



Town of South Kingstown Building Department Schedule of Permit Fees

Effective July 1, 2019

Project Valuation

\$1.00 TO \$10,000

FROM \$10,001 TO \$50,000

FROM \$50,001 TO NO LIMIT

Fee Schedule

\$9.00 PER \$1,000

\$90 + \$7.00 PER \$1,000 EXCEEDING \$10,000

\$370 + \$5.00 PER \$1,000 EXCEEDING \$50,000

NOTE: \$40.00 Minimum Fee on All Permits

Additional Fees Collected on Building Permits

- **STATE OF RHODE ISLAND CE/ADA FEES - \$1.00 PER THOUSAND ON ALL PERMITS** (\$50.00 Maximum Fee Collected on One (1) and Two (2) Family Dwellings)
- **STATE OF RHODE ISLAND RADON SURCHARGE - .02 X SQUARE FOOTAGE** (Assessed on New Residential Construction, Excluding Renovations)
- **FIRE PLAN REVIEW - \$75.00 PER RESIDENTIAL DWELLING**
(Commercial Fire Plan Review Please Contact the Fire District Directly for Fees)

Late Filing Fees

A fee of an additional **two hundred fifty dollars (\$250) or fifty percent (50%) of the required permit fee**, whichever is greater, shall be assessed when work is performed without a permit or whenever the terms of any permit are exceeded. **If a second offense occurs within twelve (12) months of the first offense, a fee of five hundred dollars (\$500) shall be assessed.** This fee shall be paid prior to any issuance of any permits or any inspections by the Building Official's office.

Fee Schedule of Zoning Applications

Any person filing an application for a Special Use Permit or Variance or filing an Appeal to the Zoning Board of Review from the decision of the Building Official shall at the time of said filing, pay to the Town of South Kingstown the following fee:

- Single household/two household detached structure and accessory uses and any supplementary regulation thereto - \$175.00.
- Multi-family - 3 – 1,000 units: \$300.00 for first unit plus \$10.00 for each additional unit.
- All other residential, agricultural, institutional and governmental services, cultural, entertainment and recreation services, trade transportation, communication and utilities, industrial, noxious industrial and extractive industrial and accessory uses and any supplementary regulation thereto - \$250.00.
- Subdivision Appeal - \$300.00
- Low- and moderate-income housing - \$400.00

Any person filing an Appeal of a decision of the Zoning Board of Review or the Planning Board of Appeal in the Superior Court, State Housing Appeals Board or with any other jurisdiction where Appeals may be taken shall be responsible for payment of the cost of preparing the transcript of the Public Hearing on said decision.

Sign Permit Fees

- Filing fee sign permit - \$75.00
- Temporary sign permit - \$30.00 plus \$50.00 deposit to ensure removal at expiration of sign permit.

Building Code Board of Appeals Fees

- Building Code Board of Appeals application fee \$75.00

Zoning Certificates Fees

- Any person requesting a zoning certificate shall pay a fee of \$60.00

Fairshare Development Fees

(See below for further information)

Two (2) Bedroom or less unit - \$3,360.00 (through June 30, 2026)

Single Household Unit - \$4,215.00 (through June 30, 2026)

Fair Share Development Fees

The final element of the Capital Improvement Program's *Long Term Debt Management* section provides the basis for the determination of the amount of Fair Share Development Fees. The specific requirements for payment of these fees are provided in the Town's Zoning Ordinance, *Article 11 Section 1101*, and the Subdivision and Land Development Regulations, *Article III Section D*. The values of Fair Share Development Fees are reviewed and updated on an annual basis through the Capital Improvement Program. The revenue generated from these development fees is earmarked for two types of facilities: educational facilities and those for open space, conservation, park, and recreational land.

Educational Facilities

An Educational Fair Share Fee, which in prior years, provided partial reimbursement of capital costs associated with the development of new school facilities. The fee was collected at the time a certificate of occupancy was issued for all new residential structures. Income from the collection of Educational Fair Share Fees was used to pay down the cost of debt service associated with general obligation bonds issued for construction of the Broad Rock Middle School. While we have not recommended re-instituting fair share fees associated with improvements to our educational facilities at this time, it should be noted that fees will likely need to be re-instituted in a future CIP.

