

Amherst Impact Fee Schedule (Approved by the BOS 06/22/2020)							
Structure Type or Land Use (1)	Town Facilities					School Facilities	Total Town and School
	Police	Fire	Recreation	Town Roads	Total Town Facilities	School Facilities	
Residential Per Sq. Ft. of Living Area (based on conditioned living area)							
Single Family Detached	\$0.19	\$0.56	\$0.27	\$0.42	\$1.44	\$2.32	\$3.76
Townhouse / Attached	\$0.19	\$0.56	\$0.27	\$0.45	\$1.47	\$2.20	\$3.67
Two Family Structure	\$0.19	\$0.56	\$0.27	\$0.54	\$1.56	\$3.22	\$4.78
Multi-dwelling Unit Structures	\$0.19	\$0.56	\$0.27	\$0.50	\$1.52	\$2.75	\$4.27
Manufactured Housing	\$0.19	\$0.56	\$0.27	\$0.50	\$1.52	\$3.07	\$4.59
Commercial Development Impact Fees Per Sq. Ft.							
Retail	\$0.30	\$0.59	---	\$0.98	\$1.87	---	\$1.87
Office	\$0.17	\$0.78	---	\$0.50	\$1.45	---	\$1.45
Industrial	\$0.06	\$0.20	---	\$0.18	\$0.44	---	\$0.44
Institutional & Other	\$0.03	\$0.20	---	\$0.64	\$0.87	---	\$0.87

Notes:

1. The intention of the Board of Selectmen is that this fee schedule applies equally to Accessory Apartments (which will be treated as an additional single-family dwelling unit), Age-restricted Housing, Senior Housing, and Workforce Housing.
2. Fees will apply to only the first 3,000 sq. ft. per dwelling unit.

Definitions:

Single family detached: One housing unit not connected to any other. Includes single family detached condos.

Two family structures: These structures have two dwelling units separated either side to side or "stacked" one over the other.

Townhouse / Attached: This includes three or more "row-style" units, having living area on more than one floor, in structures attached side-to-side by a common wall (often a firewall) that provides full separation between the units normally from basement to attic. There may be blocks of multiple units so attached.

Multi-dwelling unit structures: These are structures with three or more units in which the dwellings are "garden apartment" style or "stacked" units, with all the living area of each unit on one floor.

Manufactured Housing follow the NH statutory definition of homes that are built on a chassis and are transported to a site (we used to call them mobile homes). Once connected to utilities, they are ready for occupancy, and could be single wide or double wide units. These exclude site-built single family units such as modular construction.