

Table 4: Cost to Consumer for Development of a Single-Family Lot in Hypothetical 100 Dwelling Unit (61 Parcel) Subdivision

Dwelling Unit Square Footage	8,000 Square Feet Single-Family Lot						6,000 Square Feet Single-Family Lot ⁵					
	960 ¹	1,500	2,000	2,500	3,000	3,842 ⁶	960 ¹	1,500	2,000	2,500	3,000	3,842 ⁶
City Fees	\$6,890	\$7,074	\$7,244	\$7,444	\$7,584	\$7,870	\$6,881	\$7,064	\$7,234	\$7,434	\$7,574	\$7,860
Improved Land ²	\$24,720	\$24,720	\$24,720	\$24,720	\$24,720	\$24,720	\$18,540	\$18,540	\$18,540	\$18,540	\$18,540	\$18,540
Construction Cost ³	\$55,728	\$87,075	\$116,100	\$145,125	\$174,150	\$223,028	\$55,728	\$87,075	\$116,100	\$145,125	\$174,150	\$223,028
Developer Profit Margin ⁴	\$16,090	\$22,359	\$28,164	\$33,969	\$39,774	\$49,550	\$14,854	\$21,123	\$26,928	\$32,733	\$38,538	\$48,314
Total	\$103,428	\$141,228	\$176,228	\$211,258	\$246,228	\$305,168	\$96,002	\$133,802	\$168,802	\$203,832	\$238,802	\$297,742
Cost Difference (8,000 sq. ft. vs 6,000 sq. ft.)							\$7,426	\$7,426	\$7,426	\$7,426	\$7,426	\$7,426
Percent Reduction of Cost							7.18%	5.26%	4.21%	3.52%	3.02%	2.43%
Hypothetical 20% Cost Reduction for Consumer ⁷							\$20,686	\$28,246	\$35,246	\$42,252	\$49,246	\$61,034
Hypothetical Total Cost after 20% Reduction for Consumer ⁷							\$82,742	\$112,982	\$140,982	\$169,006	\$196,982	\$244,134

¹ = Minimum dwelling size under [Section § 550-24F\(2\)\(k\)](#)
² = \$3.09 per square feet (based on FY2020 purchase of land by developers) of improved land (streets and utilities developed).
³ = \$58.05 per square feet, based on FY2020 building permits pulled by developers (includes basement & attached garage).
⁴ = Assumed profit margin of 20% for the developer.
⁵ = Proposed regulation amendment to allow 6,000 square feet single-family lots.
⁶ = Average square footage of a single-family dwelling unit in FY2020 (includes basement & attached garage).
⁷ = The end cost to the consumer cannot be reduced by 20% due to market costs and private sector control of the market.