

August 13, 2026

RE: Residential Development Financial Assistance

The intention of this memo is to define an outline for future residential development financial incentive.

Objective of this Policy:

Promote future residential development of properties that require no new City of Dickinson funded infrastructure investments.

Facts:

- Typical residential building permit fee for home value of \$400,000 is \$2,000
- Sewer and water (1" meter) connection fees are \$1,800 and \$3,000, respectively.
- Actual cost of a 1" water meter is \$320 for the City
- Typical residential building total fees for home value of \$400,000 = \$7,000
- Refer to the Stop Light Map prepared as part of the Transportation Master Plan and Comprehensive Plan
 - All properties that are GREEN with the property use of residential
 - All properties in YELLOW currently zoned residential
 - Rezoning a property into any residential district would not meet criteria

As part of a development agreement to accompany future plats for residential developments with properties located in GREEN on the Stop Light Map, no building permit or connection fees will be paid to the City of Dickinson for the lots within the residential development.

A development agreement will include a sunset period for the residential building permit fee waiver. This period is assumed to be a 2-3 years depending on the number of lots and residential units associated with the development.

Additionally, Community Development staff is proposing a resolution which allows for a tax exemption of up to \$150,000 of the True and Full value of any new single-family, condominium, or townhouse construction completed and owner-occupied for the first time beginning at the time of resolution adoption. This resolution is in compliance with North Dakota Century Code 57-02-08(35).