

Town of Essex DEVELOPMENT FEE SCHEDULE

Planning Commission Fees:

Approval to develop w/out frontage	\$180.00	\$10 recording fee	+ Abutters fee *	
Site Plan	\$230.00	\$10 recording fee	+ Abutters fee *	
Site Plan Amendment (minor or major)	\$200.00	\$10 recording fee	+ Abutters fee *	
Final Plan Amendment (minor / major)	\$150.00	\$10 recording fee	+ \$15 mylar fee	+ Abutters fee *
Simple Parcel (two lots)	\$150.00	\$10 recording fee	+ \$15 mylar fee	+ Abutters fee *
Boundary Adjustment Fee	\$125.00	\$10 recording fee	+ \$15 mylar fee	+ Abutters fee *
Other	\$125.00	\$10 recording fee	+ Abutters fee *	
Appeal of PC Decision - Court Fee	\$250.00			

Zoning Board of Adjustment Fees:

Accessory Apartment	\$150.00	\$10 recording fee	+ Abutters fee *
Conditional Use and/or Amendment	\$150.00	\$10 recording fee	+ Abutters fee *
Home Occupation (ZBA Approval)	\$150.00	\$10 recording fee	+ Abutters fee *
Unspecified	\$150.00	\$10 recording fee	+ Abutters fee *
Variance	\$150.00	\$10 recording fee	+ Abutters fee *
Appeal Zoning Admin.s Decision	\$150.00	\$10 recording fee	+ Abutters fee *
Appeal of ZBA's Decision - Court Fee	\$250.00		

In-House Administrative Fees:

Home Occupation (Permitted)	\$85.00	\$10 recording fee	
Sign Fee	\$85.00	\$10 recording fee	
Use Fee	\$85.00	\$10 recording fee	+ \$85 CO recording fee
Certificate of Compliance	\$25.00		
Certificate of Occupancy Inspection	\$75.00	\$10 recording fee	

Legal Reviews: All expenses for legal reviews required from approvals by the Planning Commission and Zoning Board shall be paid by the applicant(s).

Subdivision Application Fees:

CONCEPTUAL Review - Residential or Commercial/Industrial	\$125.00		
SKETCH PLAN - Residential or Commercial/Industrial	\$125.00		+ Abutters fee *
PRELIMINARY - Residential or Commercial/Industrial	\$125.00		+ Abutters fee *
<u>FINAL</u> (Residential, Commercial or Industrial)	\$100 / lot/unit +	\$10 recording fee	+ \$15 mylar and abutter fee

* **Abutters fee (notification of adjoining property owners) \$6.465 per abutter.**
(\$0.465 postage + \$3.30 Certified + \$2.70 Return Receipt = \$6.465 Total)

Last amended by Selectboard on 05/08/06 (Postage changed April 2016 per U.S. Postal Service) (Recording fee increase per Legislature July09)

Building Fees:

Zoning Permit: *Residential:* \$2.50 per \$1,000 (determined from the cost of construction-labor & materials) + \$10.00 recording. \$85.00 Certificate of Occupancy if applicable. (includes recording fee)

Minimum Fee: \$50.00 + \$10.00 recording permit + \$85.00 certificate of occupancy if applicable.

Commercial & Industrial: \$3.00 per \$1,000 (determined from the cost of construction - labor & materials) **WITH A CAP** of \$4,000 + \$20.00 recording fee and \$75.00 Cert. Of Occ.

Minimum Fee: \$100.00(+ \$20.00 recording) for new construction and additions or alterations & \$75.00 C.O. fee

Renewal Fee: *Residential:* \$50.00 plus \$10.00 recording fee

Commercial and/or Industrial: \$50.00 plus \$10.00 recording fee

***NOTE: IF A CONDITIONAL CO IS ISSUED AN ADDITIONAL \$85.00 WILL BE CHARGED FOR A RE-INSPECTION.**

Recreation Fee: NEED TO CALCULATE ACCORDING TO SECTION 3.04 IMPACT FEE FOR NEW DEVELOPMENT ORDINANCE ADOPTED BY SELECTBOARD ON 7/13/98.

Water Fee:

The water service initiation fee consists of a capacity fee of \$5.73 per gallon and a connection fee of \$1,000.00 per connection. In the case of multi-unit buildings, the \$1,000.00 connection fee is charged for each connection from the building to the water main. Any questions or calculation of fees should be directed to the Town Engineer/Public Works Director.

The estimated water flows for each category can be found in the Town of Essex Water Use Ordinance in Table 10.12.380.

$\$1,000 + \text{estimated flow (gpd)} \times \$5.73/\text{gpd} = \text{Total Connection Fee}$

Sewer Fee:

The sewer service initiation fee consists of a capacity fee of \$10.30 per gallon and a connection fee of \$1,000.00 per connection. In the case of multi-unit buildings, the \$1,000.00 connection fee is charged for each connection from the building to the sewer main. Any questions or calculation of fees should be directed to the Town Engineer/Public Works Director.

The estimated wastewater flows for each category can be found in the Town of Essex Sewer Use Ordinance in Table 10.16.510.

$\$1,000 + \text{estimated flow (gpd)} \times \$10.30/\text{gpd} = \text{Total Connection Fee}$

***NOTE: SEPTIC PERMITS ARE NO LONGER ISSUED BY THE TOWN. REFER CLIENT TO STATE OF VERMONT FOR PERMIT AND FEE.**

APPLICATION FEES FOR A PLANNING COMMISSION OR ZONING BOARD REVIEW ARE DUE AT THE TIME THE APPLICATION IS SUBMITTED.

FEES ASSOCIATED WITH CONDITIONS OF A ZONING BOARD OR PLANNING COMMISSION APPROVAL ARE DUE AT THE TIME A ZONING PERMIT IS REQUESTED. THE PLANNING COMMISSION MAY CONSIDER CONDITIONING THE RECREATION IMPACT FEE, TRAFFIC FEE AND/OR CERTIFICATE OF OCCUPANCY FEE AT THE TIME OF CERTIFICATE OF OCCUPANCY FOR APPLICATIONS WITH MULTIPLE UNITS IN ONE STRUCTURE, SUCH AS CONGREGATE HOUSING OR MULTI-FAMILY HOUSING, REQUIRING ONLY ONE (1) BUILDING PERMIT.

* AS OF JANUARY 1, 2010 SCHOOL IMPACT FEES HAVE BEEN ELIMINATED.

WATER & SEWER FEES ARE PAYABLE AT THE TIME A ZONING PERMIT IS REQUESTED PER THE TOWN ORDINANCE.

FEES CAN ONLY BE WAIVED BY THE SELECT BOARD.