

From: [Jacobson, Jonathan](#)
To: [Rosenson, Valerie](#)
Cc: [Pia Jr., Charles](#)
Subject: Fw: Building Permit Fees - Adjustments
Date: Thursday, January 17, 2019 12:57:15 PM
Attachments: [Bldg Permit Review.xlsx](#)

Valerie,

Can you please forward the below and attached to the Operations Committee as well?

Thanks again for your help.

Jonathan Jacobson
Stamford Board of Representatives
District 12

From: Pia Jr., Charles
Sent: Thursday, January 17, 2019 12:37 PM
To: Gami, Bharat; Burwick, Laura
Cc: Jacobson, Jonathan
Subject: Building Permit Fees - Adjustments

Good Afternoon Mr. Gami,

I had mentioned to Ms. Burwick that I was considering some alternative options to a flat \$25/1000 fee cost structure on everything over \$1MM for commercial projects and to that end she was able to provide projects for FY 2017-18 for my review. I took the list that she provided and ran some different calculations on them, and please allow me to explain as I have attached them here for your review.

- The excel currently is filtered for anything greater than or equal to \$500,000. Quite an arbitrary number, but nevertheless that is what I picked to emphasize that nothing under \$1MM will change in any of these options.
- I have multiple tabs -
 - Fee Calculation Options (Tiers): this tab shows calculations that are tiered fees at each break point. So for example, if a project is \$12MM, with the tiers I have included there would be a rate for the first million, then between \$1-\$5MM there would be a second applicable fee and then from \$5-\$10MM a third, and so on. I have provided an example of what it looks like on the sheet. This is my understanding of the fee structure as currently before the Board of Reps. That, as amended, fees for projects over \$1MM will have a \$6.5/1000 fee for the first 1 million and \$25/1000 for every dollar over \$1 million.
 - Fee Calculation Options (1st \$): this tab would be if the applicable fee went all of the way back to the first project dollar, so for example if a fee is 1.5 MM it will pay (as amended) \$25/1000 for the entire 1.5MM rather than 16.5 for the \$1mm and 25/1000 on the remaining \$500,000.
 - Job Tiers was just for me to break down the projects number and total cost for each of the tiers I created.
- All of the columns are just formulas so if you want to tweak anything you are able or if you want me to run

any additional scenarios I am more than happy to.

I wanted to reach out to see if the tiered fee structure would be something the administration would be agreeable to in order to more gradually impact projects rather than just a steep jump at the \$1,000,000 threshold.

Lastly, I believe the multi-family pays the 16.5/1000 fee structure however the data provided does not support that. For example, the project with PIN: B-17-1897 is a multi-family for \$52,201,000.00, and the fee is \$678,613 which is exactly \$13/1000, if the \$16.5/1000 was applied you would get \$861,316.50 a nearly \$200k difference, so I want to make sure I am including the correct data when doing the analysis back to the current fees collected because if multi-family is not charged the 16.5 it is unfair to include it in the increase calculations as well as it skews how much additional revenue we will collect on a relative basis.

If you have any questions or would like to discuss these options, or suggest changes (i.e. smaller tiers such as 1-2.5MM) please let me know, or feel free to reach me on my cell, 203.667.6809.

Best regards, and thank you for your time.

