

ORDINANCE NO. 1711

**AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 12-401 et.seq.
RELATIVE TO BUILDING IMPACT FEES**

WHEREAS the City of Manchester continues to grow at an increasing rate from New Development that impacts school population and other city services and infrastructure; and

WHEREAS Manchester Municipal Code 12-401 et. seq. currently sets fees for building permits and other charges for construction type activities within the City limits; and

WHEREAS the Manchester City Charter gives the authority to assess and collect impact fees in Article II, Section 1, Paragraph (32) and the Manchester Municipal Code 14-803 gives it the authority to enact and amend the fee schedule for building permits to the Board of Mayor and Aldermen; and

WHEREAS, at the recommendation of the Manchester Finance Committee, the Board of Mayor and Aldermen of the City of Manchester believes it to be in the best interest of the City to revise those fees and charges by adding certain impact fees to New Development; and

WHEREAS, “New Development” should be defined for the purposes of this ordinance as “the process of developing land that has not been previously developed by the construction, or substantial alteration of residential, commercial, industrial, institutional, recreation, transportation, or utility facilities or structures.”

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code Title 12, Chapter 4, be amended to add the following:

“12-410 Rates for New Development Building Impact Fees

Effective July 1, 2024, building impact fees for New Development within the corporate limits shall be:

Single Residential Units	\$2.00 per square foot
Multi-Family Residential Units	\$2.00 per square foot
All Other Building Types	
Office	\$2.00 per square foot
Retail/Commercial	\$1.50 per square foot
Warehouse /Storage	\$0.50 per square foot
Industrial	
1 to 10,000 - square feet	\$1.00 per square foot
10,001 to 25,000 - square feet	\$0.90 per square foot
25,001 to 50,000 - square feet	\$0.80 per square foot
Above 50,001 – square feet	\$0.70 per square foot- maximum fee of \$100,000.00
Institutional	\$0.50 per square foot
Non-profit/Public	Exceptions granted case by case

“New Development” is defined as: the process of developing land that has not been previously developed by the construction, or substantial alteration of residential, commercial, industrial, institutional, recreation, transportation, or utility facilities or structures.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the funds generated from these impact fees be shared between the Manchester Education Capital Fund (80%) for new projects and to other city infrastructure projects (20%) and used accordingly. For purposes of this ordinance; “Infrastructure” is defined as “all physical improvements that are required to provide roads, boulevards, walkways, utilities, and parks, etc.”

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on the date listed previously and after its publication, passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

PASSED FIRST READING: February 6, 2024

PASSED SECOND AND FINAL READING: March 5, 2024


Lisa Myers, Finance Director


Marilyn Howard, Mayor