

A. APPENDIX A - LAND USE FEES

Effective 05-04-15

Pursuant to Public act 82-282, as the same may be amended from time to time, the following schedule of fees is adopted Effective May 04, 2015 (Pursuant to PA 09-03), Sec. 22a-27j of the CT General Statutes requires that an additional fee of \$60.00 (sixty dollars) be collected for remittance to the State

PLANNING & ZONING APPLICATIONS

	PERMIT \$		STATE FEE \$	TOTAL \$
<u>Town Plan Amendment (Text and/or Map):</u>	\$500.00		\$60.00	\$560.00
<u>Zoning Amendment :</u>				
Text Change	\$500.00		\$60.00	\$560.00
Map Change	\$500.00		\$60.00	\$560.00
<u>Special Permits :</u>				
Special Permit	\$600.00		\$60.00	\$660.00
CAM Special Permit	\$650.00		\$60.00	\$710.00
<u>Site Plans :</u>				
Site Plan Wavier <i>(approved by P&Z Director)</i>	\$225.00		<i>No State Fee</i>	\$225.00
Site Plan <i>(to be heard by P&Z Commission)</i>	\$600.00		\$60.00	\$660.00
Residential CAM Site Plan	\$300.00		\$60.00	\$360.00
Commercial CAM Site Plan	\$650.00		\$60.00	\$710.00
<u>Excavation & Fill :</u>				
All Excavation and Fill Applications <i>(to be heard by P&Z Commission)</i>	\$600.00		\$60.00	\$660.00
<u>Subdivision/ Resubdivision :</u>				
Subdivision	\$650.00		\$60.00	\$710.00
Each additional lot in excess of two lots add:	\$150.00			\$150.00
<u>Revised Plans</u> for any of the above which require additional staff review will pay half the fee listed above:	<i>See fees listed above</i>			

ZONING BOARD OF APPEALS

	APPLICATION \$		STATE FEE \$	TOTAL \$
Residential Uses	\$300.00		\$60.00	\$360.00
Commercial Uses	\$600.00		\$60.00	\$660.00
Appeal of ZEO Decisions	<i>No Fee</i>			
Signs	\$225.00		\$60.00	\$285.00
<u>Revised Plans</u> for any of the above which require additional staff review will pay half the fee listed above.	<i>See fees listed above</i>			

ZONING FEES

	PERMIT \$	INSPECTION \$	STATE FEE \$	TOTAL \$
<u>Permits:</u>				
Free-Standing Sign Permit and ZCC	\$40.00	\$40.00	\$60.00	\$140.00
Wall Sign Permit and ZCC	\$40.00	\$40.00	\$60.00	\$140.00
Free-Standing Portable Sign	\$40.00		\$60.00	\$100.00
Outdoor Special Event	\$140.00	No Fee	\$60.00	\$200.00
Outdoor Eating Area	\$140.00	No Fee	\$60.00	\$200.00
<u>Zoning Permit Renewal or Extension :</u> <i>of a Zoning Permit will be 10% of the original permit fee.</i>				

ZCC Fee for Residential <i>(Add this ZCC fee to Project fee below)</i>		\$40.00		\$40.00
ZCC Fee for Special Permit Use in Residential Zones <i>(Add this ZCC fee to Project fee below)</i>		\$50.00		\$50.00
ZCC Fee for New House/Commercial/Multi-Family Interiors <i>(Add this ZCC fee to Project fee below)</i>		\$75.00		\$75.00
ZCC Fee for Commercial/Multi-Family Projects <i>(Add this ZCC fee to Project fee below)</i>		\$150.00		\$150.00
Additional Inspections: if required for incomplete projects, must pay the inspection fees listed again per inspection.		See fees listed above		