Charles R. Pia, Jr.
Stamford Board of Representatives
18th District

B-18-576	Building	4/30/2018	4/10/2018	\$ 3,504,475.00	Commercial	\$ 57,832.50	\$ 64,085.03	\$ 79,111.88	\$ 66,589.50	\$ 66,589.50	\$ 66,589.50
B-18-625	Building	4/17/2018	4/17/2018	\$ 800,000.00	Commercial	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00
B-18-72	Building	1/12/2018	1/12/2018	\$ 1,500,000.00	Commercial	\$ 24,750.00	\$ 26,000.00	\$ 29,000.00	\$ 26,500.00	\$ 26,500.00	\$ 26,500.00
B-18-775	Building	6/18/2018	6/13/2018	\$ 3,604,291.00	Commercial	\$ 59,482.50	\$ 65,981.53	\$ 81,607.28	\$ 68,585.82	\$ 68,585.82	\$ 68,585.82
B-18-78	Building	5/4/2018	5/4/2018	\$ 501,655.00	Commercial	\$ 8,283.00	\$ 8,277.31	\$ 8,277.31	\$ 8,277.31	\$ 8,277.31	\$ 8,277.31
B-18-863	Building	5/22/2018	5/22/2018	\$ 500,000.00	Commercial	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00
B-18-976	Building	6/11/2018	6/11/2018	\$ 1,500,000.00	Commercial	\$ 24,750.00	\$ 26,000.00	\$ 29,000.00	\$ 26,500.00	\$ 26,500.00	\$ 26,500.00
B-15-1721	Building	11/23/2015	7/14/2017	\$ 893,988.00	Multi-Family	\$ 11,622.00	\$ 14,750.80	\$ 14,750.80	\$ 14,750.80	\$ 14,750.80	\$ 14,750.80
B-15-790	Building	10/6/2015	1/8/2018	\$ 2,882,880.00	Multi-Family	\$ 37,479.00	\$ 52,274.72	\$ 63,572.00	\$ 54,157.60	\$ 54,157.60	\$ 54,157.60
B-17-1294	Building	8/22/2017	8/22/2017	\$ 1,000,000.00	Multi-Family	\$ 13,000.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00
B-17-180	Building	4/7/2017	8/2/2017	\$ 23,580,600.00	Multi-Family	\$ 306,553.00	\$ 445,531.40	\$ 581,015.00	\$ 551,015.00	\$ 564,595.60	\$ 578,176.20
B-17-1897	Building	10/26/2017	4/19/2018	\$ 52,201,000.00	Multi-Family	\$ 678,613.00	\$ 989,319.00	\$ 1,296,525.00	\$ 1,320,927.00	\$ 1,363,128.00	\$ 1,350,927.00
B-17-1973	Building	12/13/2017	12/13/2017	\$ 1,337,910.00	Multi-Family	\$ 17,394.00	\$ 22,920.29	\$ 24,947.75	\$ 23,258.20	\$ 23,258.20	\$ 23,258.20
B-17-939	Building	8/22/2017	8/21/2017	\$ 7,989,592.00	Multi-Family	\$ 103,870.00	\$ 149,302.25	\$ 191,239.80	\$ 165,260.62	\$ 165,260.62	\$ 165,260.62
B-18-210	Building	5/23/2018	5/23/2018	\$ 1,445,500.00	Multi-Family	\$ 18,798.00	\$ 24,964.50	\$ 27,637.50	\$ 25,410.00	\$ 25,410.00	\$ 25,410.00
B-18-582	Building	6/20/2018	6/20/2018	\$ 850,000.00	Multi-Family	\$ 11,050.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00
B-18-591	Building	5/14/2018	5/14/2018	\$ 630,000.00	Multi-Family	\$ 8,190.00	\$ 10,395.00	\$ 10,395.00	\$ 10,395.00	\$ 10,395.00	\$ 10,395.00
B-18-639	Building	5/4/2018	5/4/2018	\$ 2,340,000.00	Multi-Family	\$ 30,420.00	\$ 41,960.00	\$ 50,000.00	\$ 43,300.00	\$ 43,300.00	\$ 43,300.00
B-18-695	Building	5/29/2018	5/29/2018	\$ 513,000.00	Multi-Family	\$ 6,669.00	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50
B-18-696	Building	6/6/2018	5/31/2018	\$ 513,000.00	Multi-Family	\$ 6,669.00	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50
B-18-698	Building	6/21/2018	6/5/2018	\$ 513,000.00	Multi-Family	\$ 6,669.00	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50
B-18-814	Building	6/19/2018	5/30/2018	\$ 592,160.00	Multi-Family	\$ 7,709.00	\$ 9,770.64	\$ 9,770.64	\$ 9,770.64	\$ 9,770.64	\$ 9,770.64
TB-18-129	Building	1/26/2018	1/26/2018	\$ 5,246,475.00	Multi-Family	\$ 68,211.00	\$ 97,183.03	\$ 122,661.88	\$ 102,168.93	\$ 102,168.93	\$ 102,168.93
						\$ 3,228,221.50	\$ 3,962,797.54	\$ 4,865,108.59	\$ 4,528,227.73	\$ 4,584,009.33	\$ 4,585,388.93

