



Town of Salem, New Hampshire

Community Development Department

Planning Division

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Impact Fees For New Development

Effective – January 1, 2018 (Last Revision-9-24-19)

Residential Uses

	<u>School</u>	<u>Recreation</u>	<u>Traffic</u>	<u>Public Safety</u>	<u>Total</u>
<u>Type Unit/Units in Structure – (per unit)</u>					
Single Family Detached	\$5345	\$1014	\$1703	\$700	\$8762
Townhouse	\$2878	\$830	\$1321	\$720	\$5749
Duplex/Two Unit	\$4703	\$839	\$1321	\$725	\$7588
Multifamily (3+ unit structure)	\$2792	\$659	\$1321	\$845	\$5617
Manufactured Housing	\$1389	\$754	\$902	\$972	\$4017
Senior Apartments (no personal care)			\$770	\$1781	\$2551
Assisted Living			\$469/bed	\$2425	\$2894
Seasonal to Year-Round Conver.	\$5345	\$1014	\$1703	\$700	\$8762
Accessory Apartment	\$2792	\$659	\$1321	\$845	\$5617
In-Law Apartment			\$1321	\$1781	\$3102
Affordable Housing*					

Non-Residential Uses

Public Safety

Retail	\$0.56 per sf
Lodging	\$1.50 per sf
Office	\$0.54 per sf
Industrial/Manufacturing	\$0.27 per sf
Hospital	\$1.62 per sf
Other Comm./Institutional	\$0.67 per sf

Traffic

General Office	\$1.76 per sf
Single Tenant Office	\$2.03 per sf
Medical-Dental Office Building	\$4.08 per sf
General Light Industrial	\$0.99 per sf
Manufacturing	\$0.71 per sf
Warehousing	\$0.31 per sf
Mini-Warehouse (self-storage)	\$0.27 per sf
Hospital	\$1.45 per sf
Day Care Center	\$1.15 per sf
Health/Fitness Club	\$2.08 per sf
Movie Theater	\$8.45 per sf

Quality Restaurant	\$6.05 per sf
High Turnover Restaurant	\$4.72 per sf
Fast Food Restaurant	\$16.99 per sf
Small Retail (less than 100,000 sf)	\$4.06 per sf
Large Retail (100,000 sf or more)	\$3.04 per sf
Pharmacy	\$5.25 per sf
Drive-in Bank	\$3.01 per sf
Automobile Sales	\$2.93 per sf
Supermarket	\$4.50 per sf
Gas Station with Convenience Store	\$3,705 per pump
Hotel	\$1,508 per room

For unique land use categories that are not found in the table, the traffic impact fee can be determined by multiplying the number of new daily trips generated by the new use by \$180.

*Impact Fees for certain affordable or workforce housing projects may be reduced by the Planning Board for housing units that are subject to long term covenants that limit occupancy to households with incomes at or below 50% to 60% of the area median income. Applicable reference standards for area median family income by household size are published annually by the U. S. Department of Housing and Urban Development.

The Planning Board may assess impact fees to such developments at 50% of the standard fees for units sold or rented to households with incomes at or below 50% of the HUD area median income, or at 60% of the standard fees for units sold or rented to households with incomes at or below 60% of the HUD area median income. No discounts of impact fees will be available to market rate units or units that are not subject to these income restrictions.