

## Town of Essex DEVELOPMENT FEE SCHEDULE

### Planning Commission Fees:

Approval to develop w/out frontage	\$180.00	\$15 recording fee	+ Abutters fee*	
Site Plan	\$230.00	\$15 recording fee	+ Abutters fee*	
Site Plan Amendment (minor or major)	\$200.00	\$15 recording fee	+ Abutters fee*	
Final Plan Amendment (minor / major)	\$150.00	\$15 recording fee	+ \$25 mylar fee	+ Abutters fee*
Simple Parcel (two lots)	\$150.00	\$15 recording fee	+ \$25 mylar fee	+ Abutters fee*
Boundary Adjustment Fee	\$125.00	\$15 recording fee	+ \$25 mylar fee	+ Abutters fee*
Other	\$125.00	\$15 recording fee	+ Abutters fee*	
Appeal of PC Decision - Court Fee	\$250.00			

### Zoning Board of Adjustment Fees:

Accessory Apartment	\$150.00	\$15 recording fee	+ Abutters fee*
Conditional Use and/or Amendment	\$150.00	\$15 recording fee	+ Abutters fee*
Home Occupation (ZBA Approval)	\$150.00	\$15 recording fee	+ Abutters fee*
Unspecified	\$150.00	\$15 recording fee	+ Abutters fee*
Variance	\$150.00	\$15 recording fee	+ Abutters fee*
Appeal Zoning Admin's Decision	\$150.00	\$15 recording fee	+ Abutters fee*
Appeal of ZBA's Decision - Court Fee	\$250.00		

### In-House Administrative Fees (see reverse for building / zoning permit fees):

Home Occupation (Permitted)	\$85.00	\$15 recording fee		
Sign Fee	\$85.00	\$15 recording fee		
Use Fee	\$85.00	\$15 recording fee	+ \$75 C.O. fee	+ \$15 recording fee
Certificate of Compliance	\$25.00			
Certificate of Occupancy (C.O.) Inspection	\$75.00	\$15 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 (applies to Residential, Commercial, and Industrial):

CONCEPTUAL	\$125.00			
SKETCH PLAN	\$125.00			+ Abutters fee*
PRELIMINARY	\$125.00			+ Abutters fee*
<u>FINAL</u>	\$100 / lot/unit	+ \$15 recording fee	+ \$25 mylar recording fee	+ Abutters fee*

\* **Abutters fee (notification of adjoining property owners) \$6.90 per abutter.**

(\$0.50 postage + \$3.55 Certified + \$2.85 Return Receipt = \$6.90 Total)

Last amended by Selectboard on 05/08/06 (**Postage changed Jan 2020 per U.S. Postal Service**) (Recording fee increase per Legislature July 2019)

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

## Building Fees

A Land Records recording fee of \$15 per document is included in all rates noted below. Permit rates are calculated based on the Estimated Cost of Construction (ECC), which includes labor and materials.

<b>Zoning Permit fees</b>	<b>Residential</b>	<b>Commercial</b>
Permit rate	\$15 + \$2.50 per \$1,000 ECC	\$15 + \$3.00 per \$1,000 ECC
Certificate of Occupancy (C.O.)	\$90	\$90
Minimum permit	\$65 (if ECC < \$20,000)	\$115 (if ECC < \$33,333.33)
Maximum permit	N/A	\$4,015 (if ECC > \$1,333,333)
Permit renewal	\$65	\$115
C.O. Re-Inspection	\$90	\$90

## Recreation Impact Fee

Any new residential development is subject to a Recreation Impact Fee of \$628.00 per single-family dwelling and \$473.00 per unit for multi-family dwellings. For more information on this fee, see Section 3.04 of the Town Ordinances, Impact Fees for New Development, adopted by the Selectboard on 7/13/98.

## Water Initiation Fee

The water service initiation fee consists of a capacity fee of \$5.73 per gallon per day 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.

## Sewer Initiation Fee

The sewer service initiation fee consists of a capacity fee of \$10.30 per gallon per day 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.

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

**FEES ASSOCIATED WITH CONDITIONS OF A ZONING BOARD OR PLANNING COMMISSION APPROVAL ARE DUE AT THE TIME A ZONING PERMIT IS REQUESTED.**

Last amended by Selectboard on May 19, 2011 (water & sewer fees amended by SB in April 2016) (recording fee increase per Legislature July 2019).