



**Town of Westport**  
**Planning and Zoning Commission**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 PandZ@westportct.gov  
[www.westportct.gov](http://www.westportct.gov)

To be inserted in the Norwalk Hour  
On: Thursday, December 21, 2023

## LEGAL NOTICE OF DECISION

Notice is hereby given that at a meeting held on **December 18, 2023**, the Westport Planning and Zoning Commission took the following actions:

1. **ADOPTED:** Text Amendment #840/#PZ-23-00665 to establish an Inclusionary Zoning Fee under Connecticut General Statutes Section 8-2i.
2. **RESOLVED:** to recommend to the RTM a Fee Schedule for Inclusionary Zoning Fees under Zoning Regulation Sec. 45-3.6, of 0.5% of the construction costs of all projects for which Zoning Permit applications are filed, to be paid upon the filing of each such Zoning Permit application.

**Text Amend #840, Submitted by the P&Z Commission RE: Inclusionary Housing Fee**

Submitted: 11/14/23

Received: 11/20/23

Public Hearing: 12/18/23

Adopted: 12/18/23

Effective date: 12/27/23

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Deleted language is [~~struck out and in brackets~~]; New language is underlined. All changes are highlighted.

**FROM §45, ZONING ADMINISTRATION AND ENFORCEMENT**

**45-3.6 Fee**

**45-3.6.1**

All applications for a Zoning Permit shall be accompanied by a fee, pursuant to an adopted Fee Schedule to cover the cost of processing the application. Said fee shall be made payable to the Town of Westport at the time of filing the application.

**45-3.6.2**

All applications for the renewal of a Zoning Permit shall be accompanied by a fee of ten (10) dollars or ten (10) percent of the original application fee, whichever is greater.

**45-3.6.3. Inclusionary Zoning Fee**

**1. Authority**

This Subsection is adopted under the authority of Section 8-2i of the Connecticut General Statutes.

**2. Applicability**

All applications for a zoning permit shall be accompanied by an inclusionary zoning fee pursuant to an adopted Fee Schedule, to be paid into the Westport Affordable Housing Trust Fund established by the "Westport Affordable Housing Trust Fund (WAHTF) Ordinance," to be used for constructing, rehabilitating, or repairing housing affordable to persons and families of low and moderate income, as required by Connecticut General Statutes Section 8-2i.

**3. Exemptions**

The following shall be exempt from this fee:

a. Any application submitted on behalf of the United States of America, the State of Connecticut, the Town of Westport, the Westport Board of Education, the Westport Housing Authority, or any of their agencies.

b. The affordable housing units included in any application for construction in an affordable housing development approved in accordance with the requirements of Connecticut General Statutes Section 8-30g. The fee would still be applicable for the market rate units in any such affordable housing development.

c. Any application for a dwelling unit or units as affordable housing that complies with the affordability criteria and other requirements of Connecticut General Statutes Section 8-30g in effect on the date of approval. The fee would still be applicable for the market rate units in any such affordable development.