

2020 *Interim* IMPACT FEE REPORT

Impact fees are imposed on new development in Wilton. Impact fees help to share the burden of infrastructure like roads, fire protection, and schools, equally with new neighbors. Impact fees are assessed on all new development including, but not limited to, new houses, new apartments, and new commercial buildings.

Definition: (from Wilton's Zoning Ordinance)

A fee or assessment imposed upon development, including subdivision, building construction or other land-use change, in order to help meet the needs occasioned by the development for the construction or improvement of capital facilities owned or operated by the Town of Wilton, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public libraries; and public recreation facilities, not including open space.

In Wilton, the Impact Fees are allocated in part to Public Schools, the Fire Department, and Town Roads. The fees must be spent on capital expenses such as buildings and roads, but not on salaries or office supplies.

Review:

The Planning Board must review the Impact Fee schedule every three years. The Planning Board is the Board responsible for determining the amount of the fee in total and how it is allocated. The next review will be this year, 2020.

Annually the Town of Wilton will provide the public a report on how much was collected and how much was spent in each category. This is usually provided in the Annual Report. Anyone who wants to review a complete detailed report can request one from the Select Board Office.

Zoning Ordinance:

Impact fees are detailed in Section 25 of the Land Use Laws and Regulations. This section describes what impact fees are, how they are to be imposed, and how they are to be maintained by the Town.

Impact fees are maintained in an escrow account, and kept separate from all other funds in the town. If these funds are not used for their intended purpose within 6 years, the funds will be returned to the person who paid them.

Appendix VIII has the Impact Fee Schedule and shows how much of the Impact Fee is allocated to each of three areas. This is the schedule:

Land Use Category	Impact Fee Schedule			Total Fees
	Public Schools	Fire Department	Town Roads	
Residential – per dwelling unit				
Single Family Detached	\$3,507	\$1,011	\$891	\$5,409
Other Structure Types (e.g., ADU, Duplex)	\$2,434	\$779	\$585	\$3,798
Commercial or Industrial – per square foot				
Retail and Restaurant	None	\$0.45	\$1.00	\$1.45
Office & General Commercial	None	\$0.45	\$0.52	\$0.97
Industrial & Warehouse	None	\$0.45	\$0.33	\$0.78

In 2020, at the end of July, this is what the accounts show.

Impact fee account balance Jan 1, 2020 \$ 113,161.28
 Fees collected so far in 2020..... \$ 46,152.00
 Impact fees spent so far in 2020 \$ 90,217.67