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DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

CITY OF LACONIA, NH

Report Date: September 2, 2025

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CITY OF LACONIA

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

Prepared for:

City of Laconia

45 Beacon Street E

Laconia, NH 03246

Attention: Rob Mora

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I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA Public Finance, Inc. ("DTA"), was retained by the City of Laconia, New Hampshire (the "City"), to update the existing impact fee program by preparing a new Development Impact Fee ('DIF") justification study (the "Fee Study"). In New Hampshire, impact fees are authorized by New Hampshire Revised Statutes Section 674:21V ("RSA 674:21V") and are one-time charges levied on new developments to help fund capital improvements necessitated by the new development. The previous fee justification study was completed in 2009, with the last fees adopted in 2021. The categories of DIFs, or "Fees," to be determined in this Fee Study include City Administration, Public Works, Police, Fire, Library, Parks and Recreation, Roads, Public Schools, and Water at levels identified by the various City departments as being necessary to meet the needs of new development. City Administration, Public Works, and Water are new fees to the City. The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the DIF program by establishing a nexus between the anticipated development and public facilities needs for the City through 2040. This Fee Study is intended to comply with RSA 674:21V, which provides a legal framework for municipalities to implement impact fee ordinances to fund necessary public infrastructure improvements related to new development ("Future Facilities"), ensuring that growth pays for itself. A 2012 amendment to RSA 674:21V also introduced reporting requirements and an amnesty provision for the prior collection of impact fees for improvements to state highways. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V.

A Organization of the Fee Study

This Fee Study will be presented in the following eight (8) sections:

- Section I contains an Executive Summary and provides a brief introduction to the Fee Study and includes an overview of the proposed DIFs.
- Section II is an Introduction that includes a brief description of City surroundings and background information on DIF funding.
- Section III provides an overview of the legal requirements for implementing and imposing the DIF amounts identified in the Fee Study and satisfies the nexus requirements for each facility included as part of this Fee Study. Also included is a discussion of the findings and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development.
- Section IV includes a discussion of land use characteristics and demand variables of projected new development such as the number of housing units and the

number of non-residential building square feet, assuming current growth trends in residential and non-residential development projected through 2040.

- Section V contains a description of the methodology used to determine the Fees for Future Facilities and presents the fees for each of the land use types.
- Section VI presents the calculation of the Fees for each land use.
- Section VII presents a summary of the Fees.

This Fee Study also includes an appendix section presenting the calculations and other relevant material used to determine the fees generated in this Fee Study, as noted below

- **Appendix A** includes the calculations used to determine the various Fee levels;
- **Appendix B** includes the Facilities Inventory List and Needs List used to determine the various Fee levels; and
- **Appendix C** includes the Property Inventory for Land Acquisition Costs.

B DIF Summary

Per the results of this Fee Study, the total DIF amounts required to finance new development's share of Future Facilities are identified in **Table ES-1** below. Fees presented in this Fee Study represent the maximum DIFs that may be imposed by the City under the statutory requirements of RSA 674:21V. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

Table ES-1: DIF Summary

Land Use [1,2,]	City Admin.	Public Works	Police	Fire.	Library	Parks and Recreation	Roads	Public Schools	Total [3]
Single-Family Detached	$1,057.89	$813.78	$559.70	$609.59	$1,279.74	$3,640.18	$2,812.46	$8,533.99	$19,307.33
Single-Family Attached	$718.64	$552.81	$380.21	$414.10	$869.34	$2,472.81	$2,180.85	$3,877.23	$11,465.98
Two-Unit Structure	$1,029.09	$791.63	$544.46	$592.99	$1,244.89	$3,541.06	$2,180.85	$6,407.63	$16,332.60
Multi-Family Structure 3+ Units	$776.13	$597.04	$410.63	$447.22	$938.89	$2,670.63	$2,180.85	$5,305.68	$13,327.06
Commercial Retail	$0.88	$0.68	$0.78	$0.85	-	-	$6.22	-	$9.42
Office/Institutional	$1.16	$0.89	$0.78	$0.85	-	-	$3.19	-	$6.87
Industrial	$0.34	$0.26	$0.26	$0.28	-	-	$1.51	-	$2.64

Notes:

1. Residential fees are per unit and refer to living space and exclude non-living space such as garages and patios.
2. Non-Residential fees are per square feet.
3. Due to rounding of decimal places, many of the totals may not sum.

In contrast to the fees presented in **Table ES-1**, the proposed water DIFs presented in **Table ES-2** below are per meter size.

Table ES-2: Proposed Water DIF (Maximum Allowable Fee)

Meter Size	Hydraulic Capacity Factor [1]	Water
5/8"-3/4"	1.0	$242.50
3/4"	1.5	$363.75
1	2.5	$606.25
1.5	5.0	$1,212.49
2	8.0	$1,939.99
3	15.0	$3,637.48
4	25.0	$6,062.46
6	50.0	$12,124.92
8	80.0	$19,399.88

Note:

1. Hydraulic capacity factor refers to a mathematical coefficient that quantifies the relationship between the water movement and the hydraulic gradient. It essentially reflects how easily water can flow through a given material under a certain hydraulic gradient.

The DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current Construction Cost Index ("CCI"). The CCI is based upon the Building Cost Index ("BCI") average as produced by Engineering News-Record ("ENR").

II INTRODUCTION

Located in Belknap County, New Hampshire, Laconia lies at the center of New Hampshire's Lakes Region, and all or part of four major bodies of water lie within its limits: Lake Winnipesaukee, Lake Winnisquam, Opechee Bay and Paugus Bay. It encompasses an area of approximately 26 square miles and is currently home to an estimated population of over 17,000 people. The City was incorporated in 1855 and maintains a City Manager/City Council form of government.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City of Laconia, New Hampshire (the "City"), to update the existing impact fee program by preparing a new Development Impact Fee ("DIF") justification study (the "Fee Study"). In New Hampshire, impact fees are authorized by New Hampshire Revised Statutes Section 674:21V ("RSA 674:21V") and are one-time charges levied on new developments to help fund capital improvements necessitated by the new development. The previous fee justification study was completed in 2009 and with the last fees adopted in 2021. The categories of DIFs, or "Fees," to be determined in this Fee Study include City Administration, Public Works, Police, Fire, Library, Parks and Recreation, Roads, Public Schools, and Water at levels identified by the various City departments as being necessary to meet the needs of new development. City Administration, Public Works, and Water are new fees to the City. The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the development fee program by establishing a nexus between the anticipated development and public facilities needs for the City through 2040.

This Fee Study is intended to comply with RSA 674:21V, which provide a legal framework for municipalities to implement impact fee ordinances to fund necessary public infrastructure improvements related to new development ("Future Facilities"), ensuring that growth pays for itself. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V.

Fees generated in this Fee Study are one-time fees typically paid prior to the issuance of a building permit and imposed on development projects by local agencies responsible for regulating land use. These Fee amounts to be determined will be at levels identified as being necessary to meet the needs of new development through 2040.

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. **Many of the calculations and totals presented in this Fee Study are factored out to several decimal places and may not sum due to the rounding of calculated numbers in the tables provided throughout the Study**.

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions**: Identify future growth that represents the increased demand for Facilities;
2. **Facility Needs and Costs**: Identify current and planned facilities inventory to determine Level of Service ("LOS") requirements and determine the Facilities required to support new development and the costs of such facilities;
3. **Cost Allocation**: Allocate costs of Facilities on a per-equivalent-dwelling-unit or equivalent-benefit-unit basis; and
4. **Fee Schedule**: Calculate the Fee amount per square foot for residential development and for non-residential development and per room for lodging development.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The levy of a DIF is an authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is defined as "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project." The City has identified the need to impose DIFs to pay for City Administration, Public Works, Police, Fire, Library, Parks and Recreation, Roads, Public Schools and Water fees. The Fees will finance eligible facilities on the current Inventory and Needs Lists at levels identified by the City as appropriate for new development or on the basis of current LOS. Upon the adoption of the Fee Study and required legal documents by the City Council, all new development will be required to pay its "fair share" of the cost of eligible facilities through these Fees.

In New Hampshire, Towns and Cities can collect DIFs to help pay for new infrastructure needed to accommodate new development provided that they follow the requirements specified in RSA 674-21V. Before imposing impact fees, municipalities must have a master plan and a Capital Improvement Plan ("CIP") in place. This law authorizes municipalities to enact ordinances establishing impact fees for new developments. These fees are designed to offset the costs of capital improvements needed due to increased demand for public services resulting from the new development. Specifically, these fees can be used for water, wastewater, and stormwater infrastructure, roads, schools, public safety facilities, and other public amenities. DIFs are determined using a formulaic process and must meet the requirements of a rational nexus test. This test demonstrates a link between the costs imposed by the fee and the services provided as a result of the fee. The US Supreme Court has ruled that DIFs must also have a "rough proportionality" between the project's actual impact and the fees being imposed.

A Key Aspects of New Hampshire DIFs

Key aspects of New Hampshire DIFs include the following:

- **Legal Basis**: New Hampshire municipalities are empowered to levy impact fees through RSA 674:21V, which specifically authorizes municipalities to charge impact fees on new developments to help fund the cost of capital improvements needed due to that development. These fees are intended to ensure that new development pays its fair share for infrastructure costs like water, sewer, and roads.
- **Eligible Facilities**: Impact fees can be collected for various infrastructure and services, including water, wastewater, sewers, stormwater, drainage and flood control, roads, municipal buildings, schools, public safety facilities, solid waste collection, libraries, and public recreation facilities (excluding open space).
- **Study Requirements**: Before implementing an impact fee ordinance, a municipality must demonstrate growth, have a relatively current master plan, and have adopted a CIP. The master plan outlines community goals, while the CIP details the costs

associated with implementing the plan's vision, including future capital projects and operating costs.

- **Fee Calculation**: Impact fees should be based on a clear calculation methodology that reflects the actual costs of providing infrastructure and services necessitated by new development. Some municipalities use formulas based on factors such as square footage or the number of dwelling units. There are several acceptable methodologies, but all of them must establish a clear nexus between the fees and the planned facilities
- **Periodical Review**: Impact fees and their underlying studies should be reviewed and updated regularly to ensure they remain relevant and effective.
- **Proportionality and Nexus**: There must be a clear connection (nexus) between the impact fee and the infrastructure it is intended to fund, and the fee should be proportional to the impact of the new development.
- **Affordable Housing Considerations**: Some municipalities may offer reduced impact fees for affordable or workforce housing projects that meet specific income restrictions and long-term covenants.
- **Potential Impacts**: DIFs can increase the cost of building new homes and other developments, potentially affecting housing affordability and land prices. Developers may factor these fees into their project feasibility calculations and potentially pass on costs to buyers or tenants. If the fees are determined to be too high relative to surrounding jurisdictions, further development in the jurisdiction may cease.

B Recent Developments

In Sheetz v. County of El Dorado, the US Supreme Court ruled that Impact Fees shall have an essential Nexus to legitimate government interests and must have a rough proportionality to a development's impact on such land use interests. This report does not address, nor has DTA been asked to determine, whether any current or proposed DIFs are valid under the U.S. Constitution's Fifth Amendment Takings Clause. In Sheetz v. County of El Dorado (2024) ___U.S.___, the U.S. Supreme Court held that its decisions in Nollan v. California Coastal Comm'n (1987) 483 U.S. 825 and Dolan v. City of Tigard (1994) 512 U.S. 374 apply to legislatively imposed conditions on land-use permits. But the Supreme Court left it to the California appellate court on remand to address the validity of the traffic impact fee at issue in the case and determine how to apply Nollan/Dolan in this context. Regarding the implementation of DIFs in New Hampshire, DTA cannot predict how courts will resolve such issues in the future and is providing no services or guarantees of any kind concerning the validity of any impact fees under the U.S. Constitution's Fifth Amendment Takings Clause.

IV DEMOGRAPHICS

To determine the facilities needed to serve new development and establish fee amounts to fund such facilities, DTA has researched and reviewed material containing information of future land use development within the City through 2040. For the purpose of this Fee Study, DTA assumed four categories for the residential land uses; [1] single-family residences detached residences. [2] single-family attached residences, [3] two family structure, defined as two dwelling units located on a single lot of record in attached or detached structures exclusively used by two families living independently of each other; and [4] multi-family structure 3+ units, defined as three or more dwelling units located on a single lot of record in attached or detached structures exclusively used by three or more families living independently of each other. For non-residential land uses within the City, DTA categorized them as commercial/retail, office/institutional, and industrial; each of these categories are summarized in detail in the following section.

Elements from the New Hampshire Department of Business and Economic Affairs, US Census, The Nielsen Company ("Nielsen," a leading information, measurement, and data analytics company), and CoStar Real Estate Software Platform ("CoStar") were used as estimates for the number of housing units and non-residential building square feet to be built within the City. The City's land use decisions will also affect properties within its Sphere of Influence ("SOI"). In addition, information from the General Plan and estimates produced by DTA were used to project the additional land uses resulting from new development in the City. Notably, DTA attempted to utilize metrics (e.g., average household size, residential units, non-residential square footage, etc.) that standardized existing demographics with the projections. Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately service. To accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Facility Needs List (presented throughout Section VI and in Appendix __), as reviewed and approved by the City staff, will need to be constructed.

For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit [see the Equivalent Dwelling Unit ("EDU") and Equivalent Benefit Unit ("EBU") discussion in Section V.

Table 1 presented below provides a summary of the land uses covered in this Fee Study. As indicated, the Fee Study will determine fees for four (4) specific residential land use categories and three (3) non-residential categories. Notably, the table shown below is meant to provide an example of typical land uses found in each category and is not intended to be a comprehensive list of all the City's potential land uses.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Residential	**Single-Family Detached** ▪ Single-family homes that are not attached to any other housing units. Mobile homes may be included in this category. **Single-Family Attached** ▪ Single-family homes that are attached to other housing units by a wall (aka firewall) extending from the ground to the roof, such as duplexes, row houses, or townhouses. **Two-Unit Structure** ▪ **Two or more units attached**: Residential buildings containing units built one on top of another and those built side-by-side that do not have a ground-to-roof wall (e.g., firewall) and or have common facilities, (i.e., attic, basement, heating plant, plumbing, etc. **Multi-Family 3+ Units** ▪ Three or more dwelling units located on a single lot of record in attached or detached structures exclusively used by three or more families living independently of each other.
Commercial/Retail	Includes but is not limited to buildings used as the following: ▪ Retail; ▪ Service-oriented business activities, wineries/vineyards, and car washes; ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers, and shopping centers; ▪ Entertainment centers; ▪ Grocery stores and storage facilities; ▪ Hotels, motels, spas, and resorts; and ▪ Bed and breakfast and boarding/rooming/lodging house.
Office/Institutional	Includes but is not limited to buildings used as the following: ▪ Business/professional offices; medical/dental offices; ▪ Office parks, research parks, and business parks; ▪ General office buildings; ▪ Professional urgent care and private hospitals and rehabilitation centers; ▪ Private schools, trade and vocational schools, and veterans' organizations; ▪ Rehabilitation centers, assisted living facilities, memory care facilities and houses of worship including churches, synagogues, and temples, etc.; and ▪ Private dormitories, emergency housing, and transitional housing.
Industrial	Includes but is not limited to buildings used as the following: ▪ Light manufacturing, warehouse/distribution, and logistics wholesaling; ▪ Wholesale and warehouse retail; ▪ Food processing; ▪ Industrial park; and ▪ Industrial/light industrial.

A Existing Residential Land Uses

Demographic data provided by the US Census Bureau, Nielsen, and the State of New Hampshire Department of Business and Economic Affairs were used to estimate the existing number of housing units and population in the City. DTA attempted to utilize metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with DTA's projections.

According to the information provided by the US Census Bureau and Nielsen, there are currently 17,304 existing residents residing in 10,532 residential housing units in the City. The residential persons-per-unit figure for each land use category is based on information provided in US Census Tables B25032 and B25033.

Table 2 presented below summarizes the existing demographics for the City's existing residential land uses.

Table 2: Existing Residential Development [1]

Residential Land Use	Existing Residents	Existing Housing Units	Residents per Unit
Single-Family Detached	10,461	5,685	1.84
Single-Family Attached	1,194	955	1.25
Two-Unit Structure	1,606	897	1.79
Multi-Family Structure 3+ Units	4,043	2,995	1.35
Total	**17,304**	**10,532**	

Note:

1. Numbers may not sum due to rounding.

B Existing Non-Residential Land Uses

The existing non-residential square footage was compiled and estimated using the CoStar Real Estate Software Platform. In addition, the employees per square foot for non-residential land use was based on information published Nielsen's *Employment Profiles* (2025). The North American Industry Classification System ("NAICS") is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. The number of non-residential building square footage presented below in **Table 3** is considered "existing non-residential development."

As shown in **Table 3** below, the City has approximately 4,043,113 total square feet of existing non-residential development. Per Nielsen's *Employment Profiles* (2025), the City has 9,917 employees in these non-residential sectors, specifically 6,152 commercial/retail, 1,926 office/institutional, and 1,839 industrial employees. It is important to note that these numbers excluded public and government employees. These numbers were based on existing employee data and existing square footage data, generating employees-per-thousand-square-foot factors ("EPSFs") 3.07 for commercial/retail, 4.04 for office/institutional, and 1.18 for the industrial sector. These EPSF numbers are presented in detail in **Appendix A**.

Table 3: Existing Non-Residential Development [1]

Non-Residential Land Use	Existing Employees [2]	Existing Building Square Feet	Employees per Square Feet
Commercial/Retail	6,152	2,005,275	3.07
Office/Institutional	1,926	476,503	4.04
Industrial	1,839	1,561,335	1.18
Total	9,917	4,043,113	

Notes:

1. Numbers may not sum due to rounding.
2. Employees cover only the land uses covered in this Fee Study.

C Future Residential Land Uses (2040)

Using population projections based on the New Hampshire Department of Business and Economic Affairs, State, County and Municipal Population Projections: 2020-2050, DTA determined that the City is expected to grow by 3,009 residential units by the end of the 2040 build-out period used in this Fee Study. This residential growth included 2,200 expected units due to the ongoing State School Development project. The projected residential growth used over the build-out period to generate the number of residents and future housing units are shown below. As indicated in **Table 4**, over the 15-year build-out period, this is a compounded residential unit Compounded Annual Growth Rate ("CAGR") of 1.69%

Table 4: Projected Residential Development over the 15-Year Build-Out Period [1]

Residential Land Use	Future Residents	Future Housing Units	Residents per Unit
Single-Family Detached	1,855	987	1.84
Single-Family Attached	780	623	1.25
Two-Unit Structure	1,108	619	1.79
Multi-Family Structure 3+ Units	1,053	780	1.35
Total	**4,795**	**3,009**	

Note:

1. Numbers may not sum due to rounding.

To project the total residential square footage through the 2040 build-out, DTA worked with the City staff to determine the average square footage for both single-family and multi-family residences. Using building permit information from 2018 to 2023 provided by the City, DTA calculated that the combined average residential square foot unit was 2,715 square feet across single-family and multi-family residences. This includes living space and excludes non-living space such as garages and patios. Based on the total anticipated future residential development of 3,009 units, this results in a total of 8,168,135 Sq. Ft. of future

residential development, as shown in the table below. This calculation does not include manufactured homes.

