

Development Fees Policy

1.0 Policy Statement

The City of Mount Pearl may impose development fees (Service Levy) at the time of a building or development permit as a means of recovering a portion of the servicing costs of infrastructure development. The rates for development fees shall be set by the City Council in accordance with Sections 173 and 174 of the *City of Mount Pearl Act*.

2.0 Scope

This policy applies to a real property area where a public work is constructed on or off the real property that makes the property capable of being developed or increases the density of the potential development; or where the value of the real property is enhanced by the action of the Council.

3.0 Purpose

To establish a policy outlining the parameters for the imposition of a development fee (Service Levy) on a real property area where a public work is taking place. This policy is also intended to help the City of Mount Pearl recover a portion of the infrastructure development costs required to provide municipal services to facilitate development.

4.0 Service Levy


Development fees (service levies) are assessed and collected to help pay for the infrastructure costs such as roads, transit, water and sewer infrastructure which are incurred to facilitate future development/redevelopment of an area or add municipal services/infrastructure not previously present.

The Development Fee (service levy) may be due and payable when completion of the public work or deferred until the issuance of a building permit and/or development permit.

Restriction on Service Levy

In accordance with 174 of the *City of Mount Pearl Act* a service levy shall not exceed the cost, or estimated cost, including finance charges to the City of constructing or improving the public work.

5.0 Approvals



Steve Kent, Chief Administrative Officer

April 2, 2019

Date