

PROPOSED ORDINANCE NO. ____
ADOPTING A NEW FEE SCHEDULE FOR LAND USE APPLICATIONS

WHEREAS, Section 8-1-c of the Connecticut General Statutes authorizes any municipality by ordinance to establish a schedule of reasonable fees for the processing of applications by a municipal zoning commission, planning commission, zoning board of appeals or inland wetlands commission; and

WHEREAS, the administrative costs of reviewing and processing the applications made to said commissions has increased significantly; and

WHEREAS, it has been determined that it is in the best interests of the City of Stamford to increase the fees for said applications to cover the higher costs; and

~~**WHEREAS**, the amount of said application fees within the Code of Ordinances must be adjusted by ordinance change, which is a lengthy process;~~

~~**WHEREAS**, it has been determined that it is in the best interests of the City of Stamford to create a mechanism to more quickly adjust the amount of said application fees.~~

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF STAMFORD THAT:

Pursuant to Section 8-1-c of the Connecticut General Statutes, the attached application fee schedule is adopted.

~~**A. CHAPTER 1 (GENERAL PROVISIONS) OF THE CITY OF STAMFORD CODE OF ORDINANCES SHALL BE APPENDED AS FOLLOWS:**~~

~~**Sec. 1-20. Adjustment of Land Use Fees**~~

~~(a) The Board of Representatives at any time may adjust the fees contained in this ordinance by resolution. The Mayor may recommend CPI adjustments to the fees set forth in this ordinance or any subsequent ordinance or resolution provided that the maximum adjustment of any fee shall be no more than the Consumer Price Index for Northeast Urban Consumers prepared by the United States Department of Labor, Bureau of Labor Statistics, using July 1 of the year in which the ordinance or resolution is adopted as the base period. The Board of Representatives shall be informed of any such adjustment at least sixty (60) days prior to the adjustment going into effect. Furthermore, within sixty (60) days of notification the Board of Representatives may reject the proposed adjustments by simple majority vote; otherwise the fees shall take effect. This provision for CPI adjustments shall not restrict the Mayor from proposing other fees provided herein.~~

~~**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon approval.~~

~~Randall M. Skigen, President, and Annie M. Summerville, Clerk, do hereby certify that the foregoing ordinance was _____ by a machine vote of _____ by the 29th Board of Representatives at the Meeting held on _____, _____.~~

~~_____

Randall M. Skigen, President
Dated this ____ day of _____, 2016~~

~~_____

Annie M. Summerville, Clerk
Dated this ____ day of _____, 2016~~

~~_____

David R. Martin, Mayor, City of Stamford
Dated this ____ day of _____, 2016
EFFECTIVE DATE: _____,2016
cc: Mayor David R. Martin
Ernie Orgera, Director of Operations
Michael Handler, Director of Administration
Kathryn Emmett, Esq., Law Department
Ted Jankowski, Director of Public Safety, Health & Welfare
Donna Loglisci, Town Clerk~~

Category	Description	Fee
Planning	Public Hearing Fee	\$675
Planning	Subdivision 2 Lots Application	\$275
Planning	Subdivision 3 Lots Application	\$375
Planning	Subdivision (each additional Lot over 3) Application	\$275
Planning	Master Plan Maps	\$75 Book, \$50 Map, \$50 Master Plan
Planning	Change to Master Plan Application Fee	\$350
GIS	Zoning Map	\$50
GIS	Digital Data CD	\$75
GIS	Ortho Map (Large)	\$35
GIS	Ortho Map (Small)	\$20
GIS	Tax Map	\$15
GIS	Shipping, Map Tube	\$15
GIS	Shipping, CD	\$10
Zoning	Public Hearing Fee	\$675
Zoning	Site Plans over 50,000 sq ft <u>sq. ft.</u> Application Fee	\$1,175
Zoning	Site Plans 20,000-50,000 sq ft <u>sq. ft.</u> Application Fee	\$775
Zoning	Site Plans Under 20,000 sq ft <u>sq. ft.</u> Application Fee	\$400
Zoning	Site Plan Approval Application Fee	\$250
Zoning	Site Plan Pre Application Review Fee	\$200
Zoning	Special Exception Over 50,000 sq ft <u>sq. ft.</u> Application Fee	\$1,175
Zoning	Special Exception 20,000-50,000 sq ft <u>sq. ft.</u> Application Fee	\$775
Zoning	Special Exception Under 20,000 sq ft <u>sq. ft.</u> Application Fee	\$475
Zoning	Special Exception Application Fee	\$450
Zoning	Major Text Change	\$775 <u>1000</u>
Zoning	Minor Text Change	\$400
Zoning	Coastal Site Plan Review Application Fee	\$250
Zoning	Change to Zoning Map Application Fee	\$450
Zoning	Zoning Regulations	\$50
Zoning Enforcement	Non-Res less than 3,000 sq ft <u>sq. ft.</u>	\$275
Zoning Enforcement	Non-Residential 3,000+ sq ft <u>sq. ft.</u> Add/Reno/Alter	\$475 + each 1,000 sq ft <u>sq. ft.</u> \$100
Zoning Enforcement	Non-Residential 3,000+ sq ft <u>sq. ft.</u> New/Add	\$475 + each 1,000 ft \$175
Zoning Enforcement	Non-Residential less than 3,000 sq ft <u>sq. ft.</u>	\$275
Zoning Enforcement	New Residential 1-2 Family	\$200
Zoning Enforcement	Residential 1-2 Family Add/Reno/Alter	\$100
Zoning Enforcement	Residential 3+ Multi-Family	\$200 for 1 st 3 units (new construction), \$100 for each additional unit

Category	Description	Fee
Zoning Enforcement	Residential 3+ Multi-Family Add/Reno/Alter	\$200 for 1 st 3 units (new construction), \$100 for each additional unit
Zoning Enforcement	Sidewalk Café Permit	\$250 + \$ 3 <u>2</u> per public sq-ft <u>sq. ft.</u>
Zoning Enforcement	Accessory Structures	\$100
Zoning Enforcement	Signs (non pole)	\$150
Zoning Enforcement	Ground (pole signs)	\$275
Zoning Enforcement	Antennae (Per Unit)	\$550
Zoning Board of Appeals	Public Hearing Fee	\$675
Zoning Board of Appeals	Variance 1-3 Family Application Fee [*]	\$200
Zoning Board of Appeals	Variance Multi-Family Application Fee	\$300
Zoning Board of Appeals	Variance (Other) Application Fee	\$400
Zoning Board of Appeals	Special Exception Application Fee	\$400
Zoning Board of Appeals	Appeal of Zoning Enforcement Officer's Decision	\$400
Zoning Board of Appeals	Motor Vehicle Application Fee	\$400
Zoning Board of Appeals	Extension of Time Request	\$175

| * No Public Hearing Fee shall be charged in connection with the Variance 1-3 Family Application Fee