



IMPACT FEES

WHAT IS NEW DEVELOPMENT?

An activity that results in:

- The creation of a new dwelling unit or units; or
- The conversion of a legally existing use, or additions thereto, which would result in a net increase in the number of dwelling units; or
- Construction resulting in a new non-residential building or a net increase in the floor area of any non-residential building; or
- 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, convenience, welfare, and prosperity;
- Insure that adequate and appropriate public facilities are available
- Provide for the harmonious development of the City and its environs.

When is the Fee Assessed?

For Planning Board approved projects, fees are assessed prior to the issuance of a building permit, and shall be paid prior to the issuance of a Certificate of Occupancy.

For all other projects, fees are assessed, and shall be paid, prior to the issuance of a building permit.

During the fee calculation, any existing use will be reviewed and if applicable a credit may be granted for

that use, towards the final fee collected.

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:

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

| Type of Development | Recreation | Police | Fire | Schools | Total Impact Fee Assessments |
|---|------------|--------|---------|----------|------------------------------|
| RESIDENTIAL PER UNIT | | | | | |
| Single Detached | \$1,326 | \$325 | \$615 | \$6,629 | \$8,895 |
| Townhouse | \$1,138 | \$309 | \$548 | \$2,125 | \$4,120 |
| Two to Three Family | \$1,154 | \$357 | \$583 | \$4,346 | \$6,440 |
| Apartments 4+ Units | \$872 | \$279 | \$447 | \$3,003 | \$4,601 |
| Manufactured Housing | \$1,227 | \$402 | \$635 | \$4,338 | \$6,602 |
| Accessory Dwelling Unit | \$558 | \$179 | \$286 | \$1,989 | \$3,012 |
| Apartment over Non-Residential | \$872 | \$279 | \$447 | \$649 | \$2,247 |
| Age restricted 55+ | \$349 | \$152 | \$1,163 | Pro rata | \$1,664 |
| Age Restricted 62+ or Congregage | \$183 | \$181 | \$1,609 | \$0 | \$1,973 |
| NON-RESIDENTIAL PER SQ. FT. | | | | | |
| Retail, Including Restaurants, Clubs | no fee | \$0.71 | \$0.87 | no fee | \$1.58 |
| Offices and Commercial Services | | \$0.33 | \$0.59 | | \$0.92 |
| Industrial, Transportation, Whse, Comm. | | \$0.04 | \$0.04 | | \$0.08 |
| Nursing Homes & Assisted Living | | \$0.13 | \$2.37 | | \$2.50 |
| Other Institutional Uses | | \$0.23 | \$0.25 | | \$0.48 |
| Average Fee (all other) | | \$0.24 | \$0.39 | | \$0.63 |

13.14 Impact Fee Schedules. *(Rev. 8/18/17, 3/07/23)*

The following Impact Fee Schedules have been adopted by the Board of Mayor and Aldermen.

MANCHESTER IMPACT FEE SCHEDULES

A. SCHOOL IMPACT FEE (Applies only to Residential New Development)

Dwelling units with less than 2 bedrooms and less than 900 square feet of gross floor area shall be charged the applicable impact fee in Column A from the School Impact Fee table. All other dwelling units shall be charged the applicable impact fee from Column B. *(Rev. 3/07/23)*

| Type of Unit | Fee per Dwelling Unit | |
|--|-----------------------|---------|
| | A | B |
| Single Family Detached | \$1,377 | \$4,589 |
| Townhouse (Attached) | \$552 | \$1,104 |
| Two Family | \$748 | \$3,739 |
| Three or More Unit (Multi-Family) | \$625 | \$3,125 |
| Manufactured Housing | \$690 | \$2,301 |
| Accessory Dwelling Units | \$459 | \$1,530 |
| Dwellings (1 or 2 units) Above Commercial Uses | \$473 | \$ 945 |

B.1. RESIDENTIAL FIRE DEPARTMENT IMPACT FEE

| Type of Unit | Fee per Dwelling Unit |
|--|-----------------------|
| Single Family Detached | \$571 |
| Townhouse (Attached) | \$511 |
| Two Family | \$589 |
| Three or More Unit (Multi-Family) | \$512 |
| Manufactured Housing | \$525 |
| Accessory Dwelling Units | \$190 |
| Dwellings (1 or 2 units) in Upper Stories | \$512 |
| Single Room Dwelling Units of 450 SF or less | \$166 |

B.2. NON-RESIDENTIAL FIRE DEPARTMENT IMPACT FEE

| Non-Residential Use Category | Fee per Gross SF |
|--|------------------|
| Retail, Lodging, Food Service, Entertainment | \$0.53 |
| Offices including Banks | \$0.20 |
| Other Commercial & Institutional | \$0.35 |
| Industrial, Warehouse, Transportation, Storage | \$0.05 |

§ 190-77. Computation of the amount of impact fees.

- A. The amount of the impact fee shall be determined by multiplying the livable area by the appropriate dwelling fee appearing in the table below.

**Table 77-1
Impact Fee Table**

| Residential (per dwelling) | School Facilities (per square feet) | Maximum Fee Possible |
|---|--|---------------------------------|
| Detached single family | \$1.00 | \$3,600 |
| Manufactured housing | \$0.50 | \$1,800 |
| Attached townhouse duplex dwellings detached single family Condo (condominium or apartment) | \$0.50 | \$1,100 |
| Multifamily dwelling (garden-style or multistory condominium or apartment) | \$0.50 | \$500 |
| All other | \$0.50 | \$500 |

- B. Section 190-15, Permitted uses, shall be used by the Administrative Officer to determine which fee category applies to development. If the type of proposed new development is not specified, the Administrative Officer shall establish applicable impact fees by using the most nearly comparable type of land use listed in § 190-15. The decision of the Administrative Officer may be appealed to the Planning Board.
- C. In the case of a change of a nonresidential use to a residential use, the impact fee shall be assessed per Subsection A.
- D. In the case of a change from one type of residential use to another type of residential use, the impact fee shall be the difference (if positive) between the calculation of the impact fee for the existing use and the calculation of the impact fee for the new use.