B-18-106	Building	2/27/2018	2/27/2018	\$ 985,000.00	Commercial	\$ 16,252.50	\$ 16,252.50	\$ 16,252.50	\$ 16,252.50	\$ 16,252.50	\$ 16,252.50	\$ 16,252.50
B-18-118	Building	2/16/2018	2/14/2018	\$ 558,987.00	Commercial	\$ 9,223.50	\$ 9,223.29	\$ 9,223.29	\$ 9,223.29	\$ 9,223.29	\$ 9,223.29	\$ 9,223.29
B-18-119	Building	2/20/2018	1/30/2018	\$ 558,987.00	Commercial	\$ 9,223.50	\$ 9,223.29	\$ 9,223.29	\$ 9,223.29	\$ 9,223.29	\$ 9,223.29	\$ 9,223.29
B-18-14	Building	1/9/2018	1/3/2018	\$ 655,000.00	Commercial	\$ 10,807.50	\$ 10,807.50	\$ 10,807.50	\$ 10,807.50	\$ 10,807.50	\$ 10,807.50	\$ 10,807.50
B-18-153	Building	4/17/2018	4/17/2018	\$ 800,000.00	Commercial	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00
B-18-234	Building	2/16/2018	2/15/2018	\$ 850,000.00	Commercial	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00
B-18-251	Building	4/5/2018	4/5/2018	\$ 45,050,800.00	Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B-18-258	Building	3/16/2018	4/20/2018	\$ 600,000.00	Commercial	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00
B-18-26	Building	1/5/2018	1/5/2018	\$ 1,356,480.00	Commercial	\$ 22,390.50	\$ 25,773.12	\$ 33,912.00	\$ 27,129.60	\$ 27,129.60	\$ 27,129.60	\$ 27,129.60
B-18-262	Building	3/23/2018	3/23/2018	\$ 1,500,000.00	Commercial	\$ 24,750.00	\$ 28,500.00	\$ 37,500.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
B-18-324	Building	4/6/2018	4/6/2018	\$ 507,100.00	Commercial	\$ 8,382.00	\$ 8,367.15	\$ 8,367.15	\$ 8,367.15	\$ 8,367.15	\$ 8,367.15	\$ 8,367.15
B-18-340	Building	6/4/2018	6/4/2018	\$ 600,000.00	Commercial	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00
B-18-41	Building	2/12/2018	2/12/2018	\$ 550,000.00	Commercial	\$ 9,075.00	\$ 9,075.00	\$ 9,075.00	\$ 9,075.00	\$ 9,075.00	\$ 9,075.00	\$ 9,075.00
B-18-411	Building	4/13/2018	4/13/2018	\$ 1,000,050.00	Commercial	\$ 16,516.50	\$ 19,000.95	\$ 25,001.25	\$ 20,001.00	\$ 20,001.00	\$ 20,001.00	\$ 20,001.00
B-18-44	Building	1/24/2018	1/23/2018	\$ 840,000.00	Commercial	\$ 13,860.00	\$ 13,860.00	\$ 13,860.00	\$ 13,860.00	\$ 13,860.00	\$ 13,860.00	\$ 13,860.00
B-18-450	Building	3/16/2018	3/16/2018	\$ 600,000.00	Commercial	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00
B-18-458	Building	4/24/2018	4/24/2018	\$ 930,438.00	Commercial	\$ 15,361.50	\$ 15,352.23	\$ 15,352.23	\$ 15,352.23	\$ 15,352.23	\$ 15,352.23	\$ 15,352.23
B-18-464	Building	4/13/2018	4/13/2018	\$ 744,000.00	Commercial	\$ 12,276.00	\$ 12,276.00	\$ 12,276.00	\$ 12,276.00	\$ 12,276.00	\$ 12,276.00	\$ 12,276.00
B-18-494	Building	3/23/2018	3/23/2018	\$ 2,152,678.00	Commercial	\$ 35,524.50	\$ 40,900.88	\$ 53,816.95	\$ 43,053.56	\$ 43,053.56	\$ 43,053.56	\$ 43,053.56
B-18-538	Building	4/4/2018	4/3/2018	\$ 581,625.00	Commercial	\$ 9,603.00	\$ 9,596.81	\$ 9,596.81	\$ 9,596.81	\$ 9,596.81	\$ 9,596.81	\$ 9,596.81
B-18-572	Building	5/11/2018	5/11/2018	\$ 580,000.00	Commercial	\$ 9,570.00	\$ 9,570.00	\$ 9,570.00	\$ 9,570.00	\$ 9,570.00	\$ 9,570.00	\$ 9,570.00
B-18-576	Building	4/30/2018	4/10/2018	\$ 3,504,475.00	Commercial	\$ 57,832.50	\$ 66,585.03	\$ 87,611.88	\$ 70,089.50	\$ 70,089.50	\$ 70,089.50	\$ 70,089.50
B-18-625	Building	4/17/2018	4/17/2018	\$ 800,000.00	Commercial	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00
