



South Orange Village Developer Fee Form

Internal Use Only			
Fee Applies?	YES	or	NO
Permit #:			

All Applicants are required to review and comply with the South Orange Village’s Ordinance Article 185-XXXIV Development Fees for the full contents, requirements, exemptions and procedures related to collection of Development fees. This document provides summary for informational and internal purposes only.

Tax Address _____
 Block _____ Lot _____ Zone _____
 Is the site subject to a Redevelopment Agreement or Zoning/Planning Board Resolution?
 No _____ If Yes, Case Number or Agreement Name and Date _____

I agree that I have read and understand the Ordinance requirements and my responsibilities to comply. This includes payment of development fees, compliance with affordable housing policies, permit procedures, and other items affecting development of land and buildings.

Owner/Developer Name _____
 Phone _____ Email _____
 Owner/Developer Signature _____ Date _____

Overview of Guidelines		
	Residential	Non-Residential
When Applicable	<ul style="list-style-type: none"> • Increase in # of units • Demo and replace existing structure • New development of principal and accessory residential buildings • Changes to more intense use or expansions / additions 	<ul style="list-style-type: none"> • New commercial construction on unimproved lots • Teardown and rebuild of commercial structure • Additions to existing commercial structures
When Exempted	<ul style="list-style-type: none"> • Projects containing on-site or off-site affordable housing, or payments in lieu • Projects approved prior to enactment of Ordinance (2013) • Owner-occupied structures rebuilt after flood, fire, or disaster 	<ul style="list-style-type: none"> • Commercial renovation or change within existing footprint • State of NJ Non-Residential Development Certification/Exemption • Tax-exempt properties
Fee Calculation	<ul style="list-style-type: none"> • 1.5% of EAV of new development with conforming density • 1.5% of the increased EAV resulting from the expansion, intensification or rebuild • 6% of EAV for each additional unit above allowable density 	<ul style="list-style-type: none"> • New commercial construction: 2.5% of EAV of land and improvements • Teardown/rebuild: 2.5% of difference in EAV between existing and proposed structure • Additions to commercial structures: Amount of increase in EAV

	Procedure	Signature/Date
Step 1:	<p>Form Submission:</p> <ul style="list-style-type: none"> Applicant to submit this form with proposed permit application to Zoning/ Building Department with zoning/building submission. Commercial and Mixed Use projects subject to Developer Fees must also submit the State's Non-Residential Development Fee Form 	Intake:
Step 2:	<p>Zoning Permit:</p> <ul style="list-style-type: none"> Zoning Department to review applicability of fee and notify Tax Assessor of eligible projects 	Zoning:
Step 3:	<p>Tax Assessment:</p> <ul style="list-style-type: none"> Within 90 days of Building Department notice, Tax Assessor shall provide EAV estimate to Applicant 	Tax Assessor:
Step 4:	<p>Fee Collection Part 1:</p> <ul style="list-style-type: none"> Applicant to pay 50% of fee estimate at time of issuance of permit, to be collected by the Building Department 	Building Dept:
Step 5:	<p>Final Inspection:</p> <ul style="list-style-type: none"> Within 10 days of request for final inspection, Tax Assessor shall confirm estimated EAV, calculate development fees, and notify Applicant of fee amount 	Tax Assessor:
Step 6:	<p>Fee Collection Part 2:</p> <ul style="list-style-type: none"> Applicant to pay remaining 50% at time of Certificate of Occupancy, including any difference between estimated and actual increase in EAV, to be collected by the Building Department 	Building Dept: