



Administrative Policy
**HABITABLE LIVING UNIT
IMPACT FEES**

Community Development – A413

Effective Date:

October 2010

Revised Date:

December 2016

HABITABLE LIVING UNIT IMPACT FEES

Summary

The Town allows three types of habitable living units to be built on a lot or parcel containing a primary residence; 1) guest house, 2) guest quarters, and 3) accessory dwelling unit. No impact fees will be charged for a guest house or guest quarters. Impact fees will be charged for an accessory dwelling unit, as this type of habitable living unit, by definition, is expected to have more consistent use.

Definitions

***Accessory Dwelling Unit (ADU)** - A habitable living unit added to, created within, or detached from a primary dwelling unit that provides basic requirements for living, sleeping, cooking, and sanitation.

Guest House - A habitable living unit added to, created within, or detached from a primary dwelling unit that (1) is connected to the same utility services as the primary residence, (2) does not contain kitchen facilities, (3) contains one or more rooms used by guests of the occupants of the primary dwelling unit, and (4) is not rented.

***Guest Quarters** - A habitable living unit added to, created within, or detached from a primary dwelling unit that (1) is connected to the same utility service as the primary residence, (2) contains kitchen facilities, (3) contains one or more rooms used by guests of the occupants of the primary dwelling unit and (4) is not rented.

* Approved Zoning Application Required

Process

The type of habitable living unit to be constructed shall be verified by the Community Development Director and a zoning application shall be approved, where required, prior to the payment, of any impact fees. Any impact fees due are payable prior to building permit issuance.

References

UDC 154-02-004 (E) (1)

UDC 154-02-004 (E) (2)

UDC 154-02-004 (E) (3)