Open Space, Conservation, Park, and Recreational Land

This component provides for the acquisition of open space and/or conservation land to meet town open space standards, as described in the Comprehensive Community Plan. Fees collected are also used to acquire land for active recreation facilities and the development of these properties.

Also presented in this element is documentation relative to exemptions from the payment of Fair Share Fees for affordable housing units as required in the Zoning Ordinance, *Article 11, Section 1101 D. Fee Exemptions*.

Determination of FY 2024-2025 Fair Share Development Fees

Educational Facilities

During FY 2017-2018, because the debt for prior school projects had been retired, and our student population is declining, the Council determined that there was insufficient justification for continuing to collect Educational Facilities Fair Share Fees. Educational Facilities Fair Share Fees have not been collected since June 30, 2017. At this point, we do not recommend re-instituting education fair share fees. However, as the costs associated with the school facilities improvement program are solidified, we anticipate asking the Council to reinstate the fees in a future CIP.

Open Space, Conservation, Park, and Recreational Land

For the FY 2024-2025 Capital Improvement Program, it is proposed to continue the utilization of the current methodology for the calculation of the fee per dwelling unit for open space, conservation, park, and recreation land and/or facilities. The methodology is evaluated annually, including values related to estimated persons per household and the value of land within the community. It is also proposed to continue to use a two-tiered fee based on occupancy type and expected average household size. The two-tier fee structure includes a base fee for a typical single-household detached structure and an alternate fee for a reduced occupancy basis for housing units with two or fewer bedrooms.

	FY2024-25	FY2024-25	FY2025-26	FY2025-26
Recreational / Open Space Fees	Single Household	2 Bedroom or Less Units	Single Household	2 Bedroom or Less Units
Estimated Value of Land, Per Acre	\$167,270	\$167,270	\$167,270	\$167,270
Fair Market Value (10,000 Sq Ft) Lot/Per 1,000 persons	10.50	10.50	10.50	10.50
Persons Per Owner Pccuied Household Unit	2.51	2.03	2.40	1.91
Recreation Fee - By Fiscal Year	\$4,408	\$3,559	\$4,215	\$3,360

Based on the foregoing, the proposed FY 2025-2026 fee per dwelling unit for open space, park, and recreational land and/or facilities is proposed at \$4,215 (base fee), with two bedrooms or fewer proposed at \$3,360.



This tiered-fee structure is based on the following assumptions:

- The purchase and development of new municipal parkland will cost on average \$167,270 per parcel. This cost factor is based on the estimated market value of at least a 10,000 square foot vacant lot within the community.
- The Comprehensive Community Plan identifies the town-wide need for recreation land to be 10.50 acres per 1,000 persons.
- The average household size of an owner-occupied unit is 2.40 persons per unit. For household units that are age-restricted (elderly occupancy only) or include two bedrooms or fewer, the expected occupancy is 1.91 persons per household (78% of single household average).

Fee Exemption for Affordable Housing

Under *Article 11, Section 1101 D.1* of the Zoning Ordinance, housing limited to affordable occupancy is exempted from payment of Fair Share Development Fees for Open Space, Conservation, Park, and Recreational Land. The term *affordable housing* is defined in Article 12 of the Zoning Ordinance. In general, housing eligible for fee exemption must be intended for occupancy by persons and households having a gross income at or below 80% of the area median income (AMI), be deed restricted as affordable for a minimum period of 30 years, and be subject to a federal, state, or municipal subsidy.

The maximum sales price of units intended for occupancy by households with earning between 80% AMI and 120% AMI would be determined at the point of sale by RI Housing. These values may vary for the purchase of a particular premise as the maximum pricing calculation is made during the purchase process and the model assumptions and criteria may change (i.e. interest rate or AMI thresholds).