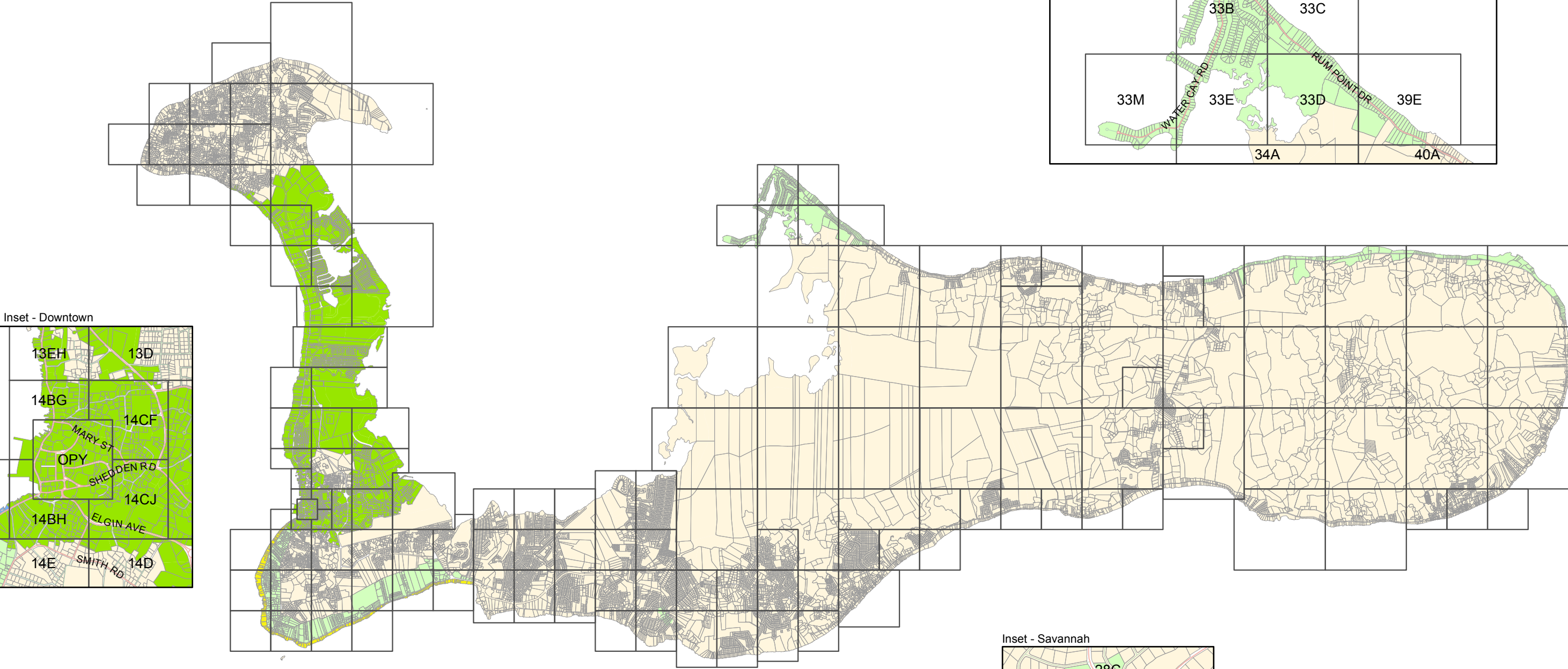
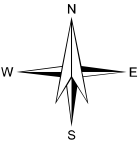


Grand Cayman Infrastructure Fees

The Development and Planning (Amendment) Law, 2016



Block Grid :Fee Area A1 :Fee Area A2 :Fee Area B :Fee Area C

“PART VI - The Infrastructure Fund”

(2016 Rev.)

37A.

(1) There is established an infrastructure fund for the purpose of providing funds for development of roads, affordable housing and other infrastructure in the Islands.

(2) The fund shall be administered by the Ministry of Finance and allocations and disbursements approved by Cabinet and shall consist of moneys received under subregulation (4).

(3) In this section –

(a) “Area A1” means the following registration sections, blocks and parcels – See Infrastructure Fee Map

(b) “Area A2” means the following registration sections, blocks and parcels – See Infrastructure Fee Map

(c) “Area B” means the following registration sections, blocks and parcels – See Infrastructure Fee Map

(d) “Area C” means the registration sections, blocks and parcels in Grand Cayman not included in Area A1, A2, or B and the blocks and parcel in Little Cayman.

