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Wednesday, March 29, 2006

Delaware Wave

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Dagsboro levies impact fees for new development

By Laren Hughes Staff Reporter

DAGSBORO -- Expecting the town's population to more than double in the next 10 years, town council has established impact fees to offset the cost of necessary infrastructure.

"The larger our population is the more we will require a greater number of police officers, staff in town hall and advice from financial experts," said Mayor Wayne Baker. "[These fees] will allow us to provide adequate police protection to the people of Dagsboro."

The fees are effective immediately.

After speaking with town officials from across Sussex County, Baker recommended adoption of a fee system similar to Fenwick Island's.

"A lot of research went into this," he said. "Fenwick basically has the amount of people that will be serviced here in the near future."

In previous years, developers paid building fees based on the total cost of construction. On Tuesday council decided to charge \$2.55 per square foot and 3 percent of the cost for renovations and repairs.

In addition, the town council decided to impose new fees -- including a \$1500 per unit public service impact fee for all new developments. Fifty percent of that fee is due upon the preliminary site plan approval and the remainder is due 120 days later or upon final site plan approval, which ever is sooner.

The council also priced business licenses at \$75 and new fees will be charged to business owners who operate ice and vending machines, games and children's amusement rides and jukeboxes.

In addition, commercial and residential landlords will pay 3 percent of their gross rental receipts to the town.

"We don't have any money," said Town Clerk Stacey Long, "Dagsboro needs to boost [its] income."



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