

31ST BOARD OF REPRESENTATIVES

President
NINA SHERWOOD
Clerk of the Board
MEGAN COTTRELL

Majority Leader
VIRGIL DE LA CRUZ
Minority Leader
MARY L. FEDELI

CITY OF STAMFORD

RESOLUTION NO. 4394 CONCERNING BUILDING PERMIT FEES FOR AFFORDABLE HOUSING UNITS

WHEREAS, it has been determined that it is in the best interests of the City of Stamford to change the fees for building department permit applications; and

WHEREAS, affordable housing is a critical need in the City of Stamford; and

WHEREAS, the Board of Representatives recognizes that while building permit fees themselves represent a relatively small percentage of total construction hard and soft costs, they contribute to the overall burden and can impact project feasibility for affordable housing development; and

WHEREAS, affordable housing, especially deeply affordable housing, carries additional development costs due to the large number of public and private funding sources needed, each with its own detailed requirements and standards, legal counsel involvement, fees and other costs required to satisfy each funding source, and exempting affordable units from building permit fees would facilitate assembling the complex financing package each development requires.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to and within the limitations of Sec 123 of the Code of Ordinances, the Board of Representatives hereby approves the following amendment to the building permit fees schedule:

(1) Deed restricted "Affordable Housing Units," as defined in the City of Stamford Zoning Regulations (as amended), developed by Qualified Not-For-Profit Organizations, are exempt from City of Stamford Building Permit fees) above the non-waivable \$25 minimum per permit required by Code §123-1(B). Deed restricted "Affordable Housing Units," as defined in the City of Stamford Zoning Regulations (as amended), developed by for-profit entities, shall be assessed a reduced building permit fee of thirteen dollars (\$13) per \$1,000 (or fraction thereof) of estimated cost.

(2) A Qualified Not-For-Profit Organization is an organization that: (a) is organized and operated exclusively for charitable, educational, religious, scientific, or similar public purposes; (b) does not distribute profits to private persons; (c) maintains a governing board and complies with applicable state nonprofit laws; and (d) holds current IRS §501(c)(3) tax-exempt status.

(3) This exemption and fee reduction applies only to constructed Affordable Housing Units and does not apply to fee-in-lieu payments or non-construction activities.

(4) For projects comprised exclusively of Affordable Housing Units and ancillary common areas, the exemption or fee reduction apply to the entire estimated development cost of the new construction or renovations. For mixed-scope projects, the exemption applies only to the portion of the estimated development cost attributable to Affordable Housing Unit construction or renovation; shared ancillary common areas shall be allocated proportionally pursuant to uniform, published methodology.

(5) If a unit or space for which a fee exemption or reduction was granted later loses its deed-restriction or otherwise ceases to qualify, the City may recapture the previously exempted local fees, with interest as permitted by law, pursuant to a City-approved, recorded recapture agreement.

(6) Nothing herein waives or reduces any state-mandated surcharges or fees, including the Code Training & Education fee of \$0.26 per \$1,000 of construction value, which shall be assessed, collected, and remitted as required by law.

(7) This resolution affects only City of Stamford fees.

(8) Administration. The Board delegates to the Director of Operations, or designee, authority to issue uniform written guidance, a single citywide methodology for eligibility determinations and mixed-scope allocations, standard documentation checklists and affidavits, and a City-approved standard form of recorded recapture agreement. All guidance shall be publicly available and applied uniformly.

BE IT FURTHER RESOLVED that this schedule shall take effect on _____, or the 1st of the next month at least 60 days after enactment, whichever is later.

This resolution was approved by a roll call vote of 22-6-3 at the regular monthly meeting of the 31st Board of Representatives held on October 6, 2025.



Nina Sherwood, President
31st Board of Representatives



Megan Cottrell, Clerk
31st Board of Representatives

cc: Mayor Caroline Simmons
Bridget Fox, Chief of Staff
Leah Kagan, Director of Economic Development
Thomas Cassone, Esq., Law Department
Lyda Ruijter, Town & City Clerk
Elda Sinani, Director of OPM
Matthew Quinones, Director of Operations
Benjamin Barnes, Director of Administration
Lou DeRubeis, Director of Public Safety, Health & Welfare
Bharat Gami, Chief Building Official