

Land Use Fee Adjustments

7/27/2017



LUB

City of Stamford Land Use Bureau

Overview

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1. Goals

- Make Land Use fees more equitable
- Better align fees with cost of review
- Keep fees for small businesses and one-family homes level
- Provide more resources for review of big development projects with potentially more impacts
- Make sure fees stay current
- Unify / simplify fee structure

2. Key features

- Fee changes focus on land use fees, i.e., fees for application to the Zoning and Planning boards (Zoning Text and Map changes, Special Exceptions, Site Plan Review)
- Most fees will be proportional to development size
- EPB fees have not been adjusted for several years – CPI adjustment
- Allow for fee increases linked to CPI increases

3. Net Cost of Land Use Review – current (estimates)

Adjusted cost*	Revenue**	Net Cost
\$709,004	\$90,100	\$618,904

* Cost of Land Use Administration, Planning and Zoning and EPB is \$1,169,004 however, of a total of 9 FTE, only 6.5 FTE are used for Application Review

** EPB fees and fees for applications to Zoning and Planning boards

4. Net Cost of Land Use Review – proposed (estimates)

Adjusted cost	Current Revenue	Estimated Revenue with Fee changes	Current Net Cost	Net cost with proposed fees	Change current net cost / proposed net cost
\$709,004	\$90,100	\$179,666	\$618,904	\$529,338	-14%

	Full Time Staff	Land Use Review	Cost	Adjusted cost	Revenue - current	Revenue w/ fee increase	Net Cost - current	Net Cost w/ fee increase	Net cost reduction
Land Use Admin.	2	1.25	\$299,215	\$179,215	\$0	\$0	\$179,215	\$179,215	0%
P+Z	4	2.25	\$568,328	\$228,328	\$56,700	\$136,246	\$171,628	\$92,082	-46%
EPB	3	3	\$301,461	\$301,461	\$33,400	\$43,420	\$268,061	\$258,041	-4%
TOTALS	9	6.5	\$1,169,004	\$709,004	\$90,100	\$179,666	\$618,904	\$529,338	-14%

5. Impact of Cost increases on Select Projects (Land Use fees only)

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	
		General Development Plan	\$ 1,235.00	\$ 66,908.16	
		(Site Plan Approval)	\$ 1,080.00	\$ 7,200.00	
		Public Hearing Fee	\$ 590.00	\$ 1,000.00	
		Total Application Fees	\$ 3,635.00	\$ 80,108.16	0.07%
Element One (111 Morgan St)	conversion of commercial space (6,100 sf) to residential	Public Hearing Fee	\$ 590.00	\$ 1,000.00	
		Site Plan	\$ 380.00	\$ 400.00	
		Total Application Fees	\$ 970.00	\$ 1,400.00	0.12%
St John's	Development of 212 new Housing Units	Public Hearing Fee	\$ 500.00	\$ 1,000.00	
		Major Text Change	\$ 730.00	\$ 5,000.00	
		Special Exception	\$ 1,080.00	\$ 5,375.00	
		Site Plan Approval	\$ 1,080.00	\$ 5,375.00	
		Coast Site Plan Review	\$ 230.00	\$ 2,225.00	
		Total Application Fees	\$ 3,620.00	\$ 18,975.00	0.06%
RBS	Development of 456 new Housing Units	Public Hearing Fee	\$ 500.00	\$ 1,000.00	
		Site Plan Approval	\$ 1,080.00	\$ 1,149.30	
		General Development Plan	\$ 1,430.00	\$ 3,809.70	
		Zoning Map Change	\$ 380.00	\$ 9,000.00	
		Minor Text Change	\$ 380.00	\$ 1,000.00	
		Coastal Site Plan Review	\$ 230.00	\$ 4,325.00	
		Total Application Fees	\$ 4,000.00	\$ 20,284.00	0.03%

Assumptions

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

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

† Application for site plan approval has not been filed

6. Comparison with other Municipalities (land use fees only)

	Stamford		Bridgeport	Norwalk	New Rochelle	New York City
	current	proposed				
Zoning Map change	\$390	dependent on size, starting at \$1000	\$700 \$6,000 (certain areas)	\$500	?	starting at \$2,190
Zoning text change	\$375 (Minor) \$850 (Major)	\$1,000 (Minor) \$5,000 (Major)	\$715	?	?	\$5,445
Special Exception	starting at \$415	starting at \$400	\$535	\$350	\$500	starting at \$2,040
Site Plan Review	starting at \$400	starting at \$400	\$245 \$2,500	\$350	starting at \$600 (projects costing \$250,000)	starting at \$1,060
Coastal Site Plan	\$215	starting at \$275	\$245	\$160 (residential) \$260 (residential 6+ units) \$460 commercial		

7. Comparison of Development Fees in Stamford and New York City

Project		Stamford (proposed)	NYC
260 Long Ridge Rd	Major Text Change	\$5,000	\$5,445
	General Development Plan (Site Plan Approval)	\$66,908	\$0
	Public Hearing Fee	\$7,200	\$29,485
	Public Hearing Fee	\$1,000	\$0
	Total Application Fees	\$80,108	\$34,930
	supplement for large applications	\$0	\$80,000
	Total Land Use Fees	\$80,108	\$114,930
	Environmental Review Fees	\$145,400	\$192,820
All Fees		\$225,508	\$307,750
RBS	Public Hearing Fee	\$1,000	\$0
	Site Plan Approval	\$5,677	\$29,485
	General Development Plan	\$3,810	\$0
	Zoning Map Change	\$9,000	\$7,105
	Minor Text Change	\$1,000	\$5,445
	Coastal Site Plan Review	\$4,325	\$0
	Total Application Fees	\$24,811	\$42,035
	supplement for large applications		\$80,000
	Total Land Use Fees	\$24,811	\$122,035
	Environmental Review Fees	\$114,930	\$192,820
All Fees		\$139,741	\$314,855