



TOWN OF HADLEY  
DEPARTMENT OF PUBLIC WORKS  
230 MIDDLE ST, P.O. BOX 406  
HADLEY, MA 01035-0406

## SEWER IMPACT FEES

### 1. What is a Sewer Impact Fee?

Sewer Impact Fees (also referred to as Sewer System Capital Improvement Fund) are charges rendered to “new construction” as they relate to existing or new connections to the Town’s sewer system. The purpose of these charges is to provide revenue for the improvement and rehabilitation of the sewer and wastewater treatment systems.

### 2. What is considered New Construction?

New Construction is defined as the construction of a new building for which an occupancy permit is required, or an increase in the actual design flow to any system above the existing approved capacity.

### 3. What is design flow?

*Design flow* is equivalent to estimated gallons of generated flow for the proposed type of use, plus a factor for flow variations as described in the Massachusetts Department of Environmental Protection 310 CMR 15.203 Title V, and the amended flow in certain categories as determined by the Sewer Commission in April of 2009.

### 4. How is the fee calculated?

<u>Residential:</u>	\$15.50 times number of bedrooms times 80 gallons
<u>Motels:</u>	\$15.50 times number of rooms times 80 gallons
<u>Restaurants:</u>	\$15.50 times number of seats times 30 gallons
<u>Fast Food:</u>	\$15.50 times number of seats times 10 gallons
<u>Retail:</u>	\$15.50 times number of 1000 Sq Ft times 25 gallons
<u>Supermarket:</u>	\$15.50 times number of 1000 Sq Ft times 97 gallons
<u>Nursing Home:</u>	\$15.50 times number of rooms times 100 gallons

*See Impact Fee Examples  
on the next page*

### 5. How was the rate determined?

The Sewer Commissioners contracted with a professional engineering firm to prepare a waste water facility upgrade and improvement plan including the engineering firm estimated construction costs. The firm also calculated the available capacity at the treatment plant by subtracting the average daily flow of 330,000 gallons per day from the 540,000 gallons per day permitted limit and arriving at 210,000 gallons per day of available flow capacity. The present worth (Feb 2008) cost of the recommended sewer impact fee projects \$3,277,000 by the available flow capacity 210,000 gallons and arriving at a rate of \$15.60, which they then rounded to \$15.50.

### 6. How long have impact fees existed in Hadley?

The bill authorizing impact fees to be collected was signed into law by the House Speaker, the Senate President, on January 10, 2008 and the Governor of Massachusetts on January 18, 2008.

Please contact our Administrative Offices at [dpwadmin@hadleyma.org](mailto:dpwadmin@hadleyma.org) or at 413-586-8756 if you require assistance or have any further questions.

## **Impact Fee Examples**

### **Residential:**

Example – renovation of residence, adding 2 new bedrooms to an existing 3-bedroom home:

$\$15.50 \text{ times } 2 \text{ (new) bedrooms} = \$31.00 \text{ times } 80 \text{ (gallons)} = \mathbf{\$2,480.00}$

Example – building a new three-bedroom home:

$\$15.50 \text{ times } 3 \text{ bedrooms} = \$46.50 \text{ times } 80 \text{ gallons} = \mathbf{\$3,720.00}$

---

### **Motels:**

Example – renovation of motel, adding 10 new guest suites to an existing 15 room motel:

$\$15.50 \text{ times } 10 \text{ (new) rooms} = \$155.00 \text{ times } 80 \text{ (gallons)} = \mathbf{\$12,400.00}$

Example – building a new motel with 25 rooms:

$\$15.50 \text{ times } 25 \text{ rooms} = \$387.50 \text{ times } 80 \text{ (gallons)} = \mathbf{\$31,000.00}$

---

### **Restaurant:**

Example – renovation of restaurant, adding 5 new seats:

$\$15.50 \text{ times } 5 \text{ (new) seats} = \$77.50 \text{ times } 30 \text{ (gallons)} = \mathbf{\$2,325.00}$

Example – new restaurant being built, seating for 25 people:

$\$15.50 \text{ times } 25 \text{ seats} = \$387.50 \text{ times } 30 \text{ (gallons)} = \mathbf{\$11,625.00}$

Example – renovation of an existing restaurant, no change in the number of seats = **no impact fee**

---

### **Retail:**

Example – new, 3,000 SF retail space is built:

$\$15.50 \text{ times } 3 = \$46.50 \text{ times } 25 \text{ (gallons)} = \mathbf{\$1,162.50}$

---

### **Supermarket:**

Example – new 15,000 SF supermarket being built:

$\$15.50 \text{ times } 15 = \$232.50 \text{ times } 97 \text{ (gallons)} = \mathbf{\$22,552.50}$

Example – renovation of supermarket, increasing size from 15,000 SF to 22,000 SF (making it 7,000 SF larger)

$\$15.50 \text{ times } 7 = \$108.50 \text{ times } 97 \text{ (gallons)} = \mathbf{\$10,524.50}$