



## Housing Expansion Incentive Program Quick Fact Sheet (Updated 1/31/22)



**Who:** Incentive program for all new residential development per City Ordinance No. 2692 including single family, multi-family, duplexes, townhouses, apartments, assisted living facilities, condominiums, senior housing and group domiciliary care facilities

**What:** Fee waivers for connection fees, site, water/sewer and building permits for the residential projects

**Where:** Salisbury City Limits and parcels with executed Annexation Petitions

**Why:** Encourage development to increase housing stock

**When:** Apply to be in the program **and** execute the Program Agreement by **February 28, 2022**

**How to Apply:** Application can be downloaded here: <https://salisbury.md/departments/infrastructure-development/applications>

**Timeline:** (for a full fee waiver)

- Site Plans and at least one Building permit application submitted and approved no later than **February 28, 2023**
- Construction on either site or building shall commence no later than **October 31, 2023**
- Certificates of occupancy shall be received no later than **June 30, 2025** for multifamily or **June 30, 2027** for single-family development

**How:**

All fees will be collected per the City's fee schedule. Fees will be reimbursed as follows:

- 25% of fees will be reimbursed if a building permit and the site plans are approved by February 28, 2023
- 25% of fees will be reimbursed if site or building construction commences by October 31, 2023
- 50% of fees will be reimbursed if certificates of occupancy are issued by June 30, 2025 for multifamily or June 30, 2027 for single-family development
- Reimbursement will be paid in a lump sum upon the issuance of the certificate of occupancy unless specific reimbursement phasing is established in the agreement.

**"Fee Waivers" includes the following fees:**

- Building Plan Review Fees
- Building Permit Fees
- Demo- Residential (Building Fee)
- Gas (Building Fee)
- Mechanical (Building Fee)
- Plumbing (Building Fee)
- Annexation Fees, to include Annexation, Development Assessment Fees
- Water and Sewer Connection Fee
- Development Plan Review Fee
- Subdivision Review Fee
- Re-subdivision Review Fee
- Critical Area Fees (Certificate of Compliance)
- Infrastructure Reimbursement Administrative Fee
- Water Meter Setting Fee
- Fire Prevention Fees, to include Basic Fees, Expedited Fees, After Hours Inspection Fees
- Fire Permit Fees, to include Fire Alarm & Detection Systems and Sprinkler, Water Spray and Combined Sprinkler & Standpipe Systems