

Cost Impact of new Land Use Fees on Development Projects

Project	Description	Application Type	Fees - current	Fees Proposed*	New fees as % of development cost**
260 Long Ridge Rd	Development of 804 Housing Units	Major Text Change	\$ 730.00	\$ 5,000.00	
		Minor Text Change	\$ 380.00	\$ 1,000.00	
		Commercial Projects under 10 DU	\$ 380.00		
		commercial Projects 10-50 DU	\$ 730.00	\$ 35,275.00	
		Commercial Projects 50+ DU	\$ 1,080.00		
		Public Hearing Fee	\$ 590.00	\$ 1,000.00	
		Total Application Fees	\$ 3,890.00	\$ 41,275.00	
Element One (111 Morgan St)	conversion of commercial space (6,100 sf) to residential	Public Hearing Fee	\$ 590.00	\$ 1,000.00	
		Commercial Projects under 10 DU	\$ 380.00		
		commercial Projects 10-50 DU	\$ 730.00	\$ 400.00	
		Commercial Projects 50+ DU	\$ 1,080.00		
		Total Application Fees	\$ 1,700.00	\$ 1,400.00	
St John's	Development of 212 new Housing Units	Public Hearing Fee	\$ 590.00	\$ 1,000.00	
		Major Text Change	\$ 730.00	\$ 5,000.00	
		Minor Text Change	\$ 380.00	\$ 1,000.00	
		Commercial Projects under 10 DU	\$ 380.00		
		commercial Projects 10-50 DU	\$ 730.00	\$ 8,775.00	
		Commercial Projects 50+ DU	\$ 1,080.00		
		Coast Site Plan Review	\$ 215.00	\$ 2,225.00	
		Total Application Fees	\$ 4,105.00	\$ 18,000.00	
RBS	Development of 456 new Housing Units	Public Hearing Fee	\$ 500.00	\$ 1,000.00	
		Commercial Projects under 10 DU	\$ 380.00	\$ 19,775.00	
		commercial Projects 10-50 DU	\$ 730.00		
		Commercial Projects 50+ DU	\$ 1,080.00		
		Zoning Map Change	\$ 380.00		
		Major Text Change	\$ 730.00	\$ 5,000.00	
		Minor Text Change	\$ 380.00	\$ 1,000.00	
		Coastal Site Plan Review	\$ 215.00	\$ 4,325.00	
		Total Application Fees	\$ 4,395.00	\$ 31,100.00	

Assumptions

* square footage of development: # of units x 900 sf

** assumed development cost: \$150,000 per unit

† would have required additional land use approvals