



## **ARTICLE 26. AUTHORIZE SPECIAL LEGISLATION – BUILDING PERMIT FEE SURCHARGE FOR AFFORDABLE HOUSING**

**ARTICLE 26. Mr. Lawson moves: that the Town take affirmative action on Article 26 as printed in the handout applicable to this Article.**



## Article 26: Authorize Special Legislation – Building Permit Fee Surcharge for Affordable Housing

### CHANGES IN PROPOSED SPECIAL LEGISLATION AS MOVED IN THE HANDOUT FROM TEXT PRINTED IN WARRANT

SECTION 1: ... and “(ii) exceeds a minimum ~~number of square feet~~ *construction value* to be determined by the Select Board of the Town ...”

SECTION 2: All fees received pursuant to this act shall be ~~dedicated to the Concord Housing Development Corporation established by the Town or~~ deposited in the Concord Affordable Housing Trust Fund established pursuant to section 55C of Chapter 44 of the General laws.”



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SECTION 4. ~~This act shall take effect upon its passage.~~  
Acceptance of this act by the Town of Concord shall be first by vote of approval at an annual Town Meeting, to be followed by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. Sections 1 to 3, inclusive shall take effect 30 days after such acceptance by the Town.



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What might this look like to the homeowner if a modest **hypothetical** fee of \$5 per \$1000 of construction value was added to the building permit fee?

Construction Project	Current Building Permit Fee \$12 per \$1000	Affordable Housing Surcharge \$5 per \$1000	Total Building Permit Fee
\$50,000	\$600	\$250	\$850



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How would this fee help the Town meet its Affordable Housing goals?

# Building Permits Issued 2018	Total Construction Value	Potential Income Generated Affordable Housing
981	\$72,642,157	<b>\$363,210</b>



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The Select Board unanimously urges  
**AFFIRMATIVE ACTION** on Article 26



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