



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

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REPORT TO THE MAYOR AND CITY COUNCIL

From: Sam Durfee, Senior Planner

Date: January 25, 2021

Subject: Annual Review of the Public Capital Facilities Impact Fee Ordinance

Recommendation

Accept this report and the recommendation from the Planning Board **to make no changes** to the current variable unit rates for the impact fee tables as noted in Chapter 29.2, Public Capital Facilities Impact Fee Ordinance.

Background

The Public Capital Facilities Impact Fee Ordinance was adopted in June 2001 and contains a requirement that the impact fee tables be reviewed annually and revised as appropriate. The City Council last amended the ordinance in October 2017, to reduce the School Facility Impact Fee to \$0 and create an automatic waiver for the non-residential Transportation Facility Impact Fee. The automatic waiver was introduced to minimize development costs and encourage commercial development.

In accordance with the ordinance, the City Planner is required to present the increase in recreation and transportation indices for construction costs annually to Council. The last time Council approved an increase in the variable unit rates based on inflation was November 2014. Based on Staff's current review, the Recreation Facility Impact Fee Tables would be increased by 16.69%, to keep pace with the rate of inflation for recreation construction costs from July 2014 to July 2020, and the Transportation Facility Impact Fee Table would be increased by 14.13% to keep pace with the rate of inflation for highway construction costs from July 2015 to August 2020.

Discussion

At the Planning Board's January 20, 2021 meeting, the Board reviewed the inflationary adjustment rates and discussed the merits of increasing the variable rates by some small percentage in order to not recommend a large increase, should it be necessary, in the future. **The Board ultimately voted unanimously to recommend no changes.**