

RESOLUTION _____
TO ESTABLISH A COMMERCIAL BUILDING PERMIT FEE EXEMPTION FOR
QUALIFYING GROCERY STORES LOCATED DOWNTOWN AND IN THE SOUTH
END

WHEREAS, the City of Stamford has experienced significant residential growth in the Downtown and South End neighborhoods; and

WHEREAS, access to full-service grocery stores offering fresh produce, meat, dairy, and staple foods is essential to public health, neighborhood vitality, and equitable economic development; and

WHEREAS, Downtown and the South End have been identified as having limited neighborhood access to adequate grocery options despite their population density and walkability; and

WHEREAS, commercial building permit fees, particularly those calculated at the highest construction valuation tiers can impose substantial upfront costs on grocery operators seeking to establish or expand stores in urban areas where land and building costs are highest; and

WHEREAS, grocery stores operate on comparatively narrow profit margins relative to other commercial retail uses while providing a public health benefit to our communities; and

WHEREAS, the Board of Representatives finds that targeted fee relief is an appropriate economic development tool to incentivize the siting of a full-service grocery store retailer in high-density urban areas;

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 commercial building permit fee exemption:

Category: Building Permits – Commercial

BE IT FURTHER RESOLVED, qualifying grocery stores located within the Downtown and South End geographic boundaries of Stamford shall be exempt from payment of the commercial building permit fee otherwise assessed pursuant to the City's Building Department fee schedule.

BE IT FURTHER RESOLVED, for purposes of this Resolution, A) "Qualifying Grocery Store" shall mean a retail establishment that: Occupies at least 7,000 square feet of gross floor area and no more than 38,000 square feet of gross floor area: B) Devotes a majority of its floor area to the sale of food intended for off-premises consumption: C) Offers fresh produce, meat or seafood, dairy, dry goods, a deli, Kosher and Halal food items, and staple household food items: D) is not primarily a convenience store, durable goods retailer, specialty boutique food retailer, liquor store, restaurant: E) does not sell tobacco, nicotine, or vaping products, in any form.

BE IT FURTHER RESOLVED, the exemption shall apply to: New construction of a qualifying grocery store; Substantial renovation or interior buildout converting space to a qualifying grocery store use.

BE IT FURTHER RESOLVED, the City's Director of Economic Development shall determine qualifying grocery store status and commercial building permit fee exemption eligibility prior to permit issuance and shall inform the building department of the qualifying grocery stores commercial building permit fee exemption status.

BE IT FURTHER RESOLVED, this exemption shall remain in effect for six (6) years from adoption unless renewed by the Board of Representatives.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately upon enactment.