<u>Residential Project Fee Calculation:</u>				
	PERMIT \$	INSPECTION \$	STATE FEE \$	TOTAL \$
Residential, (minimum fee)	\$40.00	\$40.00	\$60.00	\$140.00
New Construction and/or Alteration based on the cost of the project as per costs below:				
Residential project = "UP TO" \$100,000	\$2/ \$1000 of construction cost + Inspection + State Fee			
Residential project = "OVER" \$100,001 up to \$499,999+	\$3/ \$1000 of construction cost + Inspection + State Fee			
Residential project = "OVER" \$500,000	\$4/ \$1000 of construction cost + Inspection + State Fee			

<u>Special Permit in Residence Zone, Project Fee Calculation :</u>				
	PERMIT \$	INSPECTION \$	STATE FEE \$	TOTAL \$
Special Permit in Residential Zone, (minimum fee)	\$50.00	\$50.00	\$60.00	\$160.00
New Construction and/or Alteration based on the cost of the project as per costs below:				
Special Permit project = "UP TO" \$100,000	\$3/ \$1000 of construction cost + Inspection + State Fee			
Special Permit project = "OVER" \$100,001 up to \$499,999+	\$4/ \$1000 of construction cost + Inspection + State Fee			
Special Permit project = "OVER" \$500,000 up to \$999,999	\$5/ \$1000 of construction cost + Inspection + State Fee			
Special Permit project = "OVER" \$1,000,000	\$6/ \$1000 of construction cost + Inspection + State Fee			

<u>Commercial Project Fee Calculation:</u>	<i>PERMIT \$</i>	<i>INSPECTION \$</i>	<i>STATE FEE \$</i>	<i>TOTAL \$</i>
Commercial, (minimum fee)	\$75.00	\$75.00	\$60.00	\$210.00
New Construction and/or Alteration based on the cost of the project as per costs below:				
Commercial project = " UP TO " \$100,000	\$5/ \$1000 of construction cost + Inspection + State Fee			
Commercial project = " OVER " \$100,001 up to \$499,999	\$7/ \$1000 of construction cost + Inspection + State Fee			
Commercial project = " OVER " \$500,000 up to \$999,999	\$8/ \$1000 of construction cost + Inspection + State Fee			
Commercial project = " OVER " \$1,000,000	\$9/ \$1000 of construction cost + Inspection + State Fee			
<u>Inspection for Mortgage Purposes:</u>		<i>INSPECTION \$</i>		<i>TOTAL \$</i>
Residential		\$250.00		\$250.00
Commercial		\$350.00		\$350.00

CONDITIONAL - ZONING CERTIFICATE OF COMPLIANCE

	<i>INSPECTION \$</i>	<i>TOTAL \$</i>
Residential	\$40.00	\$40.00
Commercial	\$75.00	\$75.00

MISCELLANEOUS FEES

Zoning Regulations			\$25.00
Zoning Map			\$12.50
Plan of Conservation and Development			\$15.50
Substantial Improvement Review			\$75.00
Map Sign Off for Building Lot Determination & First Cut			\$100.00
Map Sign Off for Lot Line Revisions & Mylar filings			\$25.00
Map Sign Off by P&Z Chairman for Subdivisions			\$40.00
Generator/ AC Unit Sign Off			\$35.00
Map & List for Notification Requirements			\$25.00
<u>State Liquor Permit Sign Off</u>			
Permanent Liquor Sales			\$25.00
Special Events			<i>No Fee</i>
Other State Licenses Requiring Zoning Signoff			\$25.00
<u>Copies from files :</u>			
Copy sizes Up to 11x17 = \$.50 ea.			
Copy sizes Larger Than 11x17 = \$5.00 ea.			
Printout of GIS Maps and Tax Assessor Cards = \$1.00 ea.			

Footnotes:

1. Any application for which approvals are sought after the fact or correction of a violation shall pay double the fees listed above
2. A missed zoning permit appointment or inspection that is not cancelled at least 24 hours prior to scheduled time shall be subject to a fee of \$50.00.
3. Zoning permit for new construction may be subject to a minimum per square foot calculation when determining the estimated cost of construction.
4. The Zoning Permit fee shall be paid again if a permit is revoked due to a violation before the permit can be reissued