

RESOLUTION NO. 2808

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND EXTENDING THE MORATORIUM FOR BUILDING PERMIT FEES, PLAN REVIEW FEES, PLUMBING PERMIT FEES, MECHANICAL PERMIT FEES, CAPACITY FEES, AND CENTRAL LINE FEES FOR SINGLE FAMILY OWNER OCCUPIED DETACHED DWELLINGS.

WHEREAS, the Mayor of the City of Salisbury and the City Council desire to extend the infill building lot incentive program in designated areas throughout the city to encourage single family homeownership and enhance the economic welfare of the community as a whole; and

WHEREAS, the City of Salisbury, Department of Infrastructure and Development requires a plan review, building permit, plumbing permit, and mechanical permit as required by the International Building Code, 2015 Edition, and also plan review, building permit, plumbing permit, and mechanical permit fees to be paid in connection with the construction of a new single-family detached dwelling; and

WHEREAS, the City of Salisbury, Department of Infrastructure and Development requires capacity fees, water & sewer tap fees, and central line fees to be paid for the construction of a new single-family detached dwelling; and

WHEREAS, for public safety and the general welfare and protection of the public, construction of single-family detached dwellings is performed by qualified persons with appropriate permits and inspections of the work performed; and

WHEREAS, the Mayor has recommended that the City extend the moratorium of fees as set forth in this Resolution; and

WHEREAS, the comprehensive connection charge tied to the City's water and sewer system consists of four specific fees, which are: capacity fee, facility fee, line fee, and sewer-connection and water-meter/tap fee; and

WHEREAS, Section 13.02.070.A.9. allows the Mayor and Council to adopt by separate resolution discounts for the comprehensive connection charge to encourage water and sewer usage that is consistent with the City's goals; and

WHEREAS, City policy requires the approval of the City Council in order to waive any fee that is associated with a project not being performed directly by the City.

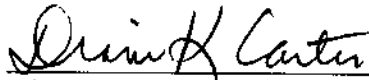
NOW, THEREFORE BE IT RESOLVED THAT, on this 22nd day in January, 2018 the Council of the City of Salisbury, Maryland, does approve an additional twelve (12) month moratorium on the building permit fees, plan review fees, plumbing permit fees, mechanical permit fees, capacity fees, and central line fees, imposed by the City of Salisbury within the

corporate limits of the City of Salisbury, with regard to the construction of new single-family detached dwelling units, as follows:

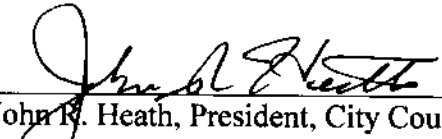
1. The fees waived for the construction of new single-family detached dwellings shall apply only to new homes built for and sold to individuals who will reside in the structures as homeowner-occupied dwellings (to be confirmed through the records of the Maryland Department of Assessments & Taxation upon sale and closing of the real estate transaction and by the homeowner upon demand by the City).
2. The structure shall remain homeowner-occupied for a period of not less than five (5) years.
3. In the event the homeowner ceases to occupy the property or if the property is sold and no longer remains a homeowner-occupied structure, prior to the end of the five (5) year period, waived permit fees, utility fees, and other waived fees shall be due and payable to the City.
4. The single-family detached dwelling proposed to be built shall conform to existing single-family detached homes in the neighborhood in which it is to be constructed and meet all required square footage and architecture requirements.
5. This Resolution shall be valid from March 1, 2018 to February 28, 2019, and any structure for which a valid building permit shall have been issued during this one year time period shall qualify for the fee waiver program.
6. The fees waived as part of this program shall be a lien against the real property in question and shall be recorded, charged and collected as real property taxes owed upon a property on which there is a structure that ceased to be utilized as a homeowner-occupied structure during the five (5) year period. A notice of lien shall be recorded with the City's Finance Department and also in the Land Records of Wicomico County, if desired, by the City, detailing the types and amounts of fees that were waived in connection with the design, permitting, and construction process for each single-family home covered by the program described in this Resolution. A copy of the notice of lien shall also be provided to the homeowner. An administrative fee of \$500 shall also be collected if a structure ceases to be utilized as a homeowner-occupied structure during the five (5) year period referenced above.
7. The fees to be recovered pursuant to the lien will decline by twenty percent (20%) for each full year that the property remains homeowner-occupied. The administrative fee will not decline pursuant to this five (5) year schedule.

THE ABOVE RESOLUTION was introduced, and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on January 22, 2018, and is to become effective immediately upon adoption.

ATTEST:



Diane K. Carter, Assistant City Clerk



John R. Heath, President, City Council

APPROVED BY ME THIS 24th day of JANUARY, 2018



Jacob R. Day, Mayor

**Moratorium Permit Fee Waivers
under Resolution No. 2734**

Date	Permit #	Address	In Fill/Development	Plan Review	Building	Plumbing	Gas	Mechanical	Capacity Fees	Central System Line Fee
12/12/2016	16-995	Still Meadow Blvd	Development	\$150.00	\$1,972.88	\$225.00	\$70.00	\$25.00	\$3,533.00	
3/21/2017	17-247	Marquis Ave (Lot 46)	Development	\$150.00	\$1,940.00	\$220.00	N/A	\$25.00	\$3,533.00	
3/30/2017	17-271	Marquis Ave (Lot 45)	Development	\$150.00	\$1,330.00	\$220.00	N/A	\$25.00	\$3,533.00	
6/30/2017	17-505	1513 Still Meadow Blvd	Development	\$150.00	\$2,350.00	\$230.00		\$25.00	\$3,533.00	
7/28/2017	17-620	1515 Still Meadow Blvd	Development	\$150.00	\$2,100.00	\$220.00		\$25.00	\$3,533.00	
9/12/2017	17-738	6197 Tarry Town Rd	Development	\$150.00	\$1,800.00			\$25.00	\$3,533.00	
9/19/2017	17-795	427 Twin Creeks Dr	Development	\$150.00	\$2,660.00			\$25.00	\$3,533.00	
10/30/2017	17-821	423 Twin Creeks Dr	Development	\$150.00	\$2,270.00	\$292.00	\$28.00	\$25.00	\$3,533.00	
11/9/2017	17-953	1005 Riverside Dr	In Fill	\$150.00	\$3,050.00			\$25.00	\$3,533.00	\$6,522.00
11/20/2017	17-976	918 Marquis Ave	Development	\$150.00	\$1,640.00			\$25.00	\$3,533.00	
11/20/2017	17-977	916 Marquis Ave	Development	\$150.00	\$1,770.00			\$25.00	\$3,533.00	
11/27/2017	17-981	707 E Church St	In Fill	\$150.00	\$1,400.00			\$25.00	\$3,533.00	N/A
Total				\$1,650.00	\$21,622.88	\$1,407.00	\$98.00	\$250.00	\$38,963.00	\$6,522.00

Total fees waived: \$70,412.88

Memorandum

To: Julia Glanz, City administrator
CC: Amanda Pollack, Director of Infrastructure & Development
From: William T Holland ~~WTH~~
Date: 12/29/2017
Re: Extending the Permit Fee Moratorium

Attached is a Resolution that will extend the permit fee moratorium for an additional one year. Additionally, the attached spread sheet providing the Mayor and City Council information regarding homes built or under construction during the past year and the fees that have been waived.

Please let me know if you have any questions.