



City of Lancaster- Building Department
121 East Chestnut Street, Suite 102, Lancaster, Ohio 43130-3825
(740) 687-6649, Fax (740) 681-5030
Web site: www.ci.lancaster.oh.us/dept/building

IMPACT FEES FOR CONSTRUCTION

Impact Fee Schedule:

Residential Units:

- \$2,223.00 per unit

New Commercial Development:

- \$0.95 per square foot of construction

Mixed Uses (residential & commercial in same structure)

- Accessed pursuant to impact fee ordinance

Impact fees will be calculated and added to the cost of plan review and permit fees at the time the permit(s) are issued. All applications for impact fee credits, exemptions or waivers must accompany the building construction application at the time of submission to be considered. Impact fee credits or exemption forms will not be accepted after the filing of the permit application with the Building Department.

Exemptions:

- Alterations or expansions of existing buildings where no additional single or multiple family units are created, the use has not changed and no extra fire/EMS demand is created above those produced by the existing use.
- Replacement of a destroyed or partially destroyed building of the same size and use.
- Expansion of any single family dwelling unit.
- Building additions less than 1,500 square feet.
- Any government facility or land use of federal, state, county, municipal or other political subdivision that is recognized by the Ohio Revised Code.

Credits:

The City may at its sole discretion consider a credit based on terms for the following concessions or contributions of the property owner:

- Installing fire sprinkler or suppression systems to buildings that are not required by the building code(s) to have such devices.
- The use of non-combustible construction materials in locations not required by the building code(s).
- Provisions for a full perimeter fire lane when not required by the building code(s).
- The donation of land for the construction of a fire station per City needs study.
- A provision of a development agreement with the City for purposes of job creation or for consideration of other fees or tax revenue generation.

The Impact Fee ordinance states that permit applications where the contractor requests a permit renewal prior to the expiration date, will be assessed the full impact fee in-effect at the time of renewal.