



Town of Salem, New Hampshire

Community Development Department

Planning Division

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Impact Fees For New Development

Effective – November 14, 2023 (Last Revision-11-14-23)

Residential Uses

<u>Type Unit/Units in Structure – (per unit)</u>	<u>School</u>	<u>Recreation</u>	<u>Traffic</u>	<u>Public Safety</u>	<u>Total</u>
Single Family Detached	\$5345	\$1014	\$2222	\$700	\$9281
Townhouse	\$2878	\$830	\$1588	\$720	\$6016
Duplex/Two Unit	\$4703	\$839	\$1588	\$725	\$7855
Multifamily (3+ unit structure)	\$2792	\$659	\$1588	\$845	\$5884
Manufactured Housing	\$1389	\$754	\$1677	\$972	\$4792
Senior Apartments (no personal care)			\$1015	\$1781	\$2796
Assisted Living			\$613/bed	\$2425	\$3038
Seasonal to Year-Round Conver.	\$5345	\$1014	\$2222	\$700	\$9281
Accessory Apartment	\$2792	\$659	\$1588	\$845	\$5884
In-Law Apartment			\$1588	\$1781	\$3369
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	\$2.55 per sf
Single Tenant Office	\$3.08 per sf
Medical-Dental Office Building	\$5.51 per sf
General Light Industrial	\$1.15 per sf
Manufacturing	\$1.12 per sf
Warehousing	\$0.40 per sf
Mini-Warehouse (self-storage)	\$0.34 per sf

Hospital	\$3.94 per sf
Day Care Center	\$1.50 per sf
Health/Fitness Club	\$2.72 per sf
Movie Theater	\$10.19 per sf
Fine Dining Restaurant	\$7.90 per sf
High Turnover Restaurant	\$5.89 per sf
Fast Food Restaurant	\$22.03 per sf
Small Retail (less than 100,000 sf)	\$5.57 per sf
Large Retail (100,000 sf or more)	\$3.92 per sf
Pharmacy	\$6.81 per sf
Drive-in Bank	\$3.80 per sf
Automobiles Sales	\$3.94 per sf
Supermarket	\$5.16 per sf
Gas Station with Convenience Store	\$6,940 per pump
Hotel	\$2,091 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 \$235.

*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.