Table 5: Future Residential Development Sq. Ft.

Category	Total
Total Residential Units	3,009
Average Sq. Ft. per Unit	2,715
Total Residential Sq. Ft.	**8,167,548**

D Future Non-Residential Land Uses (2040)

To generate the 2040 non-residential build-out square footage totals presented in this Fee Study, DTA used a normalized growth rate of 1.5% for each of the non-residential sectors. This was discussed with the City staff and is considered best practices absent an official projection. Based on the EPSF derived above, this translates to the development of approximately 1,087,539 square feet of non-residential development over the build-out period. This is presented for each of the non-residential categories below in **Table 6**.

Table 6: Projected Non-Residential Development over the 15-Year Build-Out Period [1]

Non-Residential Land Use	Future Employees	Future Building Square Feet	Employees per Square Foot
Commercial Retail	1,655	539,390	3.07
Office/Institutional	518	128,172	4.04
Industrial	495	419,977	1.18
Total	**2,668**	**1,087,539**	

Note:

1. Numbers may not sum due to rounding.

V METHODOLOGY USED TO CALCULATE FEES

There are several accepted methodologies used in calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. In determining a reasonable nexus for each specific type of public facility, DTA utilized the methodologies described below, depending upon the data and information available from the City and its current infrastructure policies.

A Standards-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Fee Study for City Administration, Library, Parks and Recreation, and Public Schools facilities are based on "standards," where costs are based on an existing LOS. This Standards-Based Methodology establishes a generic unit cost for capacity which is then applied to each land use per the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space or acres of land or per resident for each facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that City facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system, or having to commit to a specific size of the facility.

B Plan-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Fee Study for Public Works, Police, Fire, Roads and Water fees are based on a "plan," such as a Master Plan of Facilities, CIP, or General Plan, which identifies a finite set of improvements to be implemented. These Facility Plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this plan-based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population, units, and residential and non-residential square footage numbers, it is possible to assign a cost allocation percentage for both new and existing development. In preparing an impact fee analysis, facilities costs attributed to future development can then be allocated to each land use class in proportion to the demand caused by each type of development.

C Capacity-Based Fee Methodology

Another method of fee assessment used is based on the "capacity" of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are unknown at the outset. However, it requires that the capacity used by a particular land use

type be measurable or estimable and the information to be available. Capacity-based Fees are assessed based on the demand rate per unit. Although this methodology is not used to calculate any of the fees generated in this Fee Study, the description is provided so that the City understands the various methodologies available for calculating fees.

D Summary of Fee Methodology

In this Fee Study, the Standards-based LOS methodology based on a City facilities inventory is used to generate fees for City Administration, Library, Parks and Recreation, and Public Schools and a Plan-based methodology is used to generate the Fees for Public Works, Police, Fire, Roads, and Water. This is summarized in **Table 7** below.

Table 7: Fee Methodology (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
City Administration	LOS	Existing Standard
Police	Plan Based	Needs List
Public Works	Plan Based	Needs List
Fire	Plan Based	Needs List
Library	LOS	Existing Standard
Parks and Recreation	LOS	Existing Standard
Roads	Plan-Based	Needs List
Water	Plan-Based	Needs List
Public Schools	LOS	Existing Standard

For Fee calculations using the Plan-Based approach, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). For the purposes of the City's DIF program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the imposition of a DIF on new development within the City. The Needs List is organized by facility element (or type) and includes cost information, as outlined in **Table 8** below.

Table 8: Description of Needs List Cost Sections

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility value, including engineering, design, construction, land acquisition, and equipment (as applicable).	City
Offsetting Revenues to New and Existing Development	Share of total offsetting revenues allocated to new and existing development.	City
Net Cost to City	The difference between the total cost and the offsetting revenues.	Calculated by DTA
Percent of Cost Allocated to New Development	Net cost allocated to new development based on new development's share of facilities.	Calculated by DTA and the City
Net Cost Allocated to New Development	The net cost to the City multiplied by the percentage cost allocated to new development.	Calculated by DTA
Policy Background or Objective	Identifies the policy source or rationale for facility need.	City General Plan, CIP, City Staff

The facilities included on the Needs List for each Fee (presented in **Appendix B**) are provided by the City and reflect either the City's goals of maintaining and improving a specific area, or they are part of a more formal policy document, such as a General Plan, Master Plan, CIP, or other official policy or document. Specific estimated facility costs are provided by the City and used as a basis for determining the allocation of revenues between new and existing development. DTA surveyed City staff and comparable development on the required facilities needed to serve new development as a starting point for its fee calculations.

E Allocation of Benefit

E.1 EDUs and EBUs

The methodologies employed in this Fee Study use EDUs and EBUs as the method of identifying and quantifying benefits of certain facilities and ensuring that an equitable portion of the total facilities costs are allocated to future growth, based on the proportion of need generated by that growth. Specifically, EDUs are generated in the demographic portion of this Fee Study and are used to generate the land use calculations. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. In this Fee Study, EDUs are used as a basis of allocation for City Administration, Public Works, Utilities Administration, Corporate Yard, Police, Fire, and Library. In contrast, for Parks and Recreation and Water, EBUs are used to allocate costs to future growth and generate fees.

Table 9: Basis of Allocation (by Fee Category Type)

Fee Category	Basis of Allocation of Benefit (EDU/EBU) Factor
City Administration	Persons Served (Residents, Employees)
Public Works	Persons Served (Residents, Employees)
Police	Persons Served (Residents, Employees, Visitors)
Fire	Persons Served (Residents, Employees, Visitors)
Library	Persons Served (Residents, Employees)
Parks and Recreation	Acres per 1,000 Residents
Roads	Average Daily Trips ("ADTs")
Water	Water Usage Rates (Gallons per Day)
Schools	Student Enrollment

Finally, a summary of the EDUs/EBUs applied in the Fee Study is presented in the table below.

Table 10: EDUs/EBUs

Facility Type	EBU/EDU	Existing	Projected	Total
City Administration	EDU	12,098	3,309	15,408
Public Works	EDU	12,098	3,309	15,408
Police	EDU	13,589	3,710	17,300
Fire	EDU	13,589	3,710	17,300
Library	EDU	9,404	2,584	11,988
Parks and Recreation	EBU	9,404	2,584	11,988
Roads	EDU	144,017	38,876	257,505
Water	EBU	12,098	3,309	15,408
Schools	-	-	-	-

Note:

1. Schools use enrollment standards to generate fees and these calculations do not lend themselves to EDU/EBU calculations.

E.2 Persons Served

For many of the facilities considered in this Fee Study, service population (or Persons Served) will be used to allocate benefits among fee categories. For the purposes of this Fee Study, the Persons Served calculations are based on the number of residents per dwelling unit (i.e., persons per household) and number of employees per 1,000 Sq. Ft. generated by each land use class. Notably, the Persons Served (or service population) is determined for City Administration, Public Works, Police, Fire, Parks, and Library based on the following:

- For public safety (i.e., Police and Fire), the calculation of the number of Persons Served (or service population), is based on residents, plus 50% of

employees, plus 5% of visitors (where visitors to non-residential land uses are estimated based on the trip generation rate associated with that land use). Notably, this service population estimate accounts for the fact that generally, residents require services for 16 hours per day, employees/business require services for 8 hours per day, and visitors (e.g., shoppers at a retail site) require services for approximately 30-60 minutes while on site. As a result, this estimate of services population would best approximate the need for service (e.g., responding to emergencies) by each land use, and therefore the need for Future Facilities by such land use.

- For City Administration, Public Works, Roads. and Water, the calculation of the number of Persons Served is based on residents, plus 50% of employees. Similar to public safety, this service population estimate accounts for the fact that generally, residents would have access to facilities for 16 hours per day and employees have access to facilities for 8 hours per day. However, unlike public safety, DTA assumes that the impact of visitors to non-residential land uses in these facilities is negligible.
- Finally, Libraries and Parks and Recreation, the calculation of the number of Persons Served is based on residents only.

E.3 ADTs

Road Impact Fees were calculated for each of the six (6) land use categories; residential, hotel, commercial/retail, office, industrial and institutional/other are based on the number of ADTs generated by each land use. ADTs are published by the Institute of Transportation Engineers' ("ITE's") Publication Trips Generation, 10th Edition. The ADT generation rates are per dwelling unit (for residential units), daily trip generation per 1,000 building square feet of each category of non-residential development, and per room for hotels. Per the ITE, a trip or trip end is a single or one-direction person or vehicle movement with either the origin or the destination existing or entering) inside a study site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is the trips entering and existing a single site. Specifically, ADTs are the total number of trips, both inbound and outbound, within a 24-hour weekday period, generated by a particular use or development

E.4 Calculation of Land Costs

To determine the fair and accurate land acquisition costs used in the calculations presented in the following sections, DTA utilized the CoStar Real Estate Software Platform and created a comparable land inventory of 4 undeveloped properties ranging from 1.89 acres to 28.5 acres in the City. Each of the properties in the inventory were sold between 2018 and 2022, and an average of their sales price was generated. It was determined that sales price was a more accurate measure of land value than current land asking price. The land inventory produced totaled four

properties, meeting the proper criteria. Based on this inventory, DTA used a weighted average of $86,870 per acre as an estimated cost of land acquisition.

The Following sections present the reasonable relationship of benefit, impact, and proportionality tests for each fee element (i.e., City Administration facilities, Public Works Facilities, Police facilities, Fire facilities, Library facilities, Parks and Recreation facilities, Road facilities, Water facilities, and Public School facilities, as well as the analysis undertaken to apportion costs for each type of facility. More detailed fee calculation worksheets for each type of facility are included in **Appendix A**.

VI CALCULATION OF FEES

A City Administration

A.1 City Administration Facilities

The City Administration element includes the facilities necessary to provide basic governmental services and public facilities maintenance services, excluding public safety, throughout the City. The facilities in this section are defined as buildings, land, vehicles, and property and equipment; basically, any capital asset with a life of 5 years or longer. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing City facilities to accommodate new growth. The fees collected from the new development will be used exclusively for City Administration purposes. All new development within the City contributes to the direct and cumulative impacts of development on City Administration facilities and creates the need for new facilities to accommodate growth. The City element includes the facilities necessary to provide basic City Administration services and facilities services throughout the City.

Table 11 below identifies the current inventory for City Administration Facilities. It includes square footage, the number of acres those buildings occupy, the number of vehicles assigned to the City Administration and furniture, fixtures, and equipment used in these facilities. This is presented in detail in Appendix B at the end of this Fee Study. As noted previously, all furniture, fixtures, and equipment have been consolidated into one (1) integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 11: City Administration Facilities Inventory as of 2025

Facility	Quantity
Buildings (Square Feet)	17,131
Land (Acres)	2.9
Vehicles (Number of Vehicles)	5.0
Furniture, Fixtures, and Equipment (Integrated Unit)	1.0

A.2 Calculation Methodology

The City Administration Facilities Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional public building facilities, vehicles, and equipment. Assuming the City's growth through 2040, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

A.3 LOS

The LOS used to calculate the DIFs in this section is the existing LOS as defined as the relationship between the replacement cost of City Administration Facilities (as described in this section) and the City's existing persons served population as discussed in Section V. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing LOS for every 1,000 EDUs is 1,416 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in **Table 12**.

Table 12: City Administration Facilities Current LOS as of 2025

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	1,416
Land (Acres)	0.240
Vehicles (Number of Vehicles)	0.413
Furniture, Fixtures, and Equipment (Integrated Unit)	0.083

The facility units generated in the table above are used to determine future City Administration Facility Units funded by new development in 2040 are presented below in **Table 13**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 13: Future City Administration Facilities in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	4,686
Land (Acres)	0.793
Vehicles (Number of Vehicles)	1.368
Furniture, Fixtures, and Equipment (Integrated Unit)	0.274

It's important to note that construction costs and acquisition costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA was able to determine general cost estimates, on a per square foot basis, for City Administration facilities, based on historical and current data available and input from the City. These cost estimates were then applied to the future facility units.

Table 14: City Administration Facilities Total Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	4,686	$550	$2,577,196
Land (Acres)	0.793	$86,870	$68,908
Vehicles (Number)	1.368	$34,000	$46,500
Equipment (Integrated Unit) [2]	0.274	$2,954,735	$808,203
		Less: Offsetting Revenue	**$0.0**
		Equals: Total Facilities Cost	$3,500,807
		Total Future EDUs	3,309
		Cost per EDU	**$1,058**

Notes:

1. Numbers may not sum due to rounding.
2. City Administration total equipment inventory presented in Appendix B.

A.4 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the City Administration facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. As this is a new DIF to the City, there are no current offsetting revenues.

A.5 Fee Calculation Methodology

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost of $3,500,807 by the 3,309 projected City Administration EDUs to generate a per EDU rate, which equals $1,058 per EDU as shown above in **Table 14**.

The residential DIF per unit was determined by first multiplying the cost per EDU of $1,058 by the EDUs per unit (1.00) for a single-family detached residence resulting in a fee of $1,058 per unit. Similarly, the fee for a single-family attached residence is calculated by multiplying the cost per EDU of $1,058 by the EDUs per unit (0.68) for a single-family attached residence, generating a fee of $719 per unit. The rest of the residential are calculated the same way.

The non-residential fees are calculated by multiplying the Cost per EDU of $1,058 by the cost per EDU and dividing by 1,000 square feet. The commercial/retail fee is calculated by multiplying the Cost per EDU of $1,058 by 0.83 EDUs and dividing by 1,000, generating a fee of $0.88 per square foot. This is presented below in **Table 15**.

Table 15: DIF Calculation

Land Type	EDUs per Unit/1,000 Sq. Ft.	Fee
	[a]	[b] = [a] x cost per EDU or [b] = [a] x cost per EDU/1000
Single-Family Detached	1.00	$1,057.89
Single-Family Attached	0.68	$718.64
Two-Unit Structure	0.97	$1,029.09
Multi-Family Structure 3+ Units	0.73	$776.13
Commercial/Retail	0.83	$0.88
Office/Institutional	1.10	$1.16
Industrial	0.32	$0.34

A.6 Summary of Proposed fees

A summary of the proposed City Administration Facilities Fee is presented in **Table 16** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City under the statutory requirements of RSA 674:21V. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

Table 16: City Administration Facilities Fee Summary

Land Use	Calculated Fees
Single-Family Detached (per Unit)	$1,057.89
Single-Family Attached (per Unit)	$718.64
Two-Unit Structure (per Unit)	$1,029.09
Multi-Family Structure 3+ Units (per Unit)	$776.13
Commercial/Retail (per Sq. Ft.	$0.88
Office/Institutional (per Sq. Ft.)	$1.16
Industrial (per Sq. Ft.)	$0.34

A.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of RSA 674:21V. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current Construction Cost Index ("CCI"). The CCI is based upon the Building Cost Index ("BCI") average as produced by Engineering News-Record ("ENR").

B Public Works

B.1 Public Works Facilities

The Department of Public Works is responsible for a range of services in the City including maintaining public highways, storm water drainage, and sanitary sewer systems. The Department also manages road repair and construction programs, the solid waste collection and disposal system, on street parking and parking meters, Weir's boardwalk and public docks, plumbing permits and inspections, driveway permits and inspections, right-of-way hazard tree program and the maintenance of the City's vehicles. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing Public Works facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Public Works purposes. All new development within the City contributes to the direct and cumulative impacts of development on Public Works facilities and creates the need for new facilities to accommodate growth. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing City facilities to accommodate new growth. **Table 17** presents the proposed Public Works projects to be funded in whole or in part with the fees collected. The costs of facilities are based on estimates provided by the City and are presented in detail in **Appendix B**.

Table 17: Public Works Facilities Costs

Projects	Costs
Public Works Vehicles	$900,000
White Oaks Road and Scenic Road Ditches	$275,000
Weirs Blvd. Storm Water Project	$95,000
Electric Vehicle Charging Stations	$33,400
Public Works Building	$10,875,000
Opechee Boat Ramp	$360,000
Subtotal	$12,538,400
Offsetting Revenue	$0.00
Facilities Total	**$12,538,400**

B.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Public Works facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. As this is a new DIF to the City, there are no current offsetting revenue.

B.3 Fee Calculation Methodology

The facilities costs for the Public Works facilities fee category were provided by the City's CIP and are calculated for residential and non-residential development. According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable LOS. Therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the City and using the Plan-based fee approach, DTA has determined that 78.52 % of the costs will be allocated to existing development and 21.48 % of the costs will be allocated to new development.

Table 18: Public Works Facilities Cost Allocation Summary

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	12,098	78.52%	$9,845,405
New Development	3,309	21.48%	$2,692,995
Total	**15,408**	**100.00%**	**$12,538,400**

As shown in the table above, 21.48% of the $12,538,400 in total facilities costs totals $2,692,995. So, $2,692,995 out of $12,538,400 in total Public Works Facilities costs would be covered by DIFs on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Public Works facilities, based on historical and current data available.

Table 19 below presents the projected residential units and non-residential square footage and generates the projected 3,309 EDUs used in the final Fee calculation. This is presented in detail in **Appendix A** at the end of this Fee Study.

Table 19: Public Works Projected Total EDU Calculation

Land Use Type	Projected Development (Units)	Projected Development (Square Feet)	EDUs per Unit/1,000 Sq. Ft.	Total EDUs
	[a]	[b]	[c]	[d] = [a] x [b] or [d] = [b]/1,000 x [c]
Single-Family Detached	987		1.00	987
Single-Family Attached	623		0.68	423
Two-Unit Structure	619		0.97	602
Multi-Family Structure 3+ Units	780		0.73	572
Commercial/Retail		539,390	0.83	450
Office/Institutional		128,172	1.10	141
Industrial		419,977	0.32	134
Total	**3,009**	**1,087,539**		**3,309**

Table 20 below generates the cost per EDU of $814, which is calculated by dividing the cost to new development of $2,692,995 by the number of 3,309 EDUs that will be generated by new development.

