

**Affordable Housing Development
City of Ocean City, New Jersey
Ordinance No. 18-22 (06/04/2019)**

Project Address _____

Block _____ Lot _____

Applicant Name _____ Date _____

Existing Use _____ Proposed Use _____

RESIDENTIAL DEVELOPMENT 25-1900.5

Within the City of Ocean City residential developers, **except for developers of the types of development specifically exempted below**, shall pay a fee of one and one-half percent (1.5%) of the equalized assessed value for residential development provided no increased density is permitted.

A. Exempt Residential Development

1. Is the proposed project an existing detached single-family dwelling, to be reconstructed, renovated or expanded? YES NO

If YES, STOP HERE, this project shall be exempt from development fees.
If NO, Continue to questions below.

2. Is the proposed project a new detached single-family dwelling on an existing lot that is NOT the result of a subdivision? YES NO

If YES, STOP HERE, this project shall be exempt from development fees.
If NO, Continue to questions below.

3. Is the proposed project an owner occupied residential structure to be demolished and replaced as a result of fire, flood or natural disaster? YES NO

If YES, STOP HERE, this project shall be exempt from development fees.
If NO, Continue to questions below.

4. Is the proposed project an *Affordable Housing Development*, or development where the developer has made a payment in lieu of on-site construction of affordable units, or a development where the developer is providing construction of affordable units elsewhere in the municipality? YES NO

If YES, STOP HERE, this project shall be exempt from development fees.
If NO, Continue to questions below.

5. Is the developer a non-profit or other tax-exempt entity? YES NO

If YES, STOP HERE, this project shall be exempt from development fees.
If NO, Continue to questions below.

B. Non-exempt Residential Development

1. Is the proposed project the construction of a new single-family home on a lot that is the result of a subdivision? YES NO Resolution No. (if applicable) _____

If YES, this project shall require development fees for all single-family homes which are a net increase over the number of homes on the site prior to the subdivision

2. Is the proposed project an existing residential structure, other than a detached single-family dwelling to be constructed, demolished and replaced, or expanded? YES NO

If YES, this project shall require development fees (calculated on the increase in equalized assessed value of the improved structure)

3. Has a "D(5)" Variance for an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) been granted for this project? YES NO Resolution No. (if applicable) _____

If YES, this project shall require development fees, of six percent (6%) of the equalized assessed value for each additional unit that may be realized. (However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.)

4. Is the proposed project the demolition of an existing residential structure to be replaced with two (2) or more residential structures? YES NO

If yes this project shall require development fees calculated by subtracting the equalized assessed value at the time of the structure demolition from the equalized assessed value of the new residential replacements.

**I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.
A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL REQUIRED DEVELOPMENT FEE IS PAID TO THE TAX COLLECTORS OFFICE**

Property Owner/ Developer Name (Print or Type)

Property Owner /Developer Signature

Date

NONRESIDENTIAL DEVELOPMENT 25-1900.6

Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half percent (2.5%) of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots. The non-residential portion of a mixed-used inclusionary or market rate development shall be subject to the two and a half (2.5%) percent development fee, unless otherwise exempted below.

A. Exempt Non-Residential Development

1. Is the proposed project an alteration, change in use within existing footprint, reconstruction, renovation or repair (no expansion or addition)? YES NO

If YES, STOP HERE, this project shall be exempt from development fees.

2. Is the proposed project exempt from Non-residential development fees pursuant to P.L. 2008, c46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/ Exemption" Form? YES NO

If YES, provide completed Form N-RDF and supporting documents, this project shall be exempt from development fees.

B. Non-Exempt Non-Residential Development

1. Is the proposed project new non-residential construction on an unimproved lot? YES NO

If YES, this project shall require development fees equal to two and one-half percent (2.5%) of the equalized assessed value of the land and improvements

2. Is the proposed project an addition or expansion to a non-residential structure? YES NO

If YES, this project shall require development fees equal to two and one-half percent (2.5%) of the equalized assessed value resulting from addition to non-residential structure

3. Is the proposed project an existing non-residential structure to be demolished and replaced? YES NO

If YES, this project shall require development fees equal to two and one-half percent (2.5%) calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final Certificate of Occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.

A developer of a nonresidential development exempted from the non-residential development fee pursuant to P.L. 2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the nonresidential development fee, in that event, within three (3) years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within forty-five (45) days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the City of Ocean City as a lien against the real property of the owner.

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A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL REQUIRED DEVELOPMENT FEE IS PAID TO THE TAX COLLECTORS OFFICE	
_____	_____
Property Owner/ Developer Name (Print or Type)	Property Owner /Developer Signature
Date _____	

	<i>Official Use Only</i>
Check One:	Comments: _____
<input type="checkbox"/> Project is Exempt from Development Fees*	_____
<input type="checkbox"/> Residential Development Fee Required*	_____
<input type="checkbox"/> Non-residential Development Fee Required*	_____
_____	_____
Authorized City Official	Date
*Determination may be subject to further review	