B-18-72	Building	1/12/2018	1/12/2018	\$ 1,500,000.00	Commercial	\$ 24,750.00	\$ 28,500.00	\$ 37,500.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
B-18-775	Building	6/18/2018	6/13/2018	\$ 3,604,291.00	Commercial	\$ 59,482.50	\$ 68,481.53	\$ 90,107.28	\$ 72,085.82	\$ 72,085.82	\$ 72,085.82	\$ 72,085.82
B-18-78	Building	5/4/2018	5/4/2018	\$ 501,655.00	Commercial	\$ 8,283.00	\$ 8,277.31	\$ 8,277.31	\$ 8,277.31	\$ 8,277.31	\$ 8,277.31	\$ 8,277.31
B-18-863	Building	5/22/2018	5/22/2018	\$ 500,000.00	Commercial	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00	\$ 8,250.00
B-18-976	Building	6/11/2018	6/11/2018	\$ 1,500,000.00	Commercial	\$ 24,750.00	\$ 28,500.00	\$ 37,500.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
B-15-1721	Building	11/23/2015	7/14/2017	\$ 893,988.00	Multi-Family	\$ 11,622.00	\$ 14,750.80	\$ 14,750.80	\$ 14,750.80	\$ 14,750.80	\$ 14,750.80	\$ 14,750.80
B-15-790	Building	10/6/2015	1/8/2018	\$ 2,882,880.00	Multi-Family	\$ 37,479.00	\$ 54,774.72	\$ 72,072.00	\$ 57,657.60	\$ 57,657.60	\$ 57,657.60	\$ 57,657.60
B-17-1294	Building	8/22/2017	8/22/2017	\$ 1,000,000.00	Multi-Family	\$ 13,000.00	\$ 19,000.00	\$ 25,000.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00
B-17-180	Building	4/7/2017	8/2/2017	\$ 23,580,600.00	Multi-Family	\$ 306,553.00	\$ 448,031.40	\$ 589,515.00	\$ 589,515.00	\$ 613,095.60	\$ 636,676.20	\$ 636,676.20
B-17-1897	Building	10/26/2017	4/19/2018	\$ 52,201,000.00	Multi-Family	\$ 678,613.00	\$ 991,819.00	\$ 1,305,025.00	\$ 1,409,427.00	\$ 1,461,628.00	\$ 1,409,427.00	\$ 1,409,427.00
B-17-1973	Building	12/13/2017	12/13/2017	\$ 1,337,910.00	Multi-Family	\$ 17,394.00	\$ 25,420.29	\$ 33,447.75	\$ 26,758.20	\$ 26,758.20	\$ 26,758.20	\$ 26,758.20
B-17-939	Building	8/22/2017	8/21/2017	\$ 7,989,592.00	Multi-Family	\$ 103,870.00	\$ 151,802.25	\$ 199,739.80	\$ 183,760.62	\$ 183,760.62	\$ 183,760.62	\$ 183,760.62
B-18-210	Building	5/23/2018	5/23/2018	\$ 1,445,500.00	Multi-Family	\$ 18,798.00	\$ 27,464.50	\$ 36,137.50	\$ 28,910.00	\$ 28,910.00	\$ 28,910.00	\$ 28,910.00
B-18-582	Building	6/20/2018	6/20/2018	\$ 850,000.00	Multi-Family	\$ 11,050.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00	\$ 14,025.00
B-18-591	Building	5/14/2018	5/14/2018	\$ 630,000.00	Multi-Family	\$ 8,190.00	\$ 10,395.00	\$ 10,395.00	\$ 10,395.00	\$ 10,395.00	\$ 10,395.00	\$ 10,395.00
B-18-639	Building	5/4/2018	5/4/2018	\$ 2,340,000.00	Multi-Family	\$ 30,420.00	\$ 44,460.00	\$ 58,500.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00
B-18-695	Building	5/29/2018	5/29/2018	\$ 513,000.00	Multi-Family	\$ 6,669.00	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50
B-18-696	Building	6/6/2018	5/31/2018	\$ 513,000.00	Multi-Family	\$ 6,669.00	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50
B-18-698	Building	6/21/2018	6/5/2018	\$ 513,000.00	Multi-Family	\$ 6,669.00	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50	\$ 8,464.50
B-18-814	Building	6/19/2018	5/30/2018	\$ 592,160.00	Multi-Family	\$ 7,709.00	\$ 9,770.64	\$ 9,770.64	\$ 9,770.64	\$ 9,770.64	\$ 9,770.64	\$ 9,770.64
TB-18-129	Building	1/26/2018	1/26/2018	\$ 5,246,475.00	Multi-Family	\$ 68,211.00	\$ 99,683.03	\$ 131,161.88	\$ 120,668.93	\$ 120,668.93	\$ 120,668.93	\$ 120,668.93