Table 20: Public Works Cost per EDU

Proposed Facilities Costs	Total
Cost Allocated to New Development	$2,692,995
Total EDUs (New Development)	3,309
Cost per EDU	**$814**

B.4 Fee Calculation Methodology

The residential DIF per unit was determined by first multiplying the cost per EDU of $814 as shown in **Table 20** above by the number of EDUs per unit (1.00) for a single-family detached residence resulting in a fee of $814 per unit. Similarly, the fee for a single-family attached residence is calculated by multiplying the same cost per EDU of $814 by the EDUs per unit (0.68) for a single-family attached residence, generating a fee of $553 per unit. All of the other residential and fees are calculated the same way.

The non-residential fees are calculated by multiplying the Cost per EDU of $1,073 by the cost per EDUs and dividing by 1,000 square feet. The commercial/retail fee is calculated by multiplying the Cost per EDU of $814 by 0.83 EDUs and dividing by 1,000 square feet and generating a fee of $0.68 per square foot. This is presented below in **Table 21**.

Table 21: Public Works DIF Calculation

Land Type	EDUs per Unit/1,000 Sq. Ft.	Fee
	[a]	b] = [a] x cost per EDU or [b] = [a] x cost per EDU/1000
Single-Family Detached	1.00	$813.78
Single-Family Attached	0.68	$552.81
Two-Unit Structure	0.97	$791.63
Multi-Family Structure 3+ Units	0.73	$597.04
Commercial/Retail	0.83	$0.68
Office/Institutional	1.10	$0.89
Industrial	0.32	$0.26

B.5 Summary of Proposed fees

A summary of the proposed City Public Works Fee is presented in Table 22 below. Fees presented in this table represent the maximum DIFs that may be imposed by the City under the statutory requirements of RSA 674:21V. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

Table 22: Public Works Facilities Fee Summary

Land Use	Calculated Fees
Single-Family Detached (per Unit)	$813.78
Single-Family Attached (per Unit)	$552.81
Two-Unit Structure (per Unit)	$791.63
Multi-Family Structure 3+ Units (per Unit)	$597.04
Commercial/Retail (per Sq. Ft.	$0.68
Office/Institutional (per Sq. Ft.)	$0.89
Industrial (per Sq. Ft.)	$0.26

B.6 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of RSA 674:21V. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCI. The CCI is based upon the BCI average as produced by ENR.

C Police

C.1 Police Facilities

The Police Facilities element includes those facilities used by the City Police Department to maintain police services. The fees collected from the new development will be used exclusively for Police Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Police Department facilities and creates the need for new facilities to accommodate growth. The facilities in this section are defined as buildings, land, vehicles, and property and equipment; basically, any capital asset with a life of 5 years or longer. The facilities, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Police Facilities and impact of residential and non-residential development. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing City facilities to accommodate new growth. The following table presents the proposed Police projects to be funded in whole or in part with the fees collected. The costs of facilities are based on estimates provided by the City and are presented in detail in Appendix B.

Table 23: Police Facilities Costs

Projects	Costs
Police Vehicles	$1,455,000
Police Technology Equipment	$660,000
Impound Storage Building	$5,400,000
Police Radios	$210,000
Police Computer Equipment	$1,300,000
Drones	$325,000
State-of-the-Art Crime Center	$350,000
Subtotal	**$9,700,000**
Offsetting Revenue	**$17,438**
Facilities Total	**$9,682,562**

C.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Police facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. As of the end of July 2025, the City had $17,438 in its current Police Facilities account that needed to be subtracted from the facilities cost total as indicated in **Table 23** above.

C.3 Fee Calculation Methodology

The facilities costs for the Police facilities fee category were provided by the City's CIP and are calculated for residential and non-residential development. According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable LOS. Therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the City and using the Plan-based fee approach, DTA has determined that 78.55 % of the costs will be allocated to existing development and 21.45 % of the costs will be allocated to new development.

Table 24: Police Facilities Cost Allocation Summary

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	13,589	78.55%	$7,605,920
New Development	3,710	21.45%	$2,076,642
Total	**17,300**	**100.00%**	**$9,682,562**

As shown in **Table 24** above, 21.45% of the $9,682,562 in total facilities costs totals $2,076,642. So, $2,076,642 out of $9,682,562 in total Police Facilities costs would be covered by DIFs on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Police facilities, based on historical and current data available.

Table 25 below presents the projected residential units and non-residential square footage and generates the projected 3,710 EDUs used in the final fee calculation. This is presented in detail in **Appendix A** at the end of this Fee Study.

Table 25: Police Projected Total EDU Calculation

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	EDUs per Unit/1,000 Sq. Ft.	Total EDUs
	[a]	[b]	[c]	[d] = [a] x [b] or [d] = [b]/1,000 x [c]
Single-Family Detached	987		1.00	987
Single-Family Attached	623		0.68	423
Two-Unit Structure	619		0.97	602
Multi-Family Structure 3+ Units	780		0.73	572
Commercial/Retail		539,390	1.40	756
Office/Institutional		128,172	1.39	178
Industrial		419,977	0.46	192
Total	**3,009**	**1,087,539**		**3,710**

Table 26 below generates the cost per EDU of $560, which is calculated by dividing the cost to new development of $2,076,642 by the number of 3,710 EDUs that will be generated by new development.

Table 26: Police Cost per EDU

Proposed Facilities Costs	Total
Cost Allocated to New Development	$2,076,642
Total EDUs (New Development)	3,710
Cost per EDU	**$560**

C.4 Fee Calculation Methodology

The residential DIF per unit was determined by first multiplying the cost per EDU of $560 as shown in **Table 26** above by the number of EDUs per unit (1.00) for a single-family detached residence resulting in a fee of $560 per unit. Similarly, the fee for a single-family attached residence is calculated by multiplying the same cost per EDU of $560 by the EDUs per unit (0.68) for a single-family attached residence, generating a fee of $380 per unit. All of the other residential fees are calculated the same way.

The non-residential fees are calculated by multiplying the Cost per EDU of $560 by the EDUs per 1,000 square feet and dividing by 1,000 square feet. The commercial/retail fee is calculated by multiplying the Cost per EDU of $560 by 1.40 EDUs per 1,000 square feet and dividing by 1,000 square feet and generating a fee of $0.78 per square foot. This is presented below in **Table 27.**

Table 27: Police DIF Calculation

Land Type	EDUs per Unit/1,000 Sq. Ft.	Fee
	[a]	b] = [a] x cost per EDU or [b] = [a] x cost per EDU/1000
Single-Family Detached	1.00	$559.70
Single-Family Attached	0.68	$380.21
Two-Unit Structure	0.97	$544.46
Multi-Family Structure 3+ Units	0.73	$410.63
Commercial/Retail	1.40	$0.78
Office/Institutional	1.39	$0.78
Industrial	0.46	$0.26

C.5 Summary of Proposed Fees

A summary of the proposed City Police Fee is presented in **Table 28** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City under the statutory requirements of RSA 674:21V. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

Table 28: Police Facilities Fee Summary

Land Use	Calculated Fees
Single-Family Detached (per Unit)	$559.70
Single-Family Attached (per Unit)	$380.21
Two-Unit Structure (per Unit)	$544.46
Multi-Family Structure 3+ Units (per Unit)	$410.63
Commercial/Retail (per Sq. Ft.	$0.78
Office/Institutional (per Sq. Ft.)	$0.78
Industrial (per Sq. Ft.)	$0.26

C.6 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of RSA 674:21V. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCI. The CCI is based upon the BCI average as produced by ENR.

D Fire

D.1 Fire Facilities

The Fire Facilities element includes the facilities and equipment necessary to provide fire suppression, emergency medical services, fire prevention, marine safety, emergency management, fire investigation, and rescue services throughout the City and surrounding jurisdictions. The facilities in this section are defined as buildings, land, vehicles, and the purchase of property and equipment; basically, any capital asset with a life of 5 years or longer. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing City facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Fire Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Fire Department facilities and creates the need for new facilities to accommodate growth. The Fire element includes the facilities necessary to provide basic Fire Department services and facilities services throughout the City.

The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing City facilities to accommodate new growth. **Table 29** presents the proposed Fire projects to be funded in whole or in part with the fees collected. The costs of facilities are based on estimates provided by the City and are presented in detail in Appendix B.

Table 29: Fire Facilities Costs

Projects	Costs
Fire Rescue Boats	$707,651
Weirs Ladder Trucks	$2,207,315
Rescue Vehicles	$255,574
Command Vehicles	$86,787
Personal Protective Equipment ("PPE")	$65,000
Engine 31L5	$1,824,979
Engine 13E1	$1,252,989
Engine 31L1	$1,948,210
Engine 13R1	$723,651
Engine 13E5	$1,252,989
Command Vehicle 13C1	$83,035
Command Vehicle 13C2	$83,085
Command Vehicle 13C3	$83,065
Subtotal	**$10,574,330**
Offsetting Revenue	$28,786
Facilities Total	**$10,545,544**

D.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Fire facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. As of the end of July 2025, the City had $28,786 in its current Fire Facilities account that needed to be subtracted from the facilities cost total as indicated in **Table 29** above.

D.3 Fee Calculation Methodology

The facilities costs for the Fire facilities fee category were provided by the City's CIP and are calculated for residential and non-residential development. According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable LOS. Therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the City and using the Plan-based fee approach, DTA has determined that 78.55 % of the costs will be allocated to existing development and 21.45 % of the costs will be allocated to new development.

Table 30: Fire Facilities Cost Allocation Summary

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	13,589	78.55%	$8,283,816
New Development	3,710	21.45%	$2,261,728
Total	**17,300**	**100.00%**	**$10,545,544**

As shown in **Table 30** above, 21.45% of the $10,545,544 in total facilities costs totals $2,261,728. So, $2,261,728 out of $10,545,544 in total Fire Facilities costs would be covered by DIFs on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Fire facilities, based on historical and current data available.

Table 31 below presents the projected residential units and non-residential square footage and generates the projected 3,710 EDUs used in the final fee calculation. This is presented in detail in **Appendix A** at the end of this Fee Study.

Table 31: Fire Projected Total EDU Calculation

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	EDUs per Unit/1,000 Sq. Ft.	Total EDUs
	[a]	[b]	[c]	[d] = [a] x [b] or [d] = [b]/1,000 x [c]
Single-Family Detached	987		1.00	987
Single-Family Attached	623		0.68	423
Two-Unit Structure	619		0.97	602
Multi-Family Structure 3+ Units	780		0.73	572
Commercial/Retail		539,390	1.40	756
Office/Institutional		128,172	1.39	178
Industrial		419,977	0.46	192
Total	**3,009**	**1,087,539**		**3,710**

Table 32 below generates the cost per EDU of $610, which is calculated by dividing the cost to new development of $2,261,728 by the number of 3,710 EDUs that will be generated by new development.

Table 32: Fire Cost per EDU

Proposed Facilities Costs	Total
Cost Allocated to New Development	$2,261,728
Total EDUs (New Development)	3,710
Cost per EDU	**$610**

D.4 Fee Calculation Methodology

The single-family residential DIF per unit was determined by first multiplying the cost per EDU of $610 as shown in **Table 32** above by the number of EDUs per unit (1.00) for a single-family detached residence resulting in a fee of $610 per unit. Similarly, the fee for a single-family detached residence is calculated by multiplying the same cost per EDU of $610 by the EDUs per unit (0.68) for a single-family attached residence, generating a fee of $414 per unit. All of the other residential fees are calculated the same way.

The non-residential fees are calculated by multiplying the Cost per EDU of $610 by the EDUs per 1,000 square feet and dividing by 1,000 square feet. The commercial/retail fee is calculated by multiplying the Cost per EDU of $610 by 1.40 EDUs and dividing by 1,000 square feet and generating a fee of $0.85 per square foot. This is presented below in **Table 33** below.

Table 33: Fire DIF Calculation

Land Type	EDUs per Unit/1,000 Sq. Ft.	Fee
	[a]	[b] = [a] x cost per EDU or [b] = [a] x cost per EDU/1000
Single-Family Detached	1.00	$609.59
Single-Family Attached	0.68	$414.10
Two-Unit Structure	0.97	$592.99
Multi-Family Structure 3+ Units	0.73	$447.22
Commercial/Retail	1.40	$0.85
Office/Institutional	1.39	$0.85
Industrial	0.46	$0.28

D.5 Summary of Proposed Fees

A summary of the proposed City Fire Fee is presented in **Table 34** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City under the statutory requirements of New Hampshire RSA 674:21V. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

Table 34: Fire Facilities Fee Summary

Land Use	Calculated Fees
Single-Family Detached (per Unit)	$609.59
Single-Family Attached (per Unit)	$414.10
Two-Unit Structure (per Unit)	$592.99
Multi-Family Structure 3+ Units (per Unit)	$447.22
Commercial/Retail (per Sq. Ft.	$0.85
Office/Institutional (per Sq. Ft.)	$0.85
Industrial (per Sq. Ft.)	$0.28

D.6 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of RSA 674:21V. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCI. The CCI is based upon the BCI average as produced by ENR.

E Library

E.1 Library Facilities

The Library Facilities element includes those facilities used by the City Library Department to maintain Library services. The fees collected from the new development will be used exclusively for Library Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Library Department facilities and creates the need for new facilities to accommodate growth. The facilities in this section are defined as buildings, land, vehicles, and property and equipment; basically, any capital asset with a life of 5 years or longer. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing City facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Fire Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Library facilities and creates the need for new facilities to accommodate growth. The Library element includes the facilities necessary to provide basic Library services and facilities services throughout the City.

Table 35 below identifies the current inventory for Library Facilities. It includes square footage, the number of acres those buildings occupy, the number of vehicles assigned to the Library and furniture, fixtures, and equipment used in these facilities. This is presented in detail in Appendix B at the end of this Fee Study. As noted previously, all furniture, fixtures, and equipment have been consolidated into one (1) integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 35: Library Facilities Inventory as of 2025

Facility	Quantity
Buildings (Square Feet)	21,181
Land (Acres)	2.57
Vehicles (Number of Vehicles)	0.00
Furniture, Fixtures, and Equipment (Integrated Unit)	1.00

E.2 Calculation Methodology

The Library Facilities Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional public building facilities, vehicles, and equipment. Assuming the City's growth through 2040, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

E.3 LOS

The LOS used to calculate the DIFs in this section is the existing LOS as defined as the relationship between the replacement cost of Library Facilities (as described in this section) and the City's existing persons served population as discussed in Section V. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing LOS for every 1,000 EDUs is 2,252 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in **Table 36**.

Table 36: Library Facilities Current LOS as of 2025

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	2,252
Land (Acres)	0.273
Vehicles (Number of Vehicles)	0.000
Furniture, Fixtures, and Equipment (Integrated Unit)	0.106

The facility units generated in the table above are used to determine future Library Facility Units funded by new development in 2040 are presented below in **Table 37**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 37: Future Library Facilities in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	5,821
Land (Acres)	0.706
Vehicles (Number of Vehicles)	0.000
Furniture, Fixtures, and Equipment (Integrated Unit)	0.275

It's important to note that construction costs and acquisition costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA was able to determine general cost estimates, on a per square foot basis, for Library facilities, based on historical and current data available and input from the City. These cost estimates were then applied to the future facility units.

Table 38: Library Facilities Total Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	5,821	$500	$2,910,586
Land (Acres)	0.706	$86,870	$61,357
Vehicles (Number)	0.000	$0	$0
Equipment (Integrated Unit) [2]	0.275	$1,298,714	$356,925
		Less: Offsetting Revenue	**$21,514**
		Equals: Total Facilities Cost	$3,307,354
		Total Future EDUs	2,584
		Cost per EDU	**$1,280**

Notes:

1. Numbers may not sum due to rounding.
2. Library total equipment inventory presented in Appendix B.

E.4 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Library facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. As of the end of July 2025, the City had $21,514 in its current Library Facilities account that needed to be subtracted from the facilities cost total as indicated in **Table 38** above.

E.5 Fee Calculation Methodology

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost of $3,307,354 by the 2,584 projected Future EDUs to generate a per EDU rate, which equals $1,280 per EDU as shown above in **Table 38**.

The residential DIF per unit was determined by first multiplying the cost per EDU of $1,280 by the EDUs per unit (1.00) for a single-family detached residence resulting in a fee of $1,280 per unit. Similarly, the fee for a single-family attached residence is calculated by multiplying the cost per EDU of $1,280 by the EDUs per unit (0.68) for a single=family attached residence, generating a fee of $869 per unit. All of the other residential fees are calculated the same way. It's important to note that non-residential development is excluded from this calculation. This is presented below in **Table 39**.

Table 39: DIF Calculation

Land Type	EDUs per Unit	Fee
	[a]	[b] = [a] x cost per EDU
Single-Family Detached	1.00	$1,279.74
Single-Family Attached	0.68	$869.34
Two-Unit Structure	0.97	$1,244.89
Multi-Family Structure 3+ Units	0.73	$938.89

E.6 Summary of Proposed Fees

A summary of the proposed Library Facilities Fee is presented in **Table 40** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City under the statutory requirements of RSA 674:21V. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

Table 40: Library Facilities Fee Summary

Land Use	Calculated Fees
Single-Family Detached (per Unit)	$1,279.74
Single-Family Attached (per Unit)	$869.34
Two-Unit Structure (per Unit)	$1,244.89
Multi-Family Structure 3+ Units (per Unit)	$938.89

E.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of RSA 674:21V. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCI. The CCI is based upon the BCI average as produced by ENR.

F Parks and Recreation

F.1 Parks and Recreation Development Facilities Fees

The Parks and Recreation Development Facilities element will serve the residents of Laconia by providing facilities for parks and recreation while enhancing the community's appeal and quality of life. The type of facilities described in this section include Neighborhood Parks, Public Parks and Residents Only Parks. The fee covers the acquisition of park land, and construction of park improvements and enhancements to parks and recreation facilities to accommodate new growth. The Fee Study includes a component for the development of new park and recreation facilities to serve new residential development for the City through 2040.

