

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; and

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:

- A. Pursuant to Section 8-1c of the Connecticut General Statutes, the attached application fee schedule is adopted.
- B. 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 may, at any time, set the amount of any land use fee(s), restructure land use fees, or implement new land use fees, unless the amount of the fee(s) is otherwise set by Charter or State Law.

(b) The Mayor may, at any time, propose to the Board of Representatives an adjustment to the amount of any land use fee(s) previously set forth by ordinance provided the amount of the proposed adjustment is less than the cost of living change found in the Consumer Price Index (CI-U) since the effective date of the last fee set by the Board of Representatives by ordinance. Within sixty (60) days from the date of the Mayor's proposal, the Board of Representatives may adjust the Mayor's proposal by a simple majority vote provided the resulting fee(s) are still less than the cost of living change found in the Consumer Price Index (CI-U) since the effective date of the last fee set by ordinance by the Board of Representatives. The Mayor's proposal, as it may be modified by the Board of Representatives, shall take effect on the date proposed by the Mayor provided that 1) such date is not less than sixty (60) after the proposal by the Mayor, 2) the Board of Representatives has not otherwise adopted different fee(s) by ordinance, and 3) within sixty (60) days of the Mayor's proposal the Board of Representatives has not rejected the Mayor's proposed fee(s), as may be modified by the Board of Representatives, by a simple majority vote. The Mayor may, at any time, propose other changes to land use fees that, unless otherwise provided herein, shall require adoption by ordinance by the Board of Representatives before they may take effect.

BE IT FURTHER ORDAINED that this Ordinance shall take effect on January 1, 2018.

Category	Description	Fee effective 1/1/18
Planning	Public Hearing Fee	\$1000
Planning	Subdivision 2 Lots Application	\$275
Planning	Subdivision 3 or more Lots Application	\$275+\$300 for each lot in excess of the first 2 lots
Planning	Master Plan Maps	\$75 Book, \$50 Map, \$50 Master Plan
Planning	Change to Master Plan Text Application Fee	\$1,000*
Planning	Master Plan Map Change – Affected Area of 1 Acre or Less	\$500*
Planning	Master Plan Map Change – Affected Area of more than 1 Acre	\$500 plus \$1,000 per acre or portion thereof in excess of 1 acre *
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	\$1000
Zoning	Site Plans 20,000 sq. ft. or less application Fee	\$400
Zoning	Site Plans more than 20,000- Application Fee	\$400 plus \$50 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.
Zoning	Site Plan Pre Application Review Fee	\$500
Zoning	Special Exception 20,000 sq. ft. or less Application Fee	\$400
Zoning	Special Exception more than 20,000 sq. ft. Application Fee	\$400 plus \$50 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.
Zoning	Major Text Change	\$5,000
Zoning	Minor Text Change	\$1,000
Zoning	Coastal Site Plan Review Application Fee - Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home	\$275
Zoning	Coastal Site Plan Review Application Fee – Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwelling units	\$275 plus \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit
Zoning	Change to Zoning Map Application Fee- Affected Area of 1 Acre or Less	\$1,000
Zoning	Change to Zoning Map Application Fee- Affected area of greater than 1 Acre	\$1,000 plus \$2,000 per acre or portion thereof in excess of 1 acre
Zoning	Zoning Regulations	\$50
Zoning Enforcement	Non-Residential development 3,000 sq. ft. or less New Construction / Addition / Renovation or Alteration Permit	\$300

	Fee	
Zoning Enforcement	Non-Residential development more than 3,000 sq. ft. – renovation or alteration Permit Fee	\$300 plus \$100 for each 1,000 sq. ft. or portion thereof in excess of 3,000 sq. ft.
Zoning Enforcement	Non-Residential Development more than 3,000 sq. ft. New Construction or Addition Permit Fee	\$300 plus \$175 for each 1,000 sq. ft. or portion thereof in excess of 3,000 sq. ft.
Zoning Enforcement	Residential Development 1-2 Family – New Construction Permit Fee	\$200
Zoning Enforcement	Residential Development 1-2 Family - Addition, Renovation or Alteration Permit Fee	\$100
Zoning Enforcement	Residential development 3 or more Units New Construction Permit Fee	\$200 plus \$200 for each additional unit in excess of the first two units
Zoning Enforcement	Residential 3 or more Units Permit Fee Addition / Renovation or Alteration Permit Fee	\$100 for plus \$100 for each additional unit in excess of the first two units
Zoning Enforcement	Sidewalk Café Permit	\$250 + \$2 per public sq. ft.
Zoning Enforcement	Accessory Structures	\$100
Zoning Enforcement	Signs (non-pole)	\$250
Zoning Enforcement	Ground (pole signs)	\$500
Zoning Enforcement	Antennae (Per Unit)	\$550
Zoning Board of Appeals	Public Hearing Fee	\$1000
Zoning Board of Appeals	Variance 1-3 Family Application Fee ^{1,2}	\$200
Zoning Board of Appeals	Variance Multi-Family Application Fee ¹	\$200 plus \$100 for each unit in excess of the first three units
Zoning Board of Appeals	Variance (Other) Application Fee ¹	\$400
Zoning Board of Appeals	Special Exception Application Fee ¹	\$400
Zoning Board of Appeals	Appeal of Zoning Enforcement Officer's Decision	\$400
Zoning Board of Appeals	Motor Vehicle Application Fee ¹	\$400
Zoning Board of Appeals	Extension of Time Request	\$200
EPB	Commercial Projects less than 5,000 sq. ft. or Single Family Detached Homes	\$400 (\$800 if submitted as a consequence of a violation)
EPB	Commercial Projects of 5,000 sq. ft. or more or Residential Projects with two or more dwelling units	\$4,000 plus \$200 per 1,000 sq. ft. or portion thereof or \$200 per unit (\$8,000 plus \$400 per 1,000 sq. ft. or portion thereof or \$400 per unit if submitted as consequence of a violation)
EPB	Subdivisions	\$300 per Lot (\$600 per Lot if submitted as a consequence of a violation)
EPB	Public Hearing Fee	\$1,000

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

² No Public Hearing Fee shall be charged in connection with the Variance 1-3 Family Application Fee