

# Impact fees waived for pre-1976 mobile homes

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CHARLES TOWN - In the rare instance that a potential Jefferson County resident would like to move a mobile home constructed before 1976 into the county, they will not have to pay an impact fee after Sunday.

The Jefferson County Commission voted on Thursday to waive impact fees for any mobile homes constructed prior to 1976 brought into the county in order to comply with state legislation requiring counties with impact fees to adopt an affordable housing component.

Mobile homes built before that time are currently required to pay the single-family detached impact fee of \$13,070. Impact fees for other structures were not changed during the commission's meeting.

During the meeting, several commissioners said they feel that the state's requirement that counties adopt an impact fee ordinance amendment for mobile homes built before 1976 does not meet the spirit of an affordable housing component.

"This does not meet the spirit of the law that was enacted, but I think we need to get ourselves technically compliant," said commissioner Walt Pellish during the meeting, adding that the commission needs to address how to change the county's fee structure to help affordable housing costs.

Commission President Patsy Noland also questioned the state requirement.

"It's unrealistic to think that anyone's going to bring a 1976 mobile home into the county as a new resident. We still had to do something with that because of the way the legislation is written," Noland said after the meeting.

"(The requirement) is absolutely ridiculous. It just creates an illusion that we're trying to do something to help address the affordable housing situation. It's just not realistic to think that anybody's going to move a 1976 mobile home into the county. That's just not going to happen," she added.

The commission plans to revisit, and potentially change, its impact fee ordinance in the coming months to address affordable housing impact fees that would have a greater chance of benefiting residents, according to Noland.

"My consensus is that we're going to do something more, but I don't have any problem with doing this today," said commissioner Dale Manuel. "I think people are concerned that they feel this is going to be it and we're not coming back, but we are coming back."