Improving the overall quality of life for residents, employees of local businesses and visitors, excellent park and recreation programs are important for the well-being of a city's community. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a city's ability to enhance its fiscal base by attracting commercial and industrial businesses.

F.2 Calculation Methodology

Park DIFs in this Fee Study are calculated utilizing the "Standards-Based" LOS methodology introduced in Section V. Currently the City has 165.9 total acres of usable Park Land as shown in the Park Land Summary presented below in **Table 41**. A detailed Inventory table is presented in **Appendix B** and the end of this Fee Study. In addition, the current level of Park service is 9.58 acres per 1,000 residents. In an effort to maintain a comparable LOS to the surrounding Cities, the proposed Parks fee in this Fee Study is calculated at 5.0 acres per 1,000 residents.

Table 41: Laconia Park Land Inventory Summary [1]

Park Land Categories	Acres
Neighborhood	8.7
Public	119.2
Resident Only	38.0
Total Acres	**165.9**

Note:

1. Source: City of Laconia.

The methodology used in this Fee Study involves calculating the park facilities demand generated by each residential unit using the standard objective of 5.0 acres per 1,000 residents and employing the concept of an EDU. DTA links the demand for park facilities (per residential dwelling unit for each land use type) to the acreage of park land needed to be developed and improved to satisfy this level of demand. By adding the specified acreage of parks facilities based on the demand resulting from

new development, the City can maintain the LOS requirements of its Future Park Standard.

The City provided DTA with a land appraisal value of $84,499 per acre to be used in the Park fee calculation. In addition, DTA determined that the cost for Park Development was $311,633 per acre. Combined, the cost per acre, including land and development is $396,633 per acre as indicated in **Table 42 below**. A detailed inventory listing the subject properties is presented in **Appendix B**.

Table 42: Park and Recreation Land Acquisition and Development Summary

Park Land Categories	Total Costs
Land Acquisition	$84,499
Park Development	$311,633
Total Costs	**$396,133**

Once the costs were calculated, DTA then proceeded to allocate the costs according to the total demand generated by new residential development. Total Park facilities demand for residential land development is given by the EDUs multiplied by the projected number of dwelling units through 2040.

F.3 LOS

The standards-based LOS ensures that City facilities are appropriately developed and sized so that future residents do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. As indicated earlier, the LOS is this calculation is 5 acres per 1,000 residents. This methodology provides several advantages, including not needing to know the size or cost of a specific facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. In addition, this methodology assigns 100% of the Fees to new development and allows the City to apply the Fee revenue to any Fee-eligible project.

F.4 Calculations and Assumptions

The park facilities demand (i.e., EDU) is based on the projected population growth resulting from new development. As shown in the table below, new development is anticipated to add 3,009 new dwelling units to the City. Multiplying the projected units for each land category by the residents-per-units for each land type resulted in the projected population of 4,795 residents (EBUs). This is indicated below in **Table 43**.

Table 43: Total Parks and Recreation Facilities Created by New Development [1]

Land Use Category	Residents per Unit	Projected Units	Projected Population (EBUs)
Single-Family Detached	1.84	987	1855
Single-Family Attached	1.25	623	780
Two-Unit Structure	1.79	619	1108
Multi-Family Structure 3+ Units	1.35	780	1053
Total		**3,009**	**4,795**

Note:

1. Numbers may not sum due to rounding.

The City's desired park ratio of 5 acres per 1,000 residents, (i.e., 0.005 acres per resident), which the City intends to use as its park standard for future development ("Future Park Standard") and is used to satisfy the demand created by new development. As shown below, the projected population is multiplied by the park standard for each land use category to determine the total acres require to meet the desired park standard. As indicated below, the new development will serve an additional 4,795 residents. Therefore, as presented below in **Table 44**, the City requires a total of 23.98 additional acres to maintain the desired LOS.

Table 44: Total Acres needed to Meet Future Park Standard [1]

Land Use Category	Total EBUs	Park Standard (Acres per Resident)	Total Acres Required
Single-Family Detached	1,855	0.0050	9.275
Single-Family Attached	780	0.0050	3.899
Two-Unit Structure	1,108	0.0050	5.539
Multi-Family Structure 3+ Units	1,053	0.0050	5.264
Total	**4,795**		**23.98**

F.5 Park and Recreation Fee Calculation

After determining that the City requires a total of 23.98 acres of new park and recreation facilities to meet the desired Park Standard and satisfy the demand created by new development, DTA proceeded to calculate the amount of funding needed to pay for the required acreage and development of new facilities. **Table 45** below presents the total costs of new park land (i.e., acquisition costs which equal approximately $9,407,649 in projected expenditures necessary to meet the desired Park Standard for new development.

Table 45: Financing Required to Meet Future Park Standards [1]

Facility Type	Number of Acres Required	Cost per Acre	Facilities Cost
Park and Recreation Facilities	23.98	$396,133	$9,498,014
		Less: Offsetting Revenues	$90,364
		Net Cost of Facilities	**$9,407,649**

Note:

1. Due to rounding, totals may not sum.

F.6 Offsetting Revenue

In calculating DIFs, it is important to consider any offsetting revenue in the Park facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities total cost. Currently, there is $90,364 in the current Park and Recreation accounts that must be subtracted as offsetting revenue.

F.7 Park Facilities Fee Calculations

It's important to note that 100% of the park and recreation facilities costs will be allocated to new development as such facilities would satisfy the desired park standard and do not reflect any unmet needs or deficiencies pertaining to existing development. An advantage of this methodology as stated in Section V is that it does not involve the planning of any future facilities. This methodology assigns 100% of the fees to new development and allows the City to apply the fee revenue to any project necessary to satisfy future development. As shown below in **Table 46**, the cost per EDU of $3,640 is calculated by dividing the Total Allocated to New Development by Total EBUs. This calculation is presented in detail in **Appendix A.**

Table 46: Parks and Recreation Cost per EDU

Cost Allocation	Cost per EDU Calculation
Allocation to New Development	100%
Total Allocated to New Development	$9,407,649
Projected EBUs	2,584
Cost Per EDU	**$3,640**

F.8 Proposed Park Fee Calculation

The single-family detached residential DIF per unit was determined by multiplying the cost per EDU of $3,640 by the EDUs per unit (1.00) for a single-family detached residence resulting in a fee of $3,640 per unit. Similarly, the fee for a single-family attached residence is calculated by multiplying the cost per EDU of $3,640 by the EDUs per unit (0.68) for a single-family attached residence, generating a fee of $2,473 per unit. All of the other residential fees are calculated the same way. It's important

to note that non-residential development is excluded from this calculation. This is presented below in **Table 47**.

Table 47: Parks DIF Calculation

Land Type	EDUs per Unit	Fee
	[a]	[b] = [a] x Cost per EDU
Single-Family Detached	1.00	$3,640.18
Single-Family Attached	0.68	$2,472.81
Two-Unit Structure	0.97	$3,541.06
Multi-Family Structure 3+ Units	0.73	$2,670.63

F.9 Summary of Proposed fees

A summary of the proposed Parks and Recreation Fee is presented in **Table 48** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City under the statutory requirements of RSA 674:21V. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

Table 48: Parks Facilities Fee Summary

Land Use	Calculated Fees
Single-Family Detached (per Unit)	$3,640.18
Single-Family Attached (per Unit)	$2,472.81
Two-Unit Structure (per Unit)	$3,541.06
Multi-Family Structure 3+ Units (per Unit)	$2,670.63

F.10 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the CCI. The recommended CCI is based upon the BCI average produced by ENR.

G Roads

G.1 Roads Facilities

The City's goal is to improve the roads of the City over the build-out period. This additional infrastructure support is necessary to provide safe and efficient vehicular access throughout the City. The proposed DIF is to help meet the Roads demand of new development through 2040. The City identified the need for the Roads infrastructure and equipment, as shown described in **Table 49** below. The DIF will provide a source of revenue to the City to allow for the acquisition, installation, and construction of needed Road facilities, which in turn will both preserve the quality of life in the City and protect the health, safety, and welfare of the existing and future residents and employees.

Identification of the facilities to be financed is a critical component of any DIF program. In the broadest sense, the purpose of impact fees is to protect public health, safety, and general welfare by providing adequate public facilities. It's important to note, for Roads Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List.

Table 49 below provides a summary of the Roads Needs List. The project costs presented below are based on estimates provided by the City.

The City's Roads facilities that have been built to date are consistent with the existing LOS required by the City to serve needs of the population. The list of projects to be built by the City and presented in detail in Appendix B to this Fee Study details the planned facilities necessary to provide required services to the City, and it also outlines the criteria used to design a system needed to serve both existing and future development. The portion of the fee associated with existing Road facilities represent the current LOS which would be applied to new development. It's important to note that the future facilities have been identified by the City (in their CIP) as facilities required to serve both new and existing development, and therefore any increase in LOS above and beyond the current LOS would be an increase required to meet the development plan approved by the City.

Table 49: Roads Facilities Costs

Projects	Costs
White Oaks	$1,650,000
Small Red List Roads	$4,370,000
Pickerel Bond Road Recon	$4,000,000
Shore Drive	$1,270,000
Court St + Paugus Park Road	$1,555,000
Small Red List Roads – Weirs	$1,500,000
Small Red List Roads - Lakeport	$1,190,000
Small Red List Roads – Downtown North	$2,900,000
Weirs Boulevard	$3,000,000
North Main	$7,000,000
Elm Street Sidewalk Project	$2,400,000
Sidewalk Construction	$670,261
Bike Lanes and Sidewalks	$3,300,000
Bridge over Cove on Hillard Road	$126,200
Public Gravel Road	$620,967
Small Red List Roads	$7,020,000
Downtown Main St. Roads, Sidewalks,	$7,975,000
Weirs Blvd. Pavement	$4,000,000
Roads Facilities Subtotal	$54,547,428
Offsetting Revenue	**$58,046**
Total	**$54,489,382**

G.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Roads facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. As of the end of June 2025, the City had $58,046 in its current Roads Facilities account that needed to be subtracted from the facilities cost total as indicated in the table above.

G.3 Calculation Methodology

Road Impact Fees were calculated for each of the seven (7) land use categories based on the number of ADTs generated by each land use. ADTs are published by ITE's Publication Trips Generation, 10th Edition. The ADT generation rates are per dwelling unit (for residential units), daily trip generation per 1,000 building square feet of each category of non-residential development, and per room for hotels. Per the ITE, a trip or trip end is a single or one-direction person or vehicle movement with either the origin or the destination existing or entering) inside a study site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is the trips entering and existing a single site. Specifically, ADTs are the total number of trips, both inbound

and outbound, within a 24-hour weekday period, generated by a particular use or development

All proposed Roads facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EBUs as shown below. As illustrated below in **Table 50**, 78.74% of the costs will be allocated to new development and 21.26% of the costs will be allocated to existing development. Based on the allocation between new and existing development, $11,582,290 of the $54,489,382 in Road facilities costs would be funded by the Fee imposed on new development. The remaining $42,907,092 must be funded through other sources to be determined by the City.

Table 50: Roads Facilities Cost Allocation Summary

Development Type	ADTs (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	144,017	78.74%	$42,907,092
New Development	38,876	21.26%	$11,582,290
Total	**182,893**	**100.00%**	**$54,489,382**

To calculate the Fees, DTA determined the number of ADTs expected through 2040 based on the expected residential and non-residential growth in the City. The analysis estimates that 38,876 additional ADTs would be generated by the projected land use growth, as detailed in **Table 51** below.

Table 51: Number of Trip Calculations

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	ADT Generation Rate	Total ADTs
Single-Family Detached	987		9.44	9,317
Single-Family Attached	623		7.32	4,560
Two-Unit Structure	619		7.32	4,531
Multi-Family Structure 3+ Units	780		7.32	5,708
Commercial/Retail		539,390	20.88	11,262
Office/Institutional		128,172	10.72	1,374
Industrial		419,977	5.06	2,123
			Total	**38,876**

G.4 Road Facilities Fee Calculation

Table 52 presented below summarizes the cost per ADT, which is generated by dividing the cost to new development of $11,582,290 by the 38,876 ADTs that will be

generated by new development. When accounting for the 38,876 projected ADTs in the City, the cost per ADT totals $298 as shown in the table below. The $298 cost per ADT was then applied to the various residential and non-residential land uses and their respective trip generation rates to determine the proposed Fees.

Table 52: Cost per EBU [1]

Proposed Facilities Costs	Total
Cost Allocated to New Development	$11,582,290
Total ADTs Added by New Development	38,876
DIF Cost Per ADT	**$298**

Note:

1. Numbers may not sum due to rounding.

G.5 Proposed Fees

The residential DIF per unit was determined by first multiplying the cost per ADT of $298 as shown in **Table 52** above by the number of ADTs per unit (9.44) for a single-family detached residence resulting in a fee of $2,812 per unit. Similarly, the fee for a single-family attached residence is calculated by multiplying the same cost per EDU of $298 by the 7.32 ADTs per) for a single-family attached residence, generating a fee of $2,181 per unit. All of the other residential fees are calculated the same way.

The non-residential fees are calculated by multiplying the Cost per EDU of $276 by the EDUs per 1,000 square feet and dividing by 1,000 square feet. The commercial/retail fee is calculated by multiplying the Cost per EDU of $298 by 20.88 EDUs per 1,000 square feet and dividing by 1,000 square feet and generating a fee of $6.22 per square foot. This is presented below in **Table 53**.

Table 53: Roads DIF Calculation

Land Type	EDUs per Unit/1,000 Sq. Ft.	Fee
	[a]	[b] = [a] x cost per ADT or [b] = [a] x cost per ADT/1000
Single-Family Detached	9.44	$2,812.46
Single-Family Attached	7.32	$2,180.85
Two-Unit Structure	7.32	$2,180.85
Multi-Family Structure 3+ Units	7.32	$2,180.85
Commercial/Retail	20.88	$6,220.78
Office/Institutional	10.72	$3,193.81
Industrial	5.055	$1,506.04

G.6 Summary of Proposed Fees

A summary of the proposed City Road Fee is presented in **Table 54** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City under the statutory requirements of RSA 674:21V. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

Table 54: Roads Facilities Fee Summary

Land Use	Calculated Fees
Single-Family Detached (per Unit)	$2,812.46
Single-Family Attached (per Unit)	$2,180.85
Two-Unit Structure (per Unit)	$2,180.85
Multi-Family Structure 3+ Units (per Unit)	$2,180.85
Commercial/Retail (per Sq. Ft.	$6,220.78
Office/Institutional (per Sq. Ft.)	$3,193.81
Industrial (per Sq. Ft.)	$1,506.04

G.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the CCI. The recommended CCI is based upon the BCI average produced by ENR.

H Water

H.1 Water Facilities

DTA's estimates of new development and increased water demand by the City has provided the basis for calculating the water DIFs. The need for water production facilities improvements is based on the water demand placed on the system by new development. In this Fee Study, DTA has determined that a reasonable measure of demand is the flow generation rate, expressed as the number of gallons per day needed by a specific type of land use, both residential and non-residential. Flow generation rates are assumed to be a reasonable measure of demand on the City's system of water improvements because they represent the average rate of demand that will be placed on the system per land use designation. The water production facilities category includes those facilities used by the City to provide basic water supply and distribution services to residents and employees within the City.

The City has provided a CIP with the list of future water production facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. The facilities presented below are based on estimates provided by the City. **Table 55** below provides a summary of the Needs List.

Table 55: Summary Water Production Facilities

Water Facilities	Facility Cost
New Water Main Paugus Park Road	$480,000
Longbay Tank TTHM Ventilation/Aeration	$50,000
Braircast Tank TTHM Ventilation/Aeration	$50,000
Lakeport Tank Mixers	$50,000
Lakeport TTHM Ventilation/Aeration	$75,000
Lighthouse Tank TTHM Ventilation/Aeration	$50,000
Install Ceiling Fan (s) in Treatment Plant	$25,000
Pump Upgrades 20 + Pumps	$155,000
Water Main Upgrade System Pine St. (Main to Baldwin) 700 Ft. 12 inch	$140,000
Water Main Upgrade System Pine St. 1300 Ft. 8 inch	$200,000
Water Main Upgrade System Weirs Boulevard 1500 Ft. 12 inch	$350,000
Water Main Upgrade System Manchester St, (Valley to End) 400 Ft. 8 and 2 inch	$60,000
Water Main Upgrade System Willow Street entire length 500 Ft. 8 inch	$100,000
Water Main Upgrade System Gold Street entire length 500 Ft. 6 inch	$100,000
Water Main Upgrade System New Salem Street entire length 1300 Ft. 8 inch	$200,000
Water Main Upgrade System Fair Street entire length 1000 Ft. 8 inch	$150,000
Water Main Upgrade System Opechee Street entire length 1000 Ft. 8 inch	$150,000
Water Main Upgrade System Primrose Street entire length 1000 Ft. 12 inch	$300,000
Distribution system Upgrade - main gates and hydrants	$190,000
Meter Reading System Upgrade	$100,000
Meter Upgrade Program	$300,000
Upgrade Computer Software	$60,000
SCADA System upgrade	$60,000
Treatment Plan upgrade	$50,000
New long bay tank TTHM Ventilation/aeration System	$50,000
New Briarcrest tank TTHM Ventilation/Aeration System	$50,000
Water Facilities Subtotal	$3,545,000
Offsetting Revenues	**$0.00**
Total	**$3,545,000**

H.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Water production facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. Since this is a new fee to the City, there is no current account balance to consider.

H.3 Calculation Methodology

The City's latest CIP update identifies and itemizes the planned facilities necessary to accommodate new growth and provide required service to the City. It's important to note that the future facilities have been identified by the City (on their CIP) as facilities required to serve new development, and therefore any increase in LOS above and beyond the current LOS would be an increase required to meet the plan approved by the City.

Water Fees were calculated for each of the seven (7) land use categories and are based on the water usage, measured in terms number of gallons per day ("GPD"), (i.e., the EBU factor – see Section V) generated by each land use. Total GPDs were calculated by applying these water usage rates to the various residential categories, and non-residential square feet identified in the demographics section of this Fee Study.

All proposed Water facilities were sized to provide water to both existing and future residents and employees. Therefore, the costs of these facilities would typically be allocated between existing development and new development based on their percentage of build-out EBUs. As indicated below in **Table 56**, 21.50% or $762,150 is allocated to new development.

