



CITY OF NEWBURYPORT
CONSERVATION COMMISSION

60 PLEASANT STREET
NEWBURYPORT, MA 01950
978-465-4462

Significant Improvement Determination Form

Under the City of Newburyport Wetlands Protection Regulations, Section 6 (C), an existing building on Plum Island must be placed on pilings if the proposed renovations exceed the "25%/50% Rule."

This rule specifies that an existing building must be placed on pilings if proposed renovations satisfy both of the following criteria:

- 1) A 25% or greater increase in square-footage, based on total square footage of habitable living space, and
- 2) A 50% or greater increase in the value of the structure. This may be determined by one of two methods:
 - a. As determined by a licensed appraiser's valuation of the existing house (structure only) and the same licensed appraiser's valuation of the structure with the proposed improvements.
 - b. As determined by the assessed value of the house (structure only) from the Assessor's office and a cost estimate from a licensed builder for the proposed work.

**note: Appraisals and cost estimates described above do not include house-hold appliances and fixtures.*

The licensed appraiser or contractor shall provide the detailed valuations specified above along with this form, certifying their professional approval of the submission.

Project Address: _____

Property Owner or Applicant: _____

Name of Certified Appraiser/Contractor: _____

Phone number: _____

Email address: _____

Project Title/Description: _____

Title and Date of Proposed Project Plans and Specifications used to determine values:

Signature of Certified Appraiser/Builder:

Date: _____