

# CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

## CONSTRUCTION CODE ENFORCEMENT

PROJECT ADDRESS: \_\_\_\_\_

BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

I AM AWARE THAT A COAH (COUNCIL ON AFFORDABLE HOUSING) FEE MAY APPLY TO MY PROJECT, AND THAT A CERTIFICATE OF OCCUPANCY (CO) WILL NOT BE ISSUED UNTIL THE COAH FEE HAS BEEN PAID AT THE TAX COLLECTOR'S OFFICE.

EXCERPT FROM ORDINANCE #25-1900.5: "Residential Development Fees:

Within the City of Ocean City residential developers shall pay a fee of one and a half percent (1.5%) of the equalized assessed value for residential development provided no increased density is permitted."

EXCERPT FROM ORDINANCE #25-1900.6: "Non-Residential Development Fees:

1. Within all zoning districts, non-residential developers, except for developers of types of development specifically exempted, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots."

2. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes."

3. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero."

An example of this fee calculation is below for your reference. **Please note that the above references and the example serve only to provide a sample of how the fee is calculated and that other fees, percentages, and calculation methodologies may apply based on the type of development. REFER TO ORDINANCE #25-1900 ON THE CITY WEBSITE FOR FURTHER INFORMATION.**

### Example Calculation:

	RESIDENTIAL	COMMERCIAL	Enter your values
Old Equalized Total Value of Property:	\$300,000	\$300,000	
New Equalized Total Value of Property:	\$800,000	\$800,000	
Difference between New and Old Equalized Total Value of Property:	\$500,000	\$500,000	
COAH Fee Factor:	1.5% (% may vary)	2.5% (% may vary)	
Approximate Preliminary COAH Fee:	\$500,000 x 1.5% = \$7,500	\$500,000 x 2.5% = \$12,500	

**\*Note: All old and new assessed values will be equalized at the applicable NJ Director's ratio to ensure that all fees are calculated using reflected market (equalized) values as per the COAH ordinance.**

CONTRACTOR'S SIGNATURE: \_\_\_\_\_

CONTRACTOR'S NAME: \_\_\_\_\_

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

PROPERTY OWNER'S NAME: \_\_\_\_\_