Table 56: Water Facilities Cost Allocation Summary [1]

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	78.50%	$2,782,850
New Development	21.50%	$762,150
Total	**100.00%**	**$3,545,000**

Note:

1. Some figures may not sum due to rounding.

To determine the water fees, DTA calculated the number of GPDs expected through 2040 based on the expected residential and non-residential growth in the City to generate a GPD water flow. As shown in **Table 57** below, the analysis estimates that a maximum of 578,163 additional GPDs would be generated by new development. The calculations behind these numbers are explained in detail in **Appendix A**.

Table 57: Water Usage by Land Use

Land Use	Water Generation Rate Units/Room 1,000 Sq. Ft.	Units/Sq. Ft	Total Water Volume (EBUs)
Single-Family Detached	184	987	181,618
Single-Family Attached	125	623	77,875
Two-Unit Structure	179	619	110,787
Multi-Family Structure 3+ Units	135	780	105,275
Commercial/Retail	115	539,390	61,913
Office/Institutional	92	128,172	11,770
Industrial	69	419,977	28,924
		Total	**578,163**

Note:

1. May not sum due to rounding.

Table 58 below summarizes the cost per GPD which is generated by dividing the cost to new residential and non-residential development of $761,932 by total water volume (projected EBUs) of 578,163 and generating a cost per GPD of $1.32. This cost was then applied to the various land uses and their respective GPD generation rates to determine the proposed Fees. The water demand factors were calculated for each of the seven (7) land use categories based on flow generation rates (i.e., gallon per day per acre) based on estimated residential gallons per day. The calculation also applied standard floor area ratios (FARs) ranging from 0.50 to 0.75 for non-residential development depending on land use.

Table 58: Water Cost per EBU [1]

Facility Cost Allocated to New Development	Projected EBUs	Cost per GPD (EBU)
$761,932	578,163	$1.32

Note:

1. Numbers may not sum due to rounding.

H.4 Water Facilities Fee Calculation

Presented below in **Table 59**, residences are grouped together using a 5/8" to 3/4" inch meter and generating a residential DIF of $242 per meter. This was calculated by multiplying the single-family detached residence water flow of 184 GPD x $1.32 cost per EBU, generating a single-family detached residential water DIF of $242. The rest of the land use categories are calculated the same way.

For commercial/retail, office/institutional and industrial land uses, a cost apportionment based on meter size is appropriate since average water consumption varies widely between different uses permitted on property designated for

non-residential land use. To determine fees based on fixture counts for new units is both cumbersome and difficult to enforce when fixture additions occur.

Assessing fees based upon meter size has the advantage of charging a fee based upon an upper limit of usage inherent in the meter size, covering potential changes in demand as building uses and fixture counts change over time. The disadvantage of meter size fee structuring is that the larger meters have a much wider capacity range that may not necessarily reflect usage levels.

For non-residential land uses, a cost apportionment based on meter size is especially appropriate since average water consumption varies widely between different uses permitted on property designated for non-residential land use. To determine fees based on fixture counts for new units is both cumbersome and difficult to enforce when fixture additions occur.

Assessing fees based upon meter size has the advantage of charging a fee based upon an upper limit of usage inherent in the meter size, covering potential changes in demand as building uses and fixture counts change over time. The disadvantage of meter size fee structuring is that the larger meters have a much wider capacity range that may not necessarily reflect usage levels.

Actual consumption could be considerably lower than meter capacity. However, engineering plans for building water systems likely call for meter sizes that reasonably correspond with the potential water consumption of the proposed building usage. Consequently, using the design capacity of installed meters is reasonable and provides a conservative assumption of future demand for the purpose of this Fee Study. Meter capacities as ratios of the standard 3/4" meter was used to compute the related capacity fees presented in **Table 59** below. As illustrated below, the fee amounts vary greatly depending on the meter size, ranging from $242 for a residence or business with a 3/4" meter to $19,400 with an 8" meter.

Table 59: Water DIF by Meter [1]

Meter Size	Hydraulic Capacity Factor	Water Fee
5/8"-3/4"	1.0	$242.50
3/4"	1.5	$363.75
1	2.5	$606.25
1.5	5.0	$1,212.49
2	8.0	$1,939.99
3	15.0	$3,637.48
4	25.0	$6,062.46
6	50.0	$12,124.92
8	80.0	$19,399.88

Note:

1. Hydraulic capacity factor refers to a mathematical coefficient that quantifies the relationship between the water movement and the hydraulic gradient. It essentially reflects how easily water can flow through a given material under a certain hydraulic gradient.

H.5 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the CCI. The recommended CCI is based upon the BCI average produced by ENR.

I Public Schools

I.1 Public School Fees

The Public School DIFs are levied on new developments to help fund the costs of capital improvements needed to accommodate increased demand for public school facilities resulting from the new development. School districts can use DIFs for school facilities that are addressed by a capital facilities plan element of a comprehensive plan. These fees are levied on new development to fund the capital improvements necessitated by that development. These fees are essentially a way to ensure that new construction contributes its fair share to the infrastructure needed to support the growing community. This includes significant upgrades or expansion to school facilities, such as new classrooms and learning centers, additions to buildings such as administration and physical education facilities, the purchase of new land for schools, and the acquisition of new school buses and vehicles,

I.2 Calculation Methodology

The City has three elementary schools, one middle school and one high school. The high school is also home to the J. Oliva Huot Technical Center, which is a regional program for students in Laconia and surrounding cities. As shown below in **Table 60**, the City School System totals 429,254 gross square feet.

Table 60: Laconia School Inventory

Schools	Gross Square Feet [1]	2024-2025 Enrollment [1]	Max Capacity Enrollment [2]
Elementary			
Elm Street School	36,151	262	325
Pleasant Street School	37,604	256	325
Woodland Heights School	53,966	315	500
Middle School			
Laconia Middle School	126,469	415	650
High School			
Laconia High School	175,064	562	1,000
Total	**429,254**	**1,810**	**2,800**

Notes:

1. Laconia School District 2024 – 2025 enrollment and gross square feet are provided by the City of Laconia.
2. Maximum capacity enrollment calculation estimated by DTA.

Per the City, the total enrollment for the five schools is 1,810 students, which is 20.10% decline from the 2,281 enrolled students reported in 2009, the year of the last School Impact Fee Study. As shown above in **Table 60**, 2024-2025 enrollment in the City's K-8 schools average about 69.0% of estimated capacity and the City's High School averages about 56.2% of estimated capacity, enabling all of these schools to meet the demands of any additional enrollment.

Student Enrollment per residential unit is an objective measure of the consumption of school facilities space associated with housing development. **Table 61** below presents the four residential housing categories totaling 10,532 units along with the respective students per residential unit. The demographics behind these residential totals are covered in detail in Section IV and in **Appendix A**. The student per residential units is a challenging calculation, and DTA used information gathered from similar cities in New Hampshire, the National Association of Home Builders (NAHB) and best practices used in calculating student per residential unit ratios. As shown below, the largest residential category in the City is single-family detached residences with 5,685 units and generating 0.21 students per unit. The second largest category is multi-family structure 3+ units with 2,995 units and 0.13 students per unit. Single-family attached residences and two-unit structures residences each generate 0.10 and 0.16 students per residential unit respectively.

Table 61: Current Enrollment Calculation [1]

Residential Category	Residential Units	Students per Residential Unit	Current Enrollment per Residential Unit [1]
	[a]	[b]	[c] =[a] x [b]
Single-Family Detached	5,685	0.21	1,189
Single-Family Attached	955	0.10	91
Two-Unit Structure	897	0.16	141
Multi-Family Structure 3+ Units	2,995	0.13	389
Total	**10,532**		**1,810**

Notes:

1. Totals may not sum due to rounding.
2. Laconia School District 2024-2025 enrollment provided by the City of Laconia.

The Public School DIF calculation uses a facility space standard equal to the maximum average building school square footage area per student at the K-8 and 9-12 grade levels. As indicated in **Table 62** below, to calculate the average square foot per student, the total gross square footage for each school category is divided by the respective maximum student capacity. As show in the table below, the average maximum square feet per student for [1] elementary schools are 111 square feet per student, [2] for middle school it is 195 square feet per student and [3] for the high school it is 175 square feet per student. The average overall square foot per student used in the fee calculation is 153 square feet per student.

Table 62: Existing Square Footage Standard per Student [1]

School Category	Gross Square Feet	Maximum Student Capacity	Square Feet per Student
	[a]	[b]	[c] = [a]/[b]
Elementary School	127,721	1,150	111
Middle School	126,469	650	195
High School	175,064	1,000	175
Total	**429,254**	**2,800**	**153**

Note:

1. Totals may not sum due to rounding.

I.3 Offsetting Revenues

In calculating DIFs, it is important to consider any existing account balance or offsetting revenue in the School Fee calculations total, The current balance in the School DIF account is $130,564. These funds should be held in a separate account and spent down to a zero balance before the funds from the new fees are spent.

I.4 Additional Square Footage per Unit Calculation

To generate the Public School Fee, the additional square feet needed for each residential category must be generated. To do this, the square feet per student presented in **Table 62** above is multiplied by the average square feet per student for each residential category presented earlier in **Table 61**.

As illustrated below, the additional square feet needed for a single-family detached residence is calculated by multiplying the 153 square feet per student by 0.21 students per residential unit generating 32.1 additional square feet per residential unit. The other residential categories are calculated using the same methodology.

Table 63: Additional Square Footage Calculations [1]

Residential Category	Students per Residential Unit	Sq. Ft. Per Student	Additional Square Feet Needed per Unit
	[a]	[b]	[c] = [a] x [b]
Single-Family Detached	0.21	153	32.1
Single-Family Attached	0.10	153	14.6
Two-Unit Structure	0.16	153	24.1
Multi-Family Structure 3+ Units	0.13	153	19.9

Note:

1. Totals may not sum due to rounding.

I.5 Fee Calculation

The School DIFs are based on the additional square feet generated in **Table 63** multiplied by the construction cost per square feet of $266 for each residential category. This is presented below in **Table 64**. In order to maintain consistency, the costs used in the construction cost calculation are from the same source used in the previous 2009 Development Impact Study, the New Hampshire Department of Education construction costs per square foot table. The Department of Education uses this source for the determination of the allowable basis for state building Aid. The construction costs presented here represent the weighted average for maximum allowable construction costs for new construction in Belnap county for High Schools, Middle Schools, and Elementary Schools.

In accordance with RSA 198:15-b III(a), the construction costs presented in **Table 64** below provide the maximum allowable cost per square foot for the purpose of calculating School Building Aid. The calculations below are indexed to October 2024. Projects starting in a different quarter are indexed accordingly. These cost limits apply to the gross building size of the school facility measured from exterior surface. These construction costs include contractor fees; cost to erect the substructure and shell; cost for interior construction such as partitions, doors, fittings, stairs, wall/floor/ceiling finishes; and costs for services such as plumbing, HVAC, fire protection, and electrical. These costs do not include the purchase of land, site work, utilities, planning and design, legal and administrative fees, furniture, seating, fixtures, lockers, bleachers, clock systems, sound systems, commissioning fees, kitchen equipment, and other equipment which is not part of a building system. These construction costs represent the upper limit for the payment of school building aid. They are not intended to be an accurate estimate for the actual cost of construction for a particular design in current or future market conditions.

The School DIFs were determined by first multiplying the construction cost of $266 per square foot by the number of additional square feet needed for each of the residential land use categories. As shown below, for a single-family detached residence, the construction cost of $266 per square foot is multiplied by the additional square feet needed of 32.1 for each residence, generating a fee of $8,534 per unit. The fees for single-family attached residence is calculated by multiplying the construction cost of $266 per square foot by the additional square feet needed of 14.6 for each residence, generating a fee of $3,877 per unit. Two-unit residential structures and multi-family structure 3+ units are calculated the same way.

Although not required by RSA 674:21V, credit allowances may be applied as part of an impact fee calculation. Some cities may generate impact fee calculations include a series of credit allowances for past and future debt service costs related to existing school facilities. The purpose of this is to adjust the impact fees, ensuring new developments are not unfairly burdened with the cost of facilities already existing or

planned for current residents. Given the development environment and current school enrollment numbers, this will not be factored into the fee calculation.

Table 64: School Fee Calculations [1]

Residential Category	Additional Square Feet Needed	Construction Cost per Sq. Ft.	Fees
	[a]	[b]	[c] = [a] x [b]
Single-Family Detached	32.1	$266	$8,533.99
Single-Family Attached	14.6	$266	$3,877.23
Two-Unit Structure	27.4	$266	$6,407.63
Multi-Family Structure 3+ Units	19.9	$266	$5,305.68

Note:

1. Totals may not sum due to rounding.

I.6 Summary of Proposed Fees

A summary of the proposed Public School DIFs are presented in **Table 65** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City under the statutory requirements of RSA 674:21V. Residential fees are listed on a per-unit basis.

Table 65: School Fee Summary

Land Use	Calculated Fees
Single-Family Detached (per Unit)	$8,533.99
Single-Family Attached (per Unit)	$3,877.23
Two-Unit Structure (per Unit)	$6,407.63
Multi-Family Structure 3+ Units (per Unit)	$5,305.68

I.7 Public School DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of RSA 674:21V. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCI. The CCI is based upon the BCI average as produced by ENR.

VII SUMMARY OF FEES

The total proposed fee amounts to finance new development's share of the costs of new facilities are summarized below.

Table 66: Proposed DIF Summary

Table ES-1: DIF Summary

Land Use [1,2,]	City Admin.	Public Works	Police	Fire.	Library	Parks and Recreation	Roads	Public Schools	Total [3]
Single-Family Detached	$1,057.89	$813.78	$559.70	$609.59	$1,279.74	$3,640.18	$2,812.46	$8,533.99	$19,307.33
Single-Family Attached	$718.64	$552.81	$380.21	$414.10	$869.34	$2,472.81	$2,180.85	$3,877.23	$11,465.98
Two-Unit Structure	$1,029.09	$791.63	$544.46	$592.99	$1,244.89	$3,541.06	$2,180.85	$6,407.63	$16,332.60
Multi-Family Structure 3+ Units	$776.13	$597.04	$410.63	$447.22	$938.89	$2,670.63	$2,180.85	$5,305.68	$13,327.06
Commercial Retail	$0.88	$0.68	$0.78	$0.85	-	-	$6.22	-	$9.42
Office/Institutional	$1.16	$0.89	$0.78	$0.85	-	-	$3.19	-	$6.87
Industrial	$0.34	$0.26	$0.26	$0.28	-	-	$1.51	-	$2.64

Notes:

1. Residential fees are per unit and refer to living space and exclude non-living space such as garages and patios.
2. Non-Residential fees are per square feet.
3. Due to the rounding of decimal places, many of the totals may not sum.

In contrast to the fees presented above, the Water fees presented in **Table 67** below are presented per meter size.

Table 67: Water DIF Summary [1]

Meter Size	Hydraulic Capacity Factor	Water
5/8" - 3/4"	1.0	$242.50
3/4"	1.5	$363.75
1	2.5	$606.25
1.5	5.0	$1,212.49
3	15.0	$1,939.99
4	25.0	$3,637.48
6	50.0	$6,062.46
8	80.0	$12,124.92

Note:

1. Hydraulic capacity factor refers to a mathematical coefficient that quantifies the relationship between the water movement and the hydraulic gradient. It essentially reflects how easily water can flow through a given material under a certain hydraulic gradient.

The DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCI. The CCI is based upon the BCI average as produced by ENR.

APPENDIX A

City of Laconia, NH
Development Impact Fee Justification Study

FEE DERIVATION WORKSHEETS

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS

Existing DU Calculation
Service Factor (Residents and Employees)

	[a]	[b]	[c] = [a] + 50% x [b]	[d] = [c] /[f], or [d] = [c] / ([f] / 1,000)	[e] = [d] / 1.84	[f]	[g] = [e] x [f]
Land Use Type	**Number of Residents [1]**	**Number of Employees [2]**	**Number of Persons Served [3]**	**Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF**	**EDUs per Unit/ per Room/ per 1,000 Non-Res. SF**	**Number of Units/ Number of Rooms/ Non-Res. SF**	**Total Number of EDUs**
Single Family Detached	10,461		10,461	1.84	1.00	5,685	5,685
Single Family Attached	1,194		1,194	1.25	0.68	955	649
Two Unit Structure	1,606		1,606	1.79	0.97	897	873
Multi-family Structure 3+ Un	4,043		4,043	1.35	0.73	2,995	2,197
Commercial / Retail	0	6,152	3,076	1.53	0.83	2,005,275	1,672
Office / Institutional	0	1,926	963	2.02	1.10	476,503	523
Industrial	0	1,839	920	0.59	0.32	1,561,335	500
Total	**17,304**	**9,917**	**22,262**	**NA**	**NA**	**NA**	**12,098**

Projected New DU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [4]	Total Number of EDUs
Single Family Detached	1,855		1,816	1.84	1.00	987	987
Single Family Attached	780		779	1.25	0.68	623	423
Two Unit Structure	1,108		1,108	1.79	0.97	619	602
Multi-family Structure 3+ Un	1,053		1,053	1.35	0.73	780	572
Commercial / Retail	0	1655	827	1.53	0.83	539,390	450
Office / Institutional	0	518	259	2.02	1.10	128,172	141
Industrial	0	495	247	0.59	0.32	419,977	134
Total	**4,795**	**2,668**	**6,089**	**NA**	**NA**	**NA**	**3,309**

Buildout DU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Single Family Detached	12,316		12,277	1.84	1.00	6,672	6,672
Single Family Attached	1,974		1,973	1.25	0.68	1,578	1,072
Two Unit Structure	2,714		2,714	1.79	0.97	1,516	1,475
Multi-family Structure 3+ Un	5,096		5,096	1.35	0.73	3,775	2,769
Commercial / Retail	0	7,807	3,903	1.53	0.83	2,544,665	2,121
Office / Institutional	0	2,444	1,222	2.02	1.10	604,675	664
Industrial	0	2,334	1,167	0.59	0.32	1,981,312	634
Total	**22,099**	**12,585**	**28,351**	**NA**	**NA**	**NA**	**15,408**

[1] Population and Residential Units per US Census provided by the Neilsen Company
Population and Residential Units second Source : NH Department of Business and Economic Affairs
Current Estimates and Trends in New Hampshires Housing Supply Updated 2025