	\$	3,228,221.50	\$	4,065,297.54	\$	5,213,608.59	\$	4,893,227.73	\$	4,969,009.33	\$	4,940,388.93

Tier	Count FY17-18	Total Costs	Notes
\$500k - \$1MM	41	\$ 26,998,740.00	
\$1MM - \$5MM	31	\$ 62,358,568.00	
\$5MM - \$10MM	7	\$ 52,245,007.00	
\$10MM - \$25MM	1	\$ 23,580,600.00	
\$25MM (+)	1	\$ 52,201,000.00	Took out city project =-\$45MM

Proj Cost

- \$ 1,963,000.00
- \$ 936,000.00
- \$ 1,250,000.00
- \$ 540,000.00
- \$ 525,000.00
- \$ 1,449,989.00
- \$ 508,310.00
- \$ 7,000,000.00
- \$ 2,000,000.00
- \$ 500,000.00
- \$ 680,020.00
- \$ 2,500,000.00
- \$ 1,600,000.00
- \$ 2,000,000.00
- \$ 1,126,000.00
- \$ 1,500,000.00
- \$ 3,570,000.00
- \$ 900,000.00
- \$ 700,000.00
- \$ 3,119,040.00
- \$ 7,938,940.00
- \$ 500,000.00
- \$ 9,500,000.00
- \$ 550,000.00
- \$ 550,000.00
- \$ 505,220.00
- \$ 1,131,460.00
- \$ 1,534,000.00
- \$ 2,592,500.00
- \$ 4,500,000.00
- \$ 6,470,000.00
- \$ 1,051,500.00
- \$ 1,603,594.00
- \$ 8,100,000.00
- \$ 1,060,000.00
- \$ 2,683,221.00
- \$ 591,250.00
- \$ 765,000.00
- \$ 985,000.00
- \$ 558,987.00
- \$ 558,987.00
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\$ 600,000.00
\$ 1,356,480.00
\$ 1,500,000.00
\$ 507,100.00
\$ 600,000.00
\$ 550,000.00
\$ 1,000,050.00
\$ 840,000.00
\$ 600,000.00
\$ 930,438.00
\$ 744,000.00
\$ 2,152,678.00
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\$ 23,580,600.00
\$ 52,201,000.00
\$ 1,337,910.00
\$ 7,989,592.00
\$ 1,445,500.00
\$ 850,000.00
\$ 630,000.00
\$ 2,340,000.00
\$ 513,000.00
\$ 513,000.00
\$ 513,000.00
\$ 592,160.00
\$ 5,246,475.00