

Londonderry councilors adopt impact fee changes

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LONDONDERRY – The town council last night adopted amendments to the town's zoning ordinance in the area of impact fees, which are one-time fees paid by developers who build in town.

The changes concern school and fire impact fees only, marking the first time school impact rates have been raised since 2002, and the first time fire fees have been increased since 1992.

The changes represent an overall increase of 24 to 25 percent, according to Andre Garron, director of planning and economic development.

Under the new methodology, school impact fees will now be calculated based on the number of bedrooms in a residential dwelling. The idea, Garron said, is that a house with more bedrooms conceivably means more youngsters, thereby presenting a greater impact to the school system.

Whereas under the current breakdown, a two-bedroom home would generate \$4,031 in school impact fees, that figure for the same type of unit will now be \$5,085.

Fees vary for duplexes, multi-family units and manufactured housing.

Changes are slightly different on the fire side. In the past, fire impact fees were only collected from the northwest part of town, since this is where a bulk of the development was concentrated. That has changed over the years, however, leading to the implementation of a townwide fire impact fee.

As for the breakdown, the existing fire impact fee is \$225 per residential unit, while the new fee will be \$353 per single family home, \$282 per townhouse, duplex or multi-family home, and \$353 per manufactured housing unit.

Commercial and industrial development is calculated on a square-foot basis.

Currently, the fee is \$0.129 per square foot. This will change to \$0.39 per square foot of commercial construction, \$0.19 per square foot of industrial construction, and \$0.34 per square foot of institutional construction.

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