Hotel guests based on a 66% occupancy rate for the existing hotel rooms in the City.
[2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2025).
[3] Persons served equals residents, plus 50% of employees.
[4] Laconia Projections per State of New Hampshire State, County and Municipal Projections 2020 - 2050 PDF page 64

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS - POLICE FEE

Existing DU Calculation
Service Factor (Residents, Employees, and Visitors)

Land Use Type	Hotel Guests Number of Residents [1]	Number of Employees [2]	Number of Visitors [3]	Number of Persons Served [4]	Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
	[a]	[b]	[c]	[d] = [a] + 50% x [b] + 5% x [c]	[e] = [d] / ([g] / 1,000)	[f] = [e] / 3.50	[g]	[h] = [f] x [g]
Single Family Detached	10,461			10,461	1.84	1.00	5,685	5,685
Single Family Attached	1,194			1,194	1.25	0.68	955	649
Two Unit Structure	1,606			1,606	1.79	0.97	897	873
Multi-family Structure 3+ Un	4,043			4,043	1.35	0.73	2,995	2,197
Commercial / Retail		6,152	41,870	5,170	2.58	1.40	2,005,275	2,809
Office / Institutional		1,926	5,108	1,218	2.56	1.39	476,503	662
Industrial		1,839	7,893	1,314	0.84	0.46	1,561,335	714
Total	**17,304**	**9,917**	**54,871**	**25,006**	**NA**	**NA**	**NA**	**13,589**

Projected New DU Calculation
Service Factor (Future Residents, Employees, and Visitor)

Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Visitors	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [5]	Total Number of EDUs
Single Family Detached	1,855			1,816	1.84	1.00	987	987
Single Family Attached	780			779	1.25	0.68	623	423
Two Unit Structure	1,108			1,108	1.79	0.97	619	602
Multi-family Structure 3+ Un	1,053			1,053	1.35	0.73	780	572
Commercial / Retail		1,655	11,262	1,391	2.58	1.40	539,390	756
Office / Institutional		518	1,374	328	2.56	1.39	128,172	178
Industrial		495	2,123	353	0.84	0.46	419,977	192
Total	**4,795**	**2,668**	**14,759**	**6,827**	**NA**	**NA**	**NA**	**3,710**

Buildout DU Calculation
Service Factor (Future Residents, Employees, and Visitor)

Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Visitors	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Single Family Detached	12,316			12,277	1.84	1.00	6,672	6,672
Single Family Attached	1,974			1,973	1.25	0.68	1,578	1,072
Two Unit Structure	2,714			2,714	1.79	0.97	1,516	1,475
Multi-family Structure 3+ Un	5,096			5,096	1.35	0.73	3,775	2,769
Commercial / Retail		7,807	53,133	6,560	2.58	1.40	2,544,665	3,565
Office / Institutional		2,444	6,482	1,546	2.56	1.39	604,675	840
Industrial		2,334	10,016	1,668	0.84	0.46	1,981,312	906
Total	**22,099**	**12,585**	**69,630**	**31,833**	**NA**	**NA**	**NA**	**17,300**

[1] Population and Residential Units per US Census provided by the Neilsen Company
Population and Residential Units second Source : NH Department of Business and Economic Affairs
Current Estimates and Trends in New Hampshires Housing Supply Updated 2025

Hotel guests based on a 66% occupancy rate for the existing hotel rooms in the City.
[2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2025).
[3] Based on Average Daily Trips (excluding employee trips), as published by the Institute of Transportation Engineers, 10th Edition.
[4] Persons served equals residents, plus 50% of employees, plus 5% of visitors.
[5] Laconia Projections per State of New Hampshire State, County and Municipal Projections 2020 - 2050 PDF page 64

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS - POLICE FEE

Existing DU Calculation
Service Factor (Residents, Employees, and Visitors)

Land Use Type	Hotel Guests Number of Residents [1]	Number of Employees [2]	Number of Visitors [3]	Number of Persons Served [4]	Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
	[a]	[b]	[c]	[d] = [a] + 50% x [b] + 5% x [c]	[e] = [d] / ([g] / 1,000), or [e] = [d] / [g]	[f] = [e] / 3.50	[g]	[h] = [f] x [g]
Single Family Detached	10,461			10,461	1.84	1.00	5,685	5,685
Single Family Attached	1,194			1,194	1.25	0.68	955	649
Two Unit Structure	1,606			1,606	1.79	0.97	897	873
Multi-family Structure 3+ Un	4,043			4,043	1.35	0.73	2,995	2,197
Commercial / Retail		6,152	41,870	5,170	2.58	1.40	2,005,275	2,809
Office / Institutional		1,926	5,108	1,218	2.56	1.39	476,503	662
Industrial		1,839	7,893	1,314	0.84	0.46	1,561,335	714
Total	**17,304**	**9,917**	**54,871**	**25,006**	**NA**	**NA**	**NA**	**13,589**

Projected New DU Calculation
Service Factor (Future Residents, Employees, and Visitor)

Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Visitors	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [5]	Total Number of EDUs
Single Family Detached	1,855			1,816	1.84	1.00	987	987
Single Family Attached	780			779	1.25	0.68	623	423
Two Unit Structure	1,108			1,108	1.79	0.97	619	602
Multi-family Structure 3+ Un	1,053			1,053	1.35	0.73	780	572
Commercial / Retail		1,655	11,262	1,391	2.58	1.40	539,390	756
Office / Institutional		518	1,374	328	2.56	1.39	128,172	178
Industrial		495	2,123	353	0.84	0.46	419,977	192
Total	**4,795**	**2,668**	**14,759**	**6,827**	**NA**	**NA**	**NA**	**3,710**

Buildout DU Calculation
Service Factor (Future Residents, Employees, and Visitor)

Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Visitors	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Single Family Detached	12,316			12,277	1.84	1.00	6,672	6,672
Single Family Attached	1,974			1,973	1.25	0.68	1,578	1,072
Two Unit Structure	2,714			2,714	1.79	0.97	1,516	1,475
Multi-family Structure 3+ Un	5,096			5,096	1.35	0.73	3,775	2,769
Commercial / Retail		7,807	53,133	6,560	2.58	1.40	2,544,665	3,565
Office / Institutional		2,444	6,482	1,546	2.56	1.39	604,675	840
Industrial		2,334	10,016	1,668	0.84	0.46	1,981,312	906
Total	**22,099**	**12,585**	**69,630**	**31,833**	**NA**	**NA**	**NA**	**17,300**

[1] Population and Residential Units per US Census provided by the Neilsen Company
Population and Residential Units second Source : NH Department of Business and Economic Affairs
Current Estimates and Trends in New Hampshires Housing Supply Updated 2025

Hotel guests based on a 66% occupancy rate for the existing hotel rooms in the City.
[2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2025).
[3] Based on Average Daily Trips (excluding employee trips), as published by the Institute of Transportation Engineers, 10th Edition.
[4] Persons served equals residents, plus 50% of employees, plus 5% of visitors.
[5] Laconia Projections per State of New Hampshire State, County and Municipal Projections 2020 - 2050 PDF page 64

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS

Existing DU Calculation
Service Factor (Residents)

	[a]	[b] = [a]	[c] = [b] /[e]	[d] = [c] / 3.50	[e]	[f] = [d] x [e]
Land Use Type	**Number of Residents [1]**	**Number of Persons Served [2]**	**Persons Served per Unit/ per Room/**	**EDUs per Unit/ per Room/**	**Number of Units/**	**Total Number of EDUs**
Single Family Detached	10,461	10,461	1.84	1.00	5,685	5,685
Single Family Attached	1,194	1,194	1.25	0.68	955	649
Two Unit Structure	1,606	1,606	1.79	0.97	897	873
Multi-family Structure 3+ Uni	4,043	4,043	1.35	0.73	2,995	2,197
Total	**17,304**	**17,304**	**NA**	**NA**	**NA**	**9,404**

Projected New DU Calculation
Service Factor (Future Residents)

Land Use Type	**Number of Residents**	**Number of Persons Served**	**Residents per Unit/ Persons Served per Room/ Persons Served per**	**EDUs per Unit/**	**Number of Units/**	**Total Number of EDUs**
Single Family Detached	1,855	1,816	1.84	1.00	987	987
Single Family Attached	780	779	1.25	0.68	623	423
Two Unit Structure	1,108	1,108	1.79	0.97	619	602
Multi-family Structure 3+ Uni	1,053	1,053	1.35	0.73	780	572
Total	**4,795**	**4,756**	**NA**	**NA**	**NA**	**2,584**

Buildout DU Calculation
Service Factor (Future Residents and)

Land Use Type	**Number of Residents**	**Number of Persons Served**	**Residents per Unit/ Persons Served per Room/ Persons Served per**	**EDUs per Unit/**	**Number of Units/**	**Total Number of EDUs**
Single Family Detached	12,316	12,277	1.84	1.00	6,672	6,672
Single Family Attached	1,974	1,973	1.25	0.68	1,578	1,072
Two Unit Structure	2,714	2,714	1.79	0.97	1,516	1,475
Multi-family Structure 3+ Uni	5,096	5,096	1.35	0.73	3,775	2,769
Total	**22,099**	**22,059**	**NA**	**NA**	**NA**	**11,988**

[1] Population and Residential Units per US Census provided by the Neilsen Company
Population and Residential Units second Source : NH Department of Business and Economic Affairs
Current Estimates and Trends in New Hampshires Housing Supply Updated 2025

[2] Persons served equals residents only, and excludes non-residential land uses.

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
EQUIVALENT BENEFIT UNITS ("EBU") ASSUMPTIONS

Existing Equivalent Benefit Units (Transportation)

Land Use Type	[a] Number of Units/ Number of Rooms/	[b] Number of Non-Res. SF [1]	[c] Average DailyTrips (ADTs) per Unit/ per Room/ per 1,000 Non-Res. SF [2]	[d] = [a] x [c], or [d] = [b] / 1,000 x [c] Total Daily Trips EBUs
Single Family Detached [1]	5,685		9.44	53,666
Single Family Attached	955		7.32	6,991
Two Unit Structure	897		7.32	6,566
Multi-family Structure 3+ Uni	2,995		7.32	21,923
Commercial Retail		2,005,275	20.88	41,870
Office / Institutional		476,503	10.72	5,108
Industrial		1,561,335	5.06	7,893
Total	**10,532**	**4,043,113**	**NA**	**144,017**

Projected New Equivalent Benefit Units (Transportation)

Land Use Type	Number of Units/ Number of Rooms [3]	Number of Non-Res. SF [3]	Average DailyTrips (ADTs) per Unit/ per Room/ per 1,000 Non-Res. SF	Total Daily Trips EBUs
Single Family Detached	987		9.44	9,317
Single Family Attached	623		7.32	4,560
Two Unit Structure	619		7.32	4,531
Multi-family Structure 3+ Uni	780		7.32	5,708
Commercial Retail		539,390	20.88	11,262
Office / Institutional		128,172	10.72	1,374
Industrial		419,977	5.06	2,123
Total	**3,009**	**1,087,539**	**NA**	**38,876**

Buildout Equivalent Benefit Units (Transportation)

Land Use Type	Number of Units/ Number of Rooms/	Number of Non-Res. SF	Average DailyTrips (ADTs) per Unit/ per Room/ per 1,000 Non-Res. SF	Total Daily Trips EBUs
Single Family Detached	12,316		9.44	116,263
Single Family Attached	1,974		7.32	14,446
Two Unit Structure	2,714		7.32	19,863
Multi-family Structure 3+ Uni	5,096		7.32	37,303
Commercial Retail		2,544,665	20.88	53,133
Office / Institutional		604,675	10.72	6,482
Industrial		1,981,312	5.06	10,016
Total	**22,099**	**5,130,652**	**NA**	**257,505**

[1]Population and Residential Units per US Census provided by the Neilsen Company
Population and Residential Units second Source : NH Department of Business and Economic Affairs
Current Estimates and Trends in New Hampshires Housing Supply Updated 2025

[2] Based on Average Daily Trips (excluding employee trips), as published by the Institute of Transportation Engineers, 10th Edi

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
ADMINSTRATION FEE CALCULATION

I. Inventory of Existing General Government Facilities

Facility	Facility Units	Quantity
Buildings	Square Feet	17,131
Land	Acres	2.90
Vehicles	Vehicle	5
Equipment	Integrated Unit	1

II. Existing Facility Standard

Facility Type [3]	Facility Units	[a] Quantity	[b] Existing EDUs	[c] = [a] / ([b] / 1,000) Facility Units per 1,000 EDUs
Buildings	Square Feet	17,131	12,098	1,416
Land	Acres	2.9	12,098	0.240
Vehicles	Vehicle	5	12,098	0.413
Equipment	Integrated Unit	1	12,098	0.083

III. Future Facility Standard

Facility Type	Facility Units	[a] Facility Units per 1,000 EDUs	[b] Future EDUs	[b/1,000] * [a] Facility Units per 1,000 EDUs
Buildings	Square Feet	1416	3,309	4,686
Land	Acres	0.240	3,309	0.79
Vehicles	Vehicle	0.413	3,309	1.37
Equipment	Integrated Unit	0.083	3,309	0.27

IV.

Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	4,686	$550	$2,577,196	$778.79
Land	Acres	0.793	$86,870	$68,908	$20.82
Vehicles	Vehicle	1.368	$34,000	$46,500	$14.05
Equipment	Integrated Unit	0.274	$2,954,735	$808,203	$244.23
Offsetting Revenue				$0.00	$0.00
Total				**$3,500,807**	**$1,058**

V. Fee Calculations

Land Type	EDUs per Unit	Fee
Single Family Detached	1.00	$1,057.89
Single Family Attached	0.68	$718.64
Two Unit Structure	0.97	$1,029.09
Multi-family Structure 3+ Units	0.73	$776.13
Commercial / Retail	0.83	$0.88
Office / Institutional	1.10	$1.16
Industrial	0.32	$0.34

VI. Fee Summary

Land Type	Fee per Unit / Square Foot
Single Family Detached	$1,057.89
Single Family Attached	$718.64
Two Unit Structure	$1,029.09
Multi-family Structure 3+ Units	$776.13
Commercial / Retail	$0.88
Office / Institutional	$1.16
Industrial	$0.34

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
PUBLIC WORKS CALCULATION

I. Projected Police Facilities Costs

Facility		Facility Cost
Publie Works Facilities	$	12,538,400
Offsetting Revenues	$	-
Total Facilities Cost	$	12,538,400

II. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated		Percentage of Cost Allocated
Existing Development	12,098	78.52%	$	9,845,405
New Development	3,309	21.48%	$	2,692,995
	15,408	100.00%	$	12,538,400

III. Allocation of New Development

Facility	Number of Projected EDUs		Cost to New Development		Cost per EDU
Public Works Facilities	3,309	$	2,692,995	$	814

IV. Cost Financed by Fees

	[a]	[b]	[c] = [e] / [a]	[d] = [e] / ([a] /1000)		[e] = [b] x Cost / EDU
Land Use Type	No. of Units/ / Sq. Ft.	Projected EDUs	Fee per Unit /	Fees per 1,000 Non-Res. S.F.		Cost Financed by Impact Fees
Single Family Detached	987	987	$813.78			$803,206
Single Family Attached	623	423	$552.81			$344,401
Two Unit Structure	619	602	$791.63			$489,954
Multi-family Structure 3+ Units	780	572	$597.04			$465,578
Commercial / Retail	539,390	450		$678		$365,917
Office / Institutional	128,172	141		$894		$114,557
Industrial	419,977	134		$260		$109,382
Initial Allocation to New Development						**$2,692,995**
Total Allocated to Existing Development					$	9,845,405
Total Facilities Costs						**$12,538,400**

V. Fee Calculations

Land Type	EDUs per Unit / per 1,000 Sq. Ft.	Fee
Single Family Detached	1.00	$813.78
Single Family Attached	0.68	$552.81
Two Unit Structure	0.97	$791.63
Multi-family Structure 3+ Units	0.73	$597.04
Commercial / Retail	0.83	$0.68
Office / Institutional	1.10	$0.89
Industrial	0.32	$0.26

VI. Fee Summary

Land Type	Fee per Unit / Square Foot
Single Family Detached	$813.78
Single Family Attached	$552.81
Two Unit Structure	$791.63
Multi-family Structure 3+ Units	$597.04
Commercial / Retail	$0.68
Office / Institutional	$0.89
Industrial	$0.26

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
POLICE CALCULATION

I. Projected Police Facilities Costs

Facility		Facility Cost
Police Facilities	$	9,700,000
Offsetting Revenues	$	17,438
Total Facilities Cost	**$**	**9,682,562**

II. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated		Percentage of Cost Allocated
Existing Development	13,589	78.55%	$	7,605,920
New Development	3,710	21.45%	$	2,076,642
	17,300	**100.00%**	**$**	**9,682,562**

III. Allocation of New Development

Facility	Number of Projected EDUs		Cost to New Development		Cost per EDU
Police Facilities	3,710	$	2,076,642	$	560

IV. Cost Financed by Fees

	[a]	[b]	[c] = [e] / [a]	[d] = [e] / ([a] /1000)		[e] = [b] x Cost / EDU
Land Use Type	No. of Units/ / Sq. Ft.	Projected EDUs	Fee per Unit /	Fees per 1,000 Non-Res. S.F.		Cost Financed by Impact Fees
Single Family Detached	987	987	$559.70			$552,425
Single Family Attached	623	423	$380.21			$236,871
Two Unit Structure	619	602	$544.46			$336,978
Multi-family Structure 3+ Units	780	572	$410.63			$320,213
Commercial / Retail	539,390	756		$784		$422,952
Office / Institutional	128,172	178		$778		$99,686
Industrial	419,977	192		$256		$107,518
Initial Allocation to New Development						**$2,076,642**
Total Allocated to Existing Development					$	7,605,920
Total Facilities Costs						**$9,682,562**

V. Fee Calculations

Land Type	EDUs per Unit	Fee
Single Family Detached	1.00	$559.70
Single Family Attached	0.68	$380.21
Two Unit Structure	0.97	$544.46
Multi-family Structure 3+ Units	0.73	$410.63
Commercial / Retail	1.40	$0.78
Office / Institutional	1.39	$0.78
Industrial	0.46	$0.26

VI. Fee Summary

Land Type	Fee per Unit / Square Foot
Single Family Detached	$559.70
Single Family Attached	$380.21
Two Unit Structure	$544.46
Multi-family Structure 3+ Units	$410.63
Commercial / Retail	$0.78
Office / Institutional	$0.78
Industrial	$0.26

