

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

WHEREAS, Section 8-1c 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.

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

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

Category	Description	Fee effective 3/1/17	Fee effective 1/1/18
Planning	Public Hearing Fee	\$590	\$675
Planning	Subdivision 2 Lots Application ¹	\$240	\$275
Planning	Subdivision 3 Lots Application ¹	\$325	\$375
Planning	Subdivision (each additional Lot over 3) Application	\$240	\$275
Planning	Master Plan Maps	\$75 Book, \$50 Map, \$50 Master Plan	\$75 Book, \$50 Map, \$50 Master Plan (No change)
Planning	Change to Master Plan Application Fee ¹	\$300	\$350
GIS	Zoning Map	\$50	\$50
GIS	Digital Data CD	\$75	\$75
GIS	Ortho Map (Large)	\$35	\$35
GIS	Ortho Map (Small)	\$20	\$20
GIS	Tax Map	\$15	\$15
GIS	Shipping, Map Tube	\$15	\$15
GIS	Shipping, CD	\$10	\$10
Zoning	Public Hearing Fee	\$590	\$675
Zoning	Site Plans over 50,000 sq. ft. Application Fee ¹	\$1,175	\$1,175
Zoning	Site Plans 20,000-50,000 sq. ft. Application Fee ¹	\$775	\$775
Zoning	Site Plans Under 20,000 sq. ft. Application Fee ¹	\$400	\$400
Zoning	Site Plan Approval Application Fee ¹	\$215	\$250
Zoning	Site Plan Pre Application Review Fee	\$175	\$200
Zoning	Special Exception Over 50,000 sq. ft. Application Fee ¹	\$1,175	\$1,175
Zoning	Special Exception 20,000-50,000 sq. ft. Application Fee ¹	\$775	\$775
Zoning	Special Exception Under 20,000 sq. ft. Application Fee ¹	\$415	\$475
Zoning	Special Exception Application Fee ¹	\$390	\$450
Zoning	Major Text Change ¹	\$850	\$1000
Zoning	Minor Text Change ¹	\$375	\$400
Zoning	Coastal Site Plan Review Application Fee ¹	\$215	\$250
Zoning	Change to Zoning Map Application Fee ¹	\$390	\$450
Zoning	Zoning Regulations	\$50	\$50
Zoning Enforcement	Non-Res less than 3,000 sq. ft.	\$240	\$275

Category	Description	Fee effective 3/1/17	Fee effective 1/1/18
Zoning Enforcement	Non-Residential 3,000+ sq. ft. Add/Reno/Alter	\$415 + each 1,000 sq. ft. \$85	\$475 + each 1,000 sq. ft. \$100
Zoning Enforcement	Non-Residential 3,000+ sq. ft. New/Add	\$415 + each 1,000 ft. \$150	\$475 + each 1,000 ft. \$175
Zoning Enforcement	Non-Residential less than 3,000 sq. ft.	\$240	\$275
Zoning Enforcement	New Residential 1-2 Family	\$170	\$200
Zoning Enforcement	Residential 1-2 Family Add/Reno/Alter	\$85	\$100
Zoning Enforcement	Residential 3+ Multi-Family	\$170 for 1 st 3 units (new construction), \$75 for each additional unit	\$200 for 1 st 3 units (new construction), \$100 for each additional unit
Zoning Enforcement	Residential 3+ Multi-Family Add/Reno/Alter	\$170 for 1 st 3 units (new construction), \$75 for each additional unit	\$200 for 1 st 3 units (new construction), \$100 for each additional unit
Zoning Enforcement	Sidewalk Café Permit	\$250 + \$2 per public sq. ft.	\$250 + \$2 per public sq. ft.
Zoning Enforcement	Accessory Structures	\$90	\$100
Zoning Enforcement	Signs (non pole)	\$130	\$150
Zoning Enforcement	Ground (pole signs)	\$240	\$275
Zoning Enforcement	Antennae (Per Unit)	\$475	\$550
Zoning Board of Appeals	Public Hearing Fee	\$590	\$675
Zoning Board of Appeals	Variance 1-3 Family Application Fee ^{1*}	\$170	\$200
Zoning Board of Appeals	Variance Multi-Family Application Fee ¹	\$260	\$300
Zoning Board of Appeals	Variance (Other) Application Fee ¹	\$350	\$400
Zoning Board of Appeals	Special Exception Application Fee ¹	\$350	\$400
Zoning Board of Appeals	Appeal of Zoning Enforcement Officer's Decision	\$350	\$400
Zoning Board of Appeals	Motor Vehicle Application Fee ¹	\$350	\$400
Zoning Board of Appeals	Extension of Time Request	\$150	\$175

¹ An additional state Land Use Fee is applicable and will added to the City of Stamford Fee

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