



CITY OF Clemson SOUTH CAROLINA

4.22.2025

Mercy Housing Southeast
260 Peachtree Street, Suite 1800
Atlanta, GA 30303

Dear Ms. Hoffer,

The City of Clemson exacts both non-utility and utility impact fees for all new developments located within the city limits. Non-utility impact fees for multi-family developments include:

Fire -	\$348 per unit
Parks -	\$2533 per unit
Police -	\$436 per unit
Sanitation-	\$325 per unit

Utility Impact Fees for apartments, condominiums, and Patio Home units include:

	Water	Sewer
1 bedroom	\$750	\$1,985
2 bedroom	\$1,125	\$2,977
3 bedroom	\$1,500	\$3,969

Our City Code states that these are required in all cases, except when "the project is determined to create affordable housing."

Because Mercy Housing plans are to create affordable housing within the City of Clemson, this project will be exempt from both the non-utility and utility impact fees detailed above. The project will be required to pay for both water and sewer tap fees, and any on site improvements for connection.

We are excited about the opportunity to work with you.

Sincerely,

Nathan Woods
Planning & Development Director

12/23/20