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
FIRE CALCULATION

III. Projected Police Facilities Costs

Facility		Facility Cost
Police Facilities	$	10,574,330
Offsetting Revenues	$	28,786
Total Facilities Cost	$	10,545,544

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated		Percentage of Cost Allocated
Existing Development	13,589	78.55%	$	8,283,816
New Development	3,710	21.45%	$	2,261,728
	17,300	100.00%	$	10,545,544

V. Allocation of New Development

Facility	Number of Projected EDUs		ost to New Developmer	Cost per EDU
Fire Facilities	3,710	$	2,261,728	$ 610

IV. Cost Financed by Fees

	[a]	[b]	[c] = [e] / [a]	[d] = [e] / ([a] /1000)	[e] = [b] x Cost / EDU
Land Use Type	No. of Units/ / Sq. Ft.	Projected EDUs	Fee per Unit /	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Single Family Detached	987	987	$609.59		$601,661
Single Family Attached	623	423	$414.10		$257,982
Two Unit Structure	619	602	$592.99		$367,012
Multi-family Structure 3+ Units	780	572	$447.22		$348,752
Commercial / Retail	539,390	756		$854	$460,649
Office / Institutional	128,172	178		$847	$108,571
Industrial	419,977	192		$279	$117,100
Initial Allocation to New Development					**$2,261,728**
Total Allocated to Existing Development					$ 8,283,816
Total Facilities Costs					**$10,545,544**

V. Fee Calculations

Land Type	EDUs per Unit	Fee
Single Family Detached	1.00	$609.59
Single Family Attached	0.68	$414.10
Two Unit Structure	0.97	$592.99
Multi-family Structure 3+ Units	0.73	$447.22
Commercial / Retail	1.40	$0.85
Office / Institutional	1.39	$0.85
Industrial	0.46	$0.28

VI. Fee Summary

Land Type	Fee per Unit / Square Foot
Single Family Detached	$609.59
Single Family Attached	$414.10
Two Unit Structure	$592.99
Multi-family Structure 3+ Units	$447.22
Commercial / Retail	$0.85
Office / Institutional	$0.85
Industrial	$0.28

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
LIBRARY FACILITIES FEE CALCULATION

I. Inventory of Existing Library Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	21,181
Land	Acres	2.57
Vehicles	Vehicle	-
Equipment	Integrated Unit	1

II Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type [3]	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 EDUs
Buildings	Square Feet	21,181	9,404	2252
Land	Acres	3	9,404	0.273
Vehicles	Vehicle	0	9,404	0.000
Equipment	Integrated Unit	1	9,404	0.106

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs	Future EDUs	Facilities Units Funded by New Development
Buildings	Square Feet	2252	2,584	5,821
Land	Acres	0.273	2,584	0.706
Vehicles	Vehicle	0.000	2,584	-
Equipment	Integrated Unit	0.106	2,584	0.275

IV. Police Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 2584
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	5,821	$500	$2,910,586	$1,126
Land	Acres	0.706	$86,870	$61,357	$24
Vehicles	Vehicle	-	$0	$0	$0
Equipment	Integrated Unit	0.275	$1,298,714	$356,925	$138
Offsetting Revenue				$21,514	$8
Total				**$3,307,354**	**$1,280**

V. Fee Calculations

Land Type	EDUs per Unit	Fee
Single Family Detached	1.00	$1,279.74
Single Family Attached	0.68	$869.34
Two Unit Structure	0.97	$1,244.89
Multi-family Structure 3+ Units	0.73	$938.89

VI. Fee Summary

Land Type	Fee per Unit
Single Family Detached	$1,279.74
Single Family Attached	$869.34
Two Unit Structure	$1,244.89
Multi-family Structure 3+ Units	$938.89

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
PARKS FACILITIES FEE CALCULATION

Land Use Type	Residents per Unit	EBU per Unit	Number of Units	Number of EBUs
Single Family Detached	1.84	1.00	987	987
Single Family Attached	1.25	0.68	623	423
Two Unit Structure	1.79	0.97	619	602
Multi-family Structure 3+ Units	1.35	0.73	780	572
		Total	**3,009**	**2,584**

Acres per Residents Calculation		Total
Park Standard (Acres per 1,000 Residents	**[a]**	5.00
Future Residents	**[b]**	4,795
Future Park Acres Required	**[c] = [b] / 1,000 x [a]**	**24.0**

Facility Type	Acres	Cost Per Acre	Facility Costs
Parks	23.98	$396,133	$9,498,014
		Offsettting Revenues	$90,364
		Total	**$9,407,649**

Cost Allocation	
Allocation to New Development	100%
Total Allocated to New Development	$9,407,649
Total EBUs	2,584
Cost Per EBU	**$3,640.18**

V. Fee Calculations

Land Type	EDUs per Unit	Fee
Single Family Detached	1.00	$3,640.18
Single Family Attached	0.68	$2,472.81
Two Unit Structure	0.97	$3,541.06
Multi-family Structure 3+ Units	0.73	$2,670.63

VI. Fee Summary

Land Type	Fee per Unit
Single Family Detached	$3,640.18
Single Family Attached	$2,472.81
Two Unit Structure	$3,541.06
Multi-family Structure 3+ Units	$2,670.63

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
TRAFFIC CALCULATION

I. Existing EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Single Family Detached	9.44	5,685		53,666
Single Family Attached	7.32	955		6,991
Two Unit Structure	7.32	897		6,566
Multi-family Structure 3+ Units	7.32	2,995		21,923
Commercial / Retail	20.88		2,005,275	41,870
Office / Institutional	10.72		476,503	5,108
Industrial	5.06		1,561,335	7,893
Total				**144,017**

II. Future EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Projected Units	Projected Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Single Family Detached	9.44	987		9,317
Single Family Attached	7.32	623		4,560
Two Unit Structure	7.32	619		4,531
Multi-family Structure 3+ Units	7.32	780		5,708
Commercial / Retail	20.88		539,390	11,262
Office / Institutional	10.72		128,172	1,374
Industrial	5.06		419,977	2,123
Total				**38,876**

III. Proposed Facilities Cost

Facility	Facility Cost
Transportation Facilities Cost	**$54,547,428**
Offsetting Revenues	**$58,046**
Total Facilities Cost	**$54,489,382**

IV. Allocation of Facilities to Existing and New Development (based on Daily Trips)

Development	Peak Hour Trips (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	144,017	78.74%	$42,907,092
New Development	38,876	21.26%	$11,582,290
Total Facilities Cost	**182,893**	**100.00%**	**$54,489,382**

V. Allocation of Facilities to New Development (based on New EBUs)

Facility	Projected Daily Trips	Facility Cost Allocated to ew Development	Facilities Cost Per Daily Trip
Transportation Facilities Cost	38,876	$11,582,290	$298
Total Facilities Cost per Daily Trip	**38,876**		**$298**

VI. Transportation Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Estimated Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Single Family Detached	9.44	$2,812.46		$2,775,900
Single Family Attached	7.32	$2,180.85		$1,358,669
Two Unit Structure	7.32	$2,180.85		$1,349,775
Multi-family Structure 3+ Units	7.32	$2,180.85		$1,700,659
Commercial / Retail	20.88		$6,220.78	$3,355,428
Office / Institutional	10.72		$3,193.81	$409,359
Industrial	5.06		$1,506.04	$632,500
Initial Allocation to New Development				**$11,582,290**
Total Allocated to Existing Development				$42,907,092
Total Facilities Costs				**$54,489,382**

VI. Fee Summary

Land Type	Fee per Unit / 1,000 Square Foot
Single Family Detached	$2,812.46
Single Family Attached	$2,180.85
Two Unit Structure	$2,180.85
Multi-family Structure 3+ Units	$2,180.85
Commercial / Retail	$6,220.78
Office / Institutional	$3,193.81
Industrial	$1,506.04

Land Type	Fee per Unit / Square Foot
Single Family Detached	$2,812.46
Single Family Attached	$2,180.85
Two Unit Structure	$2,180.85
Multi-family Structure 3+ Units	$2,180.85
Commercial / Retail	$6.22
Office / Institutional	$3.19
Industrial	$1.51

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
WATER FEE CALCULATION

		Existing			Future					
Land Use	Water Generation Rate (gal/day per DU) [1]	Dwelling Units (DU)	Density (DU per Acre)	Water Volume (gal/day)	Dwelling Units (DU)	Density (DU per Acre)	Water Volume (gal/day)	Water Water volume	FEE SCHEDULE (per DU)	Expected Revenue from New Development
Residential										
Single Family Detached	184	5,685	-	1,046,100	987	-	181,618	1,227,718	**$242**	$239,346
Single Family Attached	125	955		119,375	623		77,875	197,250	**$165**	$102,628
Two Unit Structure	179	897		160,563	619		110,787	271,350	**$236**	$146,001
Multi-family Structure 3+ Units	135	2,995		404,325	780		105,275	509,600	**$178**	$138,737
Total Residential		**10,532**	**-**	**1,730,363**	**3,009**	**-**	**475,555**	**2,205,918**		**$626,711**

Land Use	Water Generation Rate / 1,000 SF)	Rooms	Floor Area (square feet)	WaterVolume (gal/day)	Rooms	Floor Area (square feet)	Water Volume (gal/day)	Total Water volume	FEE SCHEDULE (per 1,000 SF)	Expected Revenue from New Development
Non-Residential										
Commercial / Retail	115		2,005,275	230,174		539,390	61,913	292,087	**151**	$81,593
Office / Institutional	92		476,503	43,756		128,172	11,770	55,526	**121**	$15,511
Industrial	69		1,561,335	107,530		419,977	28,924	136,454	**91**	$38,118
Total Non-Residential			**4,043,113**	**381,460**		**548,149**	**102,607**	**484,067**		**$135,221**
Total Water Cost (Needs List)	**#REF!**									
TOTALS				**2,111,823**			**578,163**	**2,689,985**		**$761,932**

Total Water Cost (Needs List)	**$3,545,000**
Revenue from New Development	**$761,932**
Funded From Other Sources:	**$2,783,068**
Cost per 1,000 gal/day volume	**$1,317.9**

Existing Development	**78.51%**	**$2,783,068**
New Development	**21.49%**	**$761,932**
		$3,545,000

Revenue from New Development	**$761,932**
GPDs bfrom New Development	**578,163**
DIF Costs per 1,000 GDPs	**$1,318**
Total Cost per EBU	**$1.32**

Meter Size	Hydraulic Capacity Factor	Water Fee
5/8" - 3/4"	1.0	$242.50
3/4"	1.5	$363.75
1	2.5	$606.25
1.5	5.0	$1,212.49
2	8.0	$1,939.99
3	15.0	$3,637.48
4	25.0	$6,062.46
6	50.0	$12,124.92
8	80.0	$19,399.88

APPENDIX A-1
LACONIA, NEW HAMPSHIRE
PUBLIC SCHOOL FEE CALCULATION

I School Inventory

Schools	Address	Gross Square Feet	2024 - 2025 Enrollment [1]	Max Capacity Enrollment [2]
Elementary				
Elm Street School	478 Elm St., Laconia	36,151	262	325
Pleasant Street School	350 Pleasant St., Lac	37,604	256	325
Woodland Heights School	225 Winter St. Ext.,	53,966	315	500
Middle School				
Laconia Middle School	150 McGrath St., Lac	126,469	415	650
High School				
Laconia High School	345 Union Ave., Lac	175,064	562	1,000
	Totals	**429,254**	**1,810**	**2,800**

II Current Enrollment Calculation

Residential Category	Residential Units	Students per Residential Unit	Current Enrollment per
	[a]	[b]	[c] =[a] x [b]
Single Family Detached	5,685	0.21	1,189
Single Family Attached	955	0.10	91
Two Unit Structure	897	0.16	141
Multi-family Structure 3+ Units	2,995	0.13	389
	10,532		**1,810**

III Existing Facility Square Footage Standard Per Stdent

School Category	Gross Square Feet	Maximum Student Capacity	Square Feet per Student
	[a]	[b]	[c] = [a] / [b]
Elementary School	127,721	1150	111
Middle School	126,469	650	195
High School	175,064	1,000	175
	429,254	**2,800**	**153**

IV Additonal Square Footage Calculation

Residential Category	Students per Residential Unit	Sq. Ft. Per Student	Additional Square Feet Needed
	[a]	[b]	[c] = [a] x [b]
Single Family Detached	0.21	153	32.1
Single Family Attached	0.10	153	14.6
Two Unit Structure	0.16	153	24.1
Multi-family Structure 3+ Units	0.13	153	19.9

V School Fee Calculation

Residential Category	Additional Square Feet Needed	Construction Cost per Sq. Ft.	Fees
	[a]	[b]	[c] = [a] x [b]
Single Family Detached	32.1	$266	$8,533.99
Single Family Attached	14.6	$266	$3,877.23
Two Unit Structure	24.1	$266	$6,407.63
Multi-family Structure 3+ Units	19.9	$266	$5,305.68

VI School Fee Summary

Residential Category	Fees per Unit
Single Family Detached	$8,533.99
Single Family Attached	$3,877.23
Two Unit Structure	$6,407.63
Multi-family Structure 3+ Units	$5,305.68

APPENDIX B

City of Laconia, NH
Development Impact Fee Justification Study

INVENTORY AND FACILITIES NEEDS LIST

APPENDIX B-1
LACONIA NH
CITY ADMINISTRATION FACILITIES INVENTORY

Buildings	Address	(Sq. Ft.)	Cost / Sq. Ft.	Value
City Hall	45 Beacon Street E Laconia	17,131	$550	$9,422,050
Total		**17,131**		**$9,422,050**

Land		(Acres)	Cost / Acre	Value
City Hall	45 Beacon Street E Laconia	2.9	$86,870	$251,924
				$0
				$0
Total		**2.90**		**251,924**

Equipment & Property	Quantity	Cost / Unit	Total Cost
A/C Backup	1	$1,000	$1,000
A/V System	1	$70,000	$70,000
Battery Backups	5	$2,500	$12,500
Benches	10	$500	$5,000
Bookcases	69	$1,500	$103,500
Bookcases (Plans)	4	$1,500	$6,000
Cabinets	1	$2,000	$2,000
Chairs	24	$100	$2,400
Cabinets	1	$2,000	$2,000
City Hall Server	1	$120,000	$120,000
Coffee Machines	3	$200	$600
Computers	95	$1,000	$95,000
Conference Chairs	16	$250	$4,000
Conference Table	4	$1,500	$6,000
Copier	5	$5,000	$25,000
Couch	1	$1,000	$1,000
Council Chairs	12	$350	$4,200
Council Desks	6	$2,000	$12,000
Cubicle	1	$1,000	$1,000
Desks	34	$2,000	$68,000
Fax	1	$250	$250
FD Server	1	$50,000	$50,000
Fiber Optic Network City Hall	1	$50,000	$50,000
Filing Cabinets	133	$800	$106,400
Filing Cabinets (Plans)	2	$2,500	$5,000
Firewalls	6	$4,000	$24,000
ID Card Printer	1	$2,000	$2,000
Laptop Charging Cart	1	$1,000	$1,000
Laser Jet Printers	2	$400	$800
Lectern	1	$800	$800
Microwave	2	$300	$600
Monitors	180	$180	$32,400
Office Chairs	64	$250	$16,000
Phone System - City wide	1	$50,000	$50,000
Plotter	1	$15,000	$15,000
Printers	7	$250	$1,750
Public Chairs	43	$250	$10,750
Refrigerators	2	$2,000	$4,000
Security Cameras	36	$1,500	$54,000
Server Rack	1	$4,000	$4,000
Server Room Mini Split	1	$7,500	$7,500
Shredders	5	$250	$1,250
Sitting Table	1	$250	$250
Small Dining Table	1	$500	$500
Software	1	$650,000	$650,000
Storage Racks	6	$250	$1,500
Switches	11	$3,000	$33,000
Table	2	$600	$1,200
Television	3	$800	$2,400
Toaster Oven	1	$300	$300
Toolbox	1	$500	$500
Vault (1000sf)	1	$300,000	$300,000
Workstations	7	$4,000	$28,000
City Hall Sprinklers	1	$127,662	$127,662
City Hall Chiller	1	$115,606	$115,606
City Hall Fire Alarm	1	$26,108	$26,108
City Hall Boiler	1	$281,407	$281,407
City Hall HVAC	1	$407,602	407602
Total		**Total**	**$2,954,735**

Vehicles	Quantity	Cost / Unit	Total Costs
Chevy Trailblazer	1	$30,000	$30,000
Ford Escapes	4	$35,000	$140,000
	5		$170,000

APPENDIX B-1
LACONIA, NEW HAMPSHIRE
PUBLIC WORKS FACILTIES LIST

Projects	Description	Cost	Policy Background
Projects			
Public Works Vehicles	Plow Truck, Scoop Loader, Street Sweeper, Flat Bed F350 Truck	$900,000	Capital Improvement Plan
White Oaks Road amd Scenic Road Ditches	Drainage Swales	$275,000	Capital Improvement Plan
Weirs Blvd. Storm Water Project	Storm Drainage along Weirs Blvd	$95,000	Capital Improvement Plan
Electric Vehicle Charging Stations	Install charging station with two charging ports	$33,400	Capital Improvement Plan
Public Works Building	New Public Works Building	$10,875,000	Capital Improvement Plan
Opechee Boat Ramp	Opechee Boat Ramp	$360,000	Capital Improvement Plan
	Subtotal	**$12,538,400**	
	Offsetting Revenue	**$0.00**	
	Total	**$12,538,400**	

DEVELOPMENT IMPACT FEES
LACONIA
POLICE NEEDS LIST THROUGH 2040 Appendix B

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Policy Background or Objective	Notes
Police					
Police Vehicles	$1,455,000	$0	$1,455,000	City Capital Improvement Plan	Years 2026 - 2031
Police Techology Equipment Equipment	$660,000	$0	$660,000	City Capital Improvement Plan	Years 2026 - 2031
Impound Storage Building	$5,400,000	$0	$5,400,000	City Capital Improvement Plan	Years 2026 - 2031
Police Radios	$210,000	$0	$210,000	City Capital Improvement Plan	Years 2026 - 2031
Police Computer Equipment	$1,300,000	$0	$1,300,000	City Capital Improvement Plan	Years 2026 - 2031
Drones	$325,000	$0	$325,000	City Capital Improvement Plan	
State of the Art Crime Center	$350,000	$0	$350,000	City Capital Improvement Plan	
Police Facilities Subtotal	**$9,700,000**	**$ 17,438**	**$9,682,562**		

