

Impact Fee

The purpose of an impact fee is to assess new development for its proportionate share of the cost to provide adequate capacity in public capital facilities. Effective on January 1, 2020 the City of Rochester will collect impact fees prior Certificate of Occupancy. BCM Planning LLC. provided the City of Rochester Planning and Development Department and Planning Board methodology for collecting impact fees. The City of Rochester impact fees have been listed in the Zoning Ordinance since the 1980's but there was no methodology to collect these fees.

City of Rochester Areas Affected by Impact Fee

Impact fees may be assessed to new development to compensate the City and the School District for the proportional share of capital facilities generated by new development in the City of Rochester. The Downtown Commercial Zone is exempt from contributing to impact fees. Accessory dwelling units within any zone of Rochester are also exempt from impact fees.

Waiver for Impact Fee

Full or partial waivers of impact fees may be granted when the Planning Board finds that one or more of the following criteria are met with respect to the particular public capital facilities for which impact fees are normally assessed:

1. For construction within a subdivision or site plan approved by the Planning Board prior to the effective date of this ordinance. This waiver shall not be applicable to phases of a phased development project where active and substantial development, building and construction has not yet occurred in the phase in which construction is proposed.

When is the Fee Assessed?

The process of impact fee assessment and administration will be governed by the provisions of the Rochester Zoning Ordinance and NH RSA 674:21,V. All impact fees shall be assessed and paid prior to the issuance of a Certificate of Occupancy which is collect by the Building, Zoning, and Licensing Services Department. Impact fees may also be collected for change of use.

Adopted Impact Fee

2020 Planning Board Adopted Fee

Table 1

Rochester Impact Fee Schedule By Capital Facility Category					
Type of Development	Schools (A)	Police	Fire	Municipal Offices	Total
Residential Fees Per Square Foot					
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Family Single Detached	\$1.87	\$0.19	\$0.57	\$0.32	\$2.95
Townhouse/Attached	\$1.57	\$0.24	\$0.77	\$0.40	\$2.98
Two or More Family Structure	\$2.88	\$0.26	\$0.86	\$0.42	\$4.42
Manufactured Housing	\$2.86	\$0.27	\$0.92	\$0.45	\$4.50

Commercial Fees Per Square Foot					
Average Commercial Use (Default)	-	\$0.18	\$0.30	\$0.12	\$0.60
Retail, Restaurant, Lodging, Entertainment	-	\$0.37	\$0.55	\$0.16	\$1.08
Offices, Services, and Private Institutional Uses	-	\$0.20	\$0.52	\$0.14	\$0.86
Industrial, Transportation, Whole, Storage	-	\$0.06	\$0.07	\$0.07	\$0.20

****The Planning Board can review and change these fees at any time.*

More Information

Click to download information sheet on Impact Fees (put hyperlink to impact fee flyer)