fee by Gross Floor Area (sq. ft.)			Fee/GPD Demand	\$ 17.29
				2,500	5,000	10,000		
Office except medical	250	15	\$ 1,037.40	\$ 2,593.50	\$ 5,187.00	\$ 10,374.00		
Retail except restaurant	500	10	\$ 345.80	\$ 864.50	\$ 1,729.00	\$ 3,458.00		
Industrial/Manufacturing	450	20	\$ 768.44	\$ 1,921.11	\$ 3,842.22	\$ 7,684.44		
Warehouse/Transportation	750	15	\$ 345.80	\$ 864.50	\$ 1,729.00	\$ 3,458.00		

Commercial/Industrial Examples Based on Different Unit Measures

Examples	Unit of Demand	Average Usage (Gallons per day per demand unit)	Demand Units in Development	Impact Fee
Office (except medical)	Employees	15	25	\$ 6,483.75
Industrial/Manufacturing	Employees	20	50	\$ 17,290.00
Retail (except restaurant)	Employees	10	35	\$ 6,051.50
Restaurant	Number of Seats	40	40	\$ 27,664.00
Motel	Guests	50	25	\$ 21,612.50