DEVELOPMENT IMPACT FEES
LACONIA NH
FIRE NEEDS LIST THROUGH 2040 Appendix B

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Policy Background or Objective	Notes
Fire					
Fire Rescue Boats	$707,651	$0	$707,651	City Capital Improvement Plan	Years 2026 - 2031
Weirs Ladder Trucks	$2,207,315	$0	$2,207,315	City Capital Improvement Plan	Years 2026 - 2031
Rescue Vehicles	$255,574	$0	$255,574	City Capital Improvement Plan	Years 2026 - 2031
Command Vehicles	$86,787	$0	$86,787	City Capital Improvement Plan	Years 2026 - 2031
Personal Protective Equipment (PPE)	$65,000	$0	$65,000	City Capital Improvement Plan	Years 2026 - 2031
Engine 31L5	$1,824,979	$0	$1,824,979	City Capital Improvement Plan	Years 2026 - 2040
Engine 13E1	$1,252,989	$0	$1,252,989	City Capital Improvement Plan	Years 2026 - 2040
Engine 31L1	$1,948,210	$0	$1,948,210	City Capital Improvement Plan	Years 2026 - 2040
Engine 13R1	$723,651	$0	$723,651	City Capital Improvement Plan	Years 2026 - 2040
Engine 13E5	$1,252,989	$0	$1,252,989	City Capital Improvement Plan	Years 2026 - 2040
Command Vehicle 13C1	$83,035	$0	$83,035	City Capital Improvement Plan	Years 2026 - 2040
Command Vehicle 13C2	$83,085	$0	$83,085	City Capital Improvement Plan	Years 2026 - 2040
Command Vehicle 13C3	$83,065	$0	$83,065	City Capital Improvement Plan	Years 2026 - 2040
Fire Facilities Subtotal	**$10,574,330**	**$ 28,786**	**$10,545,544**		

APPENDIX B-1
LACONIA, NEW HAMPSHIRE
LIBRARY FACILITIES INVENTORY

Buildings	Address	(Sq. Ft.)	Unit Cost / Sq. Ft.	Value
Goss Reading Room	188 Elm Street	2,412	$500	$1,206,000
Gale Memorial Library	695 Main Street	18,769	$500	$9,384,500
		21,181		**$10,590,500**

Land	Address	(Acres)	Land Cost / Acre	Value
Goss Reading Room	188 Elm Street	0.37	$86,870	$32,142
Gale Memorial Library	695 Main Street	2.20	$86,870	$191,115
		2.57	**$86,870**	**$223,256**

Vehicles

Make	Model	Year	Original Cost	Replacement Cost
		0		**$0**

Property and Equipment	Units	Cost per Unit	Cost
Collection Volumes	62205		$100,000
Hoopla/Libby (digital books/audios services)			
Staff Chairs	16	$125	$2,000
Public Seats - Upholstered	9	$1,000	$9,000
Public Seats - Wooden	57	$150	$8,550
Public Seats - Office Style	8	$125	$1,000
Public Seats - Auditorium	120	$65	$7,854
Public Seats - Wicker	14	$157	$2,200
Public Seats - Children's	29	$98	$2,845
Tables - Children's and Teen	8	$789	$6,310
Tables - Folding	7	$100	$1,700
Tables - Antique Wooden	9		
Tables - Antique Wooden Banquet Size	5		
Tables - Modern Conference	1	$2,914	$2,914
Side Tables	17	$318	$5,400
Staff Desks	13	$250	$3,250
Filing Cabinets - Small	15	$100	$1,500
Filing Cabinets - Large	16	$1,000	$16,000
Shelving			$131,000
Circulation Desks	3	$10,000	$30,000
Exhibit Cases - Modern	10	$1,000	$10,000
Exhibit Cases - Curio	6	$1,000	$6,000
Lamps - Desk	13	$150	$1,950
Lamps - Floor	4	$150	$600
Computer/Study Carrels	19 Stations	$756	$14,372
Meeting Room A/V			$25,000
Microfilm Reader	1	$8,971	$8,971
Public PCs	15	$1,500	$22,500
Staff PCs	15	$1,500	$22,500
Laptops	3	$1,000	$3,000
Wifi Access Points	6	$1,549	$9,295
Meraki Switches	3	$3,000	$9,000
Non-Managed Switches	3	$1,000	$3,000
Firewall	1	$7,000	$7,000
Camera System	31	$2,000	$62,000
Camera System Server	1	$8,000	$8,000
Printers	12	$320	$3,840
Barcode Scanners	13	$100	$1,300
Public Scanner	1	$250	$250
People Counters	3	$390	$1,169
Vape Detectors	2	$1,075	$2,150
Makerspace			$1,300
Phones	11	$100	$1,100
Sign Boards	4	$200	$800
Wagons for Outreach Deliveries	4	$100	$400
Step Stools	15	$75	$1,125
Book Carts	18	$200	$3,600
DVD Security Cases	8559	$2	$15,321
DVD Locking Mechanisms	4	$300	$1,200
Water Fountains	3	$2,500	$7,500
Programming Prep Sinks	3	$23,616	$70,848
Play-Based Learning Materials			$13,900
Large Curved Wooden Bench	1		
Large Wooden Card Catalogs	4		
Large Antique Magazine Rack	1		
Antique Writing Desk	1	$8,000	$8,000
Antique Clocks	3	$4,833	$14,500
Vintage Light Fixtures	2	$7,500	$15,000
Art/Artifacts			$163,700
Stained Glass			$427,000
			$1,298,714

APPENDIX B-1
LACONIA, NEW HAMPSHIRE
PARKS FACILTIES LIST

Parks	Address	Type	(Acres)	Cost / Acre	Total
Leavitt Park	334 Elm Street	Neighborhood	6.8	$97,515	$663,100
Tardif Park	51 Crescent Street	Neighborhood	1.9	$163,158	$310,000
Barlett Beach	150 Winnisquam Ave	Public	2.7	$111,333	$300,600
Bobotas Park	345 Union Avenue	Public	3	$86,870	$260,611
Busy Corner	153 Church Street	Public	0.05	$99,057	$4,953
Gale Beach	Gale Avenue	Public	0.14	$535,714	$75,000
Gateway Park	Main Street/Beacon Street East	Public		$0	$0
Opechee Park /school	915 North Main Street	Public	24	$99,057	$2,377,368
Memorial Park/sledding hill	31 Lindsay Court	Public	18.00	$80,700	$1,452,600
Millstone Park	Pleasant Street/ Main Street	Public	0.10	$86,870	$8,687
Perley Pond	North Main Street	Public	1.60	$56,500	$90,400
Riverwalk		Public	0.10		$0
Robbie Mills Sports Complex	15 Eastman Road	Public	10.10	$30,782	$310,900
Rotary Park	30 Beacon Street East	Public	0.5	$146,235	$73,118
Sanborn Park	20 Manchester Street	Public	1.6	$152,438	$243,900
South End Park	Spruce Street	Public	25	$11,848	$296,200
Stewart Park	455 Main Street	Public	0.73	$234,247	$171,000
Torrey Park	Lakeport Square	Public	0.5	$214,000	$107,000
Vet Square	North Main Street	Public	0.25	$342,800	$85,700
Weirs Beach	17 Endicott Street North	Public	4.4	$99,057	$435,851
Weirs Community Park	25 Lucern Avenue	Public	22.15	$30,302	$671,200
WOW Trail	Elm Street to Belmont line	Public	3.03	$86,870	$263,217
Wyatt Park	22 Champlin Street	Public	1.2	$94,250	$113,100
Bond Beach / school	182 Bond Beach Road	Resident Only	38.0	$149,992	$5,699,700
Total			**165.85**		**$14,014,204**

Property / Equipment / Facilities		Total Cost
Community Center	P&R offices 22,224	$13,334,400
	Prom dress boutique	$200,000
	basketball court	$180,000
	racquetball court	$150,000
	storage	$150,000
	Land for Center	
Bartlett Beach	bath house	$1,000,000
	playground	$75,000
	beach	
	volley ball net	$50,000
Bobotas Park	practice field	$150,000
Bond Beach	bath house	$700,000
	walking trails	$200,000
	beach	
	long roadway	$500,000
	parking lot (assume 50 spaces)	$260,000
Gateway Park	small sitting area	$50,000
Leavitt Park	park house 6784 SF	$2,000,000
	concession stand	$50,000
	bath house	$700,000
	playground	$100,000
	soccer field with lighting	$150,000
	2 tennis/pickleball courts	$200,000
	2 basketball courts	$360,000
	1/3 mile stone dust walking trail	$100,000
	3 parking lots (100 spaces)	$100,000
Opechee Park	5 baseball/softball diamonds	$1,000,000
	2 playgrounds	$150,000
	skate park	$2,000,000
	1/4 mile rubberized track	$1,500,000
	2 soccer fields	$300,000
	Field hockey field	$150,000
	Cove bath house	$1,000,000
	Point Bath house	$1,000,000
	park house 3269 SF	$980,000
	batting cage	$75,000
	bullpen	$50,000
	storage facility	$40,000

	Concession stand	$50,000
	2 beaches	
	2 parking lots	$250,000
Memorial Park	Baseball field with lights	$150,000
	softball field with lights	$150,000
	5 tennis and 5 pickleball courts	$600,000
	park house	$250,000
	2 concession stands	$150,000
	2 bath houses	$1,000,000
	batting cage	$75,000
	sledding hill	$150,000
	storage building	$250,000
	4 parking lots	$750,000
Millstone Park	small sitting area	$50,000
	fountain	$50,000
Riverwalk	walk from behind Best Western to Church st. by the bridge	
Robbie Mills Sports Complex	College baseball diamond	$250,000
	Soccer Field	$150,000
	Concession Stand	$7,500,000
	Bath house	$700,000
	press boxes	$100,000
	storage building	$200,000
	batting cage	$75,000
	2 bullpens	$100,000
	parking lot	$250,000
Rotary Park	Bandstand	$250,000
	car top boat launch	$200,000
Sanborn Park	playground	$100,000
	open field	$50,000
	basketball court	$180,000
	parking lot off site	$250,000
Stewart Park	green space with seating	$50,000
Tardif Park	playground	$100,000
	park house 3357 SF	$1,000,000
	basketball court	$150,000
	parking lot	$250,000
	green space	$50,000
Torrey Park	green space with seating	$100,000
Vet Square	Monuments for veterans	$100,000
	fountain	$100,000
Weirs Beach	largest municipal tourist attraction in Northern NE beach	
	small playground	$75,000
	bath house 1900 SF	$200,000
	parking lot	$500,000
	State owned Endicott Rock monument	$50,000
Weirs Community Park	playground	$75,000
	pavilion	$500,000
	amphitheater	$750,000
	park house	$250,000
	bath house	$1,000,000
	walking trails	$1,000,000
	2 parking lots	$300,000
	fire station attached to park house	
Wyatt Park	2 basketball courts	$360,000
	playground	$75,000
	walking trail	$500,000
	picnic area	$100,000
Additonal Equipment (Replacement Costs)	John Deere Gator 6x4 1998	$50,000
	John Deere 4066R Tractor 2017	$75,000

Jacobsen 16 ' Rotory Mower	$45,000
Toro 30882A	$45,000
Trail Trailer 1986	$10,000
Big Tex Trailer 2019	$15,000
Big Tex Trailer 2020	$15,000
Nova Corp Trailer 2013	$5,000
Trail Trailer	$10,000
Kubota Tractor Loader 1986	$20,000
Tag - along Durabull 2024	$10,000
Total	**$51,219,400**

Vehicles

Make	Model	Year	Replacement Cost
Ford	F350	2017	$65,000
Chevrolet	1500 Pick up	2009	$60,000
Ford	F350	2019	$65,000
Ford	2wd Pick up	2021	$50,000
Ford	F250	2022	$50,000
Ford	Escape	2022	$35,000
Ford	Econoline Van	2003	$25,000
Ford	F350	2020	$65,000
Ford	F250	2023	$50,000
		Total	**$465,000**

APPENDIX B-1
LACONIA, NEW HAMPSHIRE
ROADS FACILTIES LIST

Projects	Cost	Policy Background
Projects		
White Oaks ($1.65m) + Drainage (480k) + Engineering (5%)	$1,650,000	Capital Improvement Plan
(27) Small Red List Roads -Downtown So. (3.37mi $4.37m) + Drainage ($2.3m) + Engineering (6%)	$4,370,000	Capital Improvement Plan
Pickerel Bond Road Recon ($4m) + Drainage ($418k) + Engineering (5%)	$4,000,000	Capital Improvement Plan
Shore Drive ($1.27m) + Drainage ($1.1m) + Engineering (7%)	$1,270,000	Capital Improvement Plan
Court St + Paugus Park Road ($1.6m) + Engineering (8%)	$1,555,000	Capital Improvement Plan
(7) Small Red List Roads -Weirs (1.2mi $1.35m) + Drainage ($1.16m) + Engineering (8%)	$1,500,000	Capital Improvement Plan
(8) Small Red List Roads -Lakeport (0.67mi $1.19m) + Drainage ($806k) + Engineering (8%)	$1,190,000	Capital Improvement Plan
(9) Small Red List Roads -Downtown North (1.79mi $2.9m) + Drainage ($442k) + Engineering (8%)	$2,900,000	Capital Improvement Plan
Weirs Blvd ($3m) + Drainage ($1.93m) + Engineering (8%)	$3,000,000	Capital Improvement Plan
North Main ($7m) + Engineering (8%)	$7,000,000	Capital Improvement Plan
Elm Street Sidewalk Project Construct Road from Franklin Street to Elm Street Elementary School	$2,400,000	Capital Improvement Plan
Sidewalk Construction New sidewalks throughout the City	$670,261	Capital Improvement Plan
Bike Lanes and Sidewalks for Weirs Blvd Bike lans and sidewalks throughout the corridor	$3,300,000	Capital Improvement Plan
Bridge over Cove on Hillard Road Construct Bridge over headwaters of Pickeral Cove	$126,200	Capital Improvement Plan
Public Gravel Roads	$620,967	Capital Improvement Plan
Small Red List Roads in Southern Downtown 3.37 miles of new roads. All new drainage	$7,020,000	Capital Improvement Plan
Downtown Main Street/ Pleasant Street new roads, sidewalks	$7,975,000	Capital Improvement Plan
Weirs Blvd. Pavement	$4,000,000	Capital Improvement Plan
Subtotal	**$54,547,428**	
Offsetting Revenue	**$58,046**	
Total	**$54,489,382**	

DEVELOPMENT IMPACT FEES
LACONIA
WATER NEEDS LIST THROUGH 2040 Appendix B

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Policy Background or Objective	Notes
Water					
New Water Main Paugus Park Road	$480,000			Capital Improvement Plan	WD1
Longbay Tank TTHM Ventilation / Aeration	$50,000			Capital Improvement Plan	WD20
Braircast Tank TTHM Ventilation / Aeration	$50,000			Capital Improvement Plan	WD21
Lakeport Tank Mixers	$50,000			Capital Improvement Plan	WD26
Lakeport TTHM Ventilation / Aeration	$75,000			Capital Improvement Plan	WD27
Lighthouse Tank TTHM Ventilation / Aeration	$50,000			Capital Improvement Plan	WD30
Install Ceiling Fan (s) in Treatment Plant	$25,000			Capital Improvement Plan	WD32
Pump Upgrades 20 + Pumps	$155,000			Capital Improvement Plan	
Water Main Upgrade System Pine St. (Main to Baldwin) 700 Ft. 12 inch	$140,000			Capital Improvement Plan	
Water Main Upgrade System Pine St. 1300 Ft. 8 inch	$200,000			Capital Improvement Plan	
Water Main Upgrade System Weirs Blvd. 1500 Ft. 12 inch	$350,000			Capital Improvement Plan	
Water Main Upgrade System Manchester St, (Valley to End) 400 Ft. 8 and 2 inch	$60,000			Capital Improvement Plan	
Water Main Upgrade System Willow Street entire lengh 500 Ft. 8 inch	$100,000			Capital Improvement Plan	
Water Main Upgrade System Gold Street entire lengh 500 Ft. 6 inch	$100,000			Capital Improvement Plan	
Water Main Upgrade System New Salem Street entire lengh 1300 Ft. 8 inch	$200,000			Capital Improvement Plan	
Water Main Upgrade System Fair Street entire lengh 1000 Ft. 8 inch	$150,000			Capital Improvement Plan	
Water Main Upgrade System Opechee Street entire lengh 1000 Ft. 8 inch	$150,000			Capital Improvement Plan	
Water Main Upgrade System Primrose Street entire lengh 1000 Ft. 12 inch	$300,000			Capital Improvement Plan	
Distribution system Upgrade - main gates and hydrants	$190,000			Capital Improvement Plan	
Meter reading system upgrade	$100,000			Capital Improvement Plan	
Meter Upgrade Program	$300,000			Capital Improvement Plan	
Upgrade Computer Sofeware	$60,000			Capital Improvement Plan	
SCADA Systen upgrade	$60,000			Capital Improvement Plan	
Treatment Plan upgrade	$50,000			Capital Improvement Plan	
New long bay tank TTHM Ventillation / aeroation system	$50,000			Capital Improvement Plan	
New briarcreast tank TTHM Ventillation / aeroation system	$50,000			Capital Improvement Plan	
Water Facilities Subtotal	**$3,545,000**	**$ -**	**$ 3,545,000**		

APPENDIX C

City of Laconia, NH
Development Impact Fee Justification Study

PROPERTY INVENTORY FOR LAND ACQUISITION COSTS

APPENDIX C-1
CITY OF LACONIA, NEW HAMPSHIRE
LAND INVENTORY

Address / Location	roperty Locatio	County	Proposed Use	Sale Year	Acres	Total Price	Price/Acre
17 Bay Street	Laconia	Belnap	Commercial, Distribution, Industrial, Warehouse	2018	1.89	135,000	$71,429
0 N Endicott St	Laconia	Belnap	Commercial, Hospitality	2021	12.24	199,000	$16,258
143 N Endicott St	Laconia	Belnap	Apartment Units - Condo, Commercial, Office, Reta	2021	6.80	3,200,000	$470,588
711 Weirs Blvd	Laconia	Belnap	Apartment Units, Apartment Units - Condo, Apartm	2022	28.50	760,000	$26,667
					49.43	4,294,000	
						Total Average	**$86,870**

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