



Office of the West Seneca Town Supervisor
Hon. Gary A. Dickson

Memorandum

To: Honorable Town Board
From: Gary Dickson, Town Supervisor
Date: November 3, 2020
Subject: Recreation Fees

Dear Colleagues,

As we have discussed in the past, the town collects a recreation fee from residential builders when a new dwelling is built. When a developer builds a house, the new residents are entitled to use all the things the Town has to offer, such as the parks, pool, library, events, and so on, even though they have not paid property taxes yet. The recreation fee is a one-time fee to account for use of recreational facilities prior to property taxes being paid and to pay for increased maintenance needs and expanded recreational opportunities that result from new residents.

As far as I can tell, the recreation fee was established in 1981, and was set at \$100 for a single-family home, \$125 for a duplex, and \$150 per acre for a multi-family building. In 1992 the fees were changed to \$200 for a single-family home, \$300 for a duplex, and \$350 per acre for a multi-family building. By 2010 the fee was changed to the current formula: \$225 for a single-family home, \$325 for a duplex, and \$100 per unit for a multi-family building.

The Code Enforcement Office has researched recreation fees in neighboring towns and identified the following:

- Orchard Park, Lackawanna, Cheektowaga - No recreation fee.
- Amherst – Recreation fee varies from \$250 to \$500 based upon lot size.
- Lancaster - \$1,250 per single family home and \$1,250 per dwelling in multiple dwelling.

Between the 2010 budget and the 2020 budget the cost of the Recreation Department has increased by approximately two-thirds. Given this increase, I believe it is prudent to increase the recreation fee collected from developers by an equivalent amount, as follows:

- Single-family home: from \$225 to \$375
- Duplex: from \$325 to \$540
- From \$100 per unit in a multi-family building to \$165 per unit