



Berlin Council Moves Ahead With \$2,500 Impact Fee

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10/13/2005 BERLIN – Increasing demands on town public services and facilities due to managed growth within Berlin recently may soon be costing developers more on new housing unit permits if the Mayor and Council get its way and initiates impact fees within the town.

With the first reading of a bill introduced at Tuesday's council meeting, citizens learned that the town of Berlin is experiencing considerable growth from the creation of new residential and commercial developments within the town limits, and that the new growth has been causing and imposing increased and excessive demands on parks and recreational facilities, public safety, public works, sewer treatment, water and other public facilities.

According to the bill introduced on Tuesday, the extreme public service pressures are expected to continue as more construction takes place within the town, and in an attempt to make up for the loss in revenue they are causing, council members are proposing an ordinance to tack on a \$2,500 development impact fee on all new residential and commercial building permits.

By definition, an impact fee is any charge, fee or assessment as a condition of issuance of a building

permit when any portion of the revenues collected is intended to fund any portion of costs of capital improvements on any public facility, and this particular \$2,500 proposed amount is an estimate that may be subject to change before the bill comes up for official approval in a couple of weeks.

If approved, the fees collected will provide funding for financing the capital costs of public facilities, services, improvements and equipment required to accommodate or benefit growth, construction or development within the town and must be paid to the town by the developer prior to the issuance of a valid building permit.

During the Mayor and Council meeting Tuesday night, town officials discussed the proposal with only minor changes to the wording of the ordinance projected including a clarification that the fee will be imposed on new housing units only, and an explanation the \$2,500 will be charged on every EDU, even if they situated separately in an apartment complex.

The bill can now come back to the town for approval in two weeks at a public hearing. The hearing will likely be held on or around Oct, 24 at the next scheduled council meeting.

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