(4) A person to whom planning permission for development is granted pursuant to an application made on or after the date of commencement of Section 12 of the Development and Planning (Amendment) Regulations 2016, shall contribute to the infrastructure fund as follows–

(a) The following Infrastructure Fees are payable in Area A1:

Type of Development	Fee
For an industrial building or any extension thereto	\$2.50 per square foot
For a commercial building or any extension thereto	\$4.50 per square foot
For a hotel building or any extension thereto	\$4.50 per square foot
For an apartment building or any extension thereto	\$4.50 per square foot
For an institutional building or any extension thereto	\$3.50 per square foot
For a house, duplex, related structures or any extension thereto	\$3.50 per square foot
For subdivision of land.....	\$200.00 per lot
For a change of use of building	The rate applicable to the type of development being changed to.

(b) The following Infrastructure Fees are payable in Area A2:

Type of Development	Fee
For an industrial building or any extension thereto	\$2.50 per square foot
For a commercial building or any extension thereto	\$4.50 per square foot
For a hotel building or any extension thereto	\$4.50 per square foot
For an apartment building or any extension thereto	\$4.50 per square foot
For an institutional building or any extension thereto	\$3.50 per square foot
For a house, duplex, related structures or any extension thereto	\$3.50 per square foot
For subdivision of land.....	\$200.00 per lot
For a change of use of building	The rate applicable to the type of development being changed to.

(c) The following Infrastructure Fees are payable in Area B:

Type of Development	Fee
For an industrial building or any extension thereto	\$1.50 per square foot
For a commercial building or any extension thereto	\$2.50 per square foot
For a hotel building or any extension thereto	\$2.50 per square foot
For an apartment building or any extension thereto	\$2.50 per square foot
For an institutional building or any extension thereto	\$2.50 per square foot
For a house up to 4,000 sq.ft. in gross floor area	\$1.00 per square foot
For a house 4,001 to 5,000 sq.ft. in gross floor area	\$1.50 per square foot
For a house exceeding 5,000 sq.ft. in gross floor area	\$3.50 per square foot
For subdivision of land.....	\$100.00 per lot
For an extension to a house, duplex, or related structure which would increase its gross floor area to the thresholds described above.....	The appropriate rate for the gross floor area category.
For a change of use of building	The rate applicable to the type of development being changed to.

(d) The following Infrastructure Fees are payable in Area C:

- \$0.25 per square foot of the gross floor area of the development, and any extension thereto, and \$100 per lot for the subdivision of land.
- (e)

without prejudice to the respective amounts prescribed in paragraphs (a), (aa), (b), and (c), in the Islands an additional affordable housing fee is payable on the issue of a Certificate of Completion or Certificate of fitness for Occupancy, and will be assessed as follows –
(a) at a rate of \$3,000 per hotel room; and
(b) in Area A1, at a rate of \$20,000 per apartment, in respect of applications relating to 11 or more apartments; and
- (f)

in any case where the Authority is of the opinion that the development (including any temporary development) is necessary for the purpose of restoration following a national disaster, fifty per cent of the respective amounts prescribed in paragraphs (a), (aa), (b) and (c).
- (5)

The total contribution under subsection (4)(a) to (e) is payable as follows - (a) fifty per cent of the contribution is payable on the issue of a permit; and (b) fifty per cent of the contribution is payable on the issue of a Certificate of Completion, Certificate of Occupancy or Certificate of fitness for Occupancy.
- (6)

The interest earned on the moneys of the infrastructure fund shall be retained for the purposes of the fund.
- (7)

In this Part –

“affordable housing” means any Government assisted housing programme undertaken under the auspices of the National Housing Development Trust, Sister Islands Affordable Homes or any similar Government entity;

“Certificate of Completion”, in relation to a building, means a certificate issued by the Authority that certifies the building is complete in accordance with planning permission requirements but does not grant permission to occupy;

“Certificate of fitness for Occupancy” or “Certificate of Occupancy”, in relation to a building, means a certificate issued by the Authority that the building is complete in accordance with planning requirements and grants permission to occupy; and

“infrastructure” means public services and utilities used in common by the residents of the Islands.”.