

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7423 (phone) • 410-810-2932 (fax)

**SUBSTANTIAL IMPROVEMENT WORKSHEET
FOR FLOODPLAIN CONSTRUCTION**

For additions, rehabilitations, improvements, or damage repairs

Property Owner: _____

Address: _____

Permit No. _____ Tax Map _____ Block _____ Parcel _____ Lot _____

Description of Improvement: _____

Present Market Value of structure **ONLY** (final phased in full assessed valuation or market appraisal) **BEFORE** improvement, or if damaged, before the damage occurred: \$ _____

For **Cost of Improvement**, take the greater of:

1. Actual cost of the construction: \$ _____
2. Estimated building cost based on _____ square feet of construction from a building cost information service at \$ _____/sq ft (Source: _____) \$ _____

Ratio = $\frac{\text{Cost of Improvement (\$ _____)}}{\text{Present Market Value (\$ _____)}} \times 100 =$ _____ %
(Determined by Maryland Dept. Of Assessments and Taxation)

If 50% or greater (**Substantial Improvement**), entire structure (existing included) must be elevated; if less than 50%, it may be exempted unless an addition. **For additions:** (1) if substantial but the existing structure is unaltered except for a doorway into the addition, the existing structure need not be elevated, only the addition; (2) if less than substantial but requires a State Waterway Construction Permit since it is in a non-tidal floodplain, the addition, regardless of size, must be elevated.

Note:

1. Any costs directly associated with correcting health, sanitary, and safety code violations may be deducted from the cost of improvement. The violations must have been officially cited prior to submission of the permit application.
2. Alterations to historic structures, provided the alterations will not preclude continued designation as a "historic structure", may be exempted by variance.
3. Phased improvements refer to a single improvement that is broken into parts over several permits. At the floodplain administrator's discretion, he will ensure that phased improvements do not circumvent the substantial improvement requirements.
4. Although Kent County Planning and Zoning does not issue Electrical and Plumbing permits the cost of any electrical or plumbing work must be included in the improvement determination.

Summary:

_____ Substantial Improvement – Elevation of entire structure.
_____ Exempt – Not Substantial Improvement.
_____ Addition – Only additions must be elevated.
_____ Other (attach explanation)

Determined by: _____ Date: _____