



## Chesterfield takes up new-home fees

Charge to builders of \$5,820 per home would go for roads

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The Chesterfield County Board of Supervisors today will consider imposing a \$5,820 fee on the builders of new homes to help pay for roads in the county.

The board voted last month to defer action on the impact fee pending the outcome of legislation that would have changed the way such fees are used. But the General Assembly delayed action on the bill until at least next year, and the issue is back on the table for the supervisors.

Senate Bill 768, sponsored by Sen. John Watkins, R-Powhatan, would have done away with Virginia's 30-year-old cash proffer system in favor of capped impact fees. The House of Delegates Rules Committee on Feb. 28 voted to carry over the bill to next year's session for further review.

Like proffers, the new fees would help offset the impact of newly constructed homes, Proffers, negotiated with developers by localities, apply to building on rezoned land, while impact fees apply to all new residential construction on land that doesn't require rezoning.

Watkins' bill would have made impact fees, which can now be used only for transportation, applicable for all infrastructure needs. But it would have capped impact fees at \$7,500. Chesterfield currently has a \$15,600 limit on cash proffers.

Chesterfield is reconsidering its plan, proposed last year, to institute new fees for new homes. The impact fees would apply only to new homes that don't require rezoning and do not have cash proffers.

The plan would affect an estimated 9,000 unbuilt residential lots in the county, generating about \$50 million a year toward Chesterfield's \$1 billion-plus in road needs, county officials estimate. Contact Wesley P. Hester at (804) 649-6976 or [whester@timesdispatch.com](mailto:whester@timesdispatch.com).

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