

Fee Adjustments – Remainder Parcels (Consolidation)

Situation

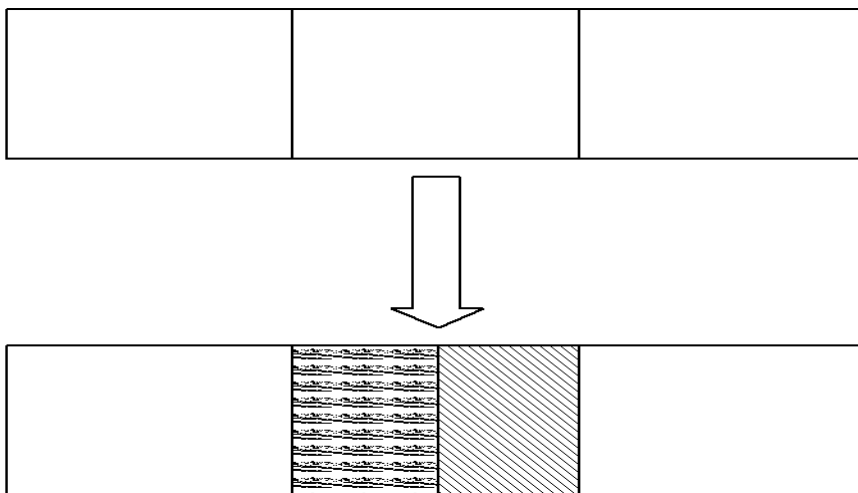
You are in the process of consolidating land and you are unsure whether or not you are entitled to fee mitigation.

Solution

Fee mitigation generally is only provided on the part of the original parcel that is consolidated. ISC will only require fees to be paid on the increased value of the parcel.

Example

Three lots are being consolidated into two lots.

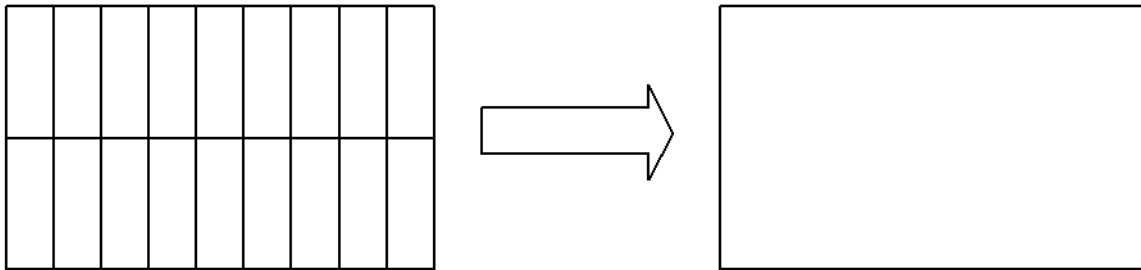


Fees will only be charged on the value of the shaded portion of the consolidated parcel.

NOTE: You must submit an affidavit of value that contains the value of the entire parcel. The affidavit of value should also include the value for the addition to the parcel only. Fees will then be mitigated so that you only pay on the value of the new parcel.

Example

A number of lots are consolidated into one lot.



If this being done for commercial purposes, it is unlikely that ISC will mitigate the fees. If this is being done for non-commercial purposes, ISC may mitigate the fees if the total value of all the consolidated parcels is greater than \$8,400.

NOTE: Fees will not be mitigated if the value of the consolidated parcels is less than \$8,400 since the regular fees and the mitigated fees are similar in that situation.

If you have any further questions, please contact us at 1-866- 275-4721.