

HAMLIN TOWNSHIP ANNUAL REPORT

LAND USE PERMITS * APRIL 1, 2019 TO MARCH 31, 2020

TOTAL PERMITS ISSUED.....88 (+9% from 2018)
PROJECTS PERMITTED.....111 (+1% from 2018)

LAND USE PERMIT COMPARISONS

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Single Family Dwelling	13	26	26	23	16	22
Modular Housing	0	0	0	1	2	0
Pole Housing	0	0	0	0	1	2
Garages	9	22	19	9	18	9
Remodeling & Additions	10	14	13	26	16	13

TOTAL NEW UNITS (Including Doublewides, Modulars & Pole Barn Houses) 2000 thru 2018....481

HAMLIN TOWNSHIP ZONING BOARD OF APPEALS/PLANNING COMMISSION**

2019 Fiscal Year

Variations Granted.....6	Special Land Use Granted..... 0
Variations Denied.....2	Site Plan Review.....0
Variations Postponed.....1	

**The Planning Commission passed several amendments to the zoning ordinance in 2019

2020 HAMLIN TOWNSHIP MARCH BOARD OF REVIEW

Appeals in Person.....6	6
Mail-in Appeals40	40
GRAND TOTAL	46
2019 Total Appeals.....	40

HAMLIN TOWNSHIP VALUES

	<u>2018</u>	<u>2019</u>	<u>2020(*)(**)</u>
Assessed	\$270,692,600	\$287,002,600	\$298,530,800 (+4%)
Taxable Value	\$223,985,590	\$235,316,844	\$245,587,236 (+4%)

(*)Tentative - Pending State Equalization

(**)Totals are for Ad Valorem only

MASON COUNTY BUILDING DEPARTMENT REPORTS

Building permits issued in the 2019 calendar year:

2019 Building Permits = 138.....	Value Total: \$ 10,528,338 (+36%)
2018 Building Permits = 144.....	Value Total: \$ 6,701,448
2017 Building Permits = 102.....	Value Total: \$ 13,321,447
2016 Building Permits = 91	Value Total: \$ 11,873,120
2015 Building Permits = 122.....	Value Total: \$ 5,653,316
2014 Building Permits = 97	Value Total: \$ 4,171,957

Building Permits by Number of Permits

<u>UNIT</u>	<u>PERMITS</u>	<u>ESTIMATED VALUE</u>
Hamlin Township	138	\$ 10,528,388
P.M. Township	51	\$ 5,034,094
Amber Township	48	\$ 1,313,406
Branch Township	43	\$ 1,238,560
Victory Township	33	\$ 574,030

Building Permits by Estimated Value

<u>UNIT</u>	<u>ESTIMATED VALUE</u>	<u>PERMITS</u>
Hamlin Township	\$ 10,528,388	138
P.M. Township	\$ 5,034,094	51
Summit Township	\$ 2,143,512	32
Amber Township	\$ 1,313,406	48
Branch Township	\$ 1,238,560	43

****County, City & P.M. Township operate on a January 1 to December 31 Fiscal Year**

Estimated Average Cost per Dwelling

<u>UNIT</u>	<u>NUMBER OF DWELLINGS</u>	<u>AVERAGE</u>
Hamlin Township	23	\$345,130
Branch Township	3	\$283,334
P.M. Township	14	\$280,492
Summit Township	6	\$261,843
Free Soil Township	5	\$215,000

The average cost of a new build, single family dwelling in 2019 county wide was \$257,298. Of the 53 new homes constructed in Mason County in 2019, 23 (or43%) of the total were built in Hamlin Township.

Note: The figures in this report are taken from records of the Mason County Building and Zoning Department as well as P.M Township. Statistics from the City of Ludington are excluded due to the reporting format.

Values are those provided by permit applicants such as contractors, property owners, etc. and are often under reported. The under estimation comes from the belief that the estimated cost effects the price of the permit.

SUMMARY

2019 was a banner year for residential construction in the township. While the number of permits was actually down slightly from the previous year, the value represented by the 138 permits issued revealed an increase in value of \$3,826,890 or 36% over the previous year. The figures examined show Hamlin Township is first by a substantial margin in all measured categories, i.e. number of permits issued, estimated value, average cost per dwelling and number of dwellings.

The most revealing figure to me is the average cost of new homes constructed in the township. The county wide average of new home construction in 2019 was \$257,298. The same figure in Hamlin Township was \$345,129. This is a difference of \$87,831 or 25% above the average.

Respectfully submitted,