

**PLANNING & ZONING DEPT. FEE SCHEDULE**

Effective April 30, 1996 – As Amended October 27, 2009

<b>Zoning Commission</b> /Petition to Amend Regulations or Zoning Map, Special Permits	\$ 350.00
DMV Dealers & Repairers Location Approvals	\$ 150.00
<b>Zoning Board of Appeals</b> /Application for Variance	\$ 200.00
DMV Gas Station Location Approvals	\$ 150.00
<b>Planning Commission</b> /Subdivision Application	per lot \$ 150.00
Special Exception (must be submitted in conjunction with some sort of site plan application)	\$ 350.00
Site Plan Application	\$ 250.00
Revised Site Plan Application	\$ 200.00
Flood Plain Permit	\$ 150.00
<b>Planning &amp; Zoning Department</b> /Free Split	\$ 100.00
Lot Line Revision	\$ 75.00
Waiver to Site Plan Requirements Application	\$ 50.00

**Zoning Permits** are based on the Cost of Construction using the following table:

\$ 0 – 2,500	\$ 35.00
2,501 – 5,000	75.00
5,001 - 25,000	150.00
25,001 - 50,000	250.00
50,001 - 100,000	300.00
100,001 - 250,000	350.00
250,001 - 500,000	400.00
500,001 - 1,000,000	450.00
1,000,001 +	450.00 plus \$75.00 for each \$100,000 or portion thereof over 1,000,000.

Zoning Permits for Signs (if separate from Zoning Permits for alterations, construction or changes of use) shall have a fee of \$ 2.50 per square foot or portion thereof, of the sign area. Minimum charge of \$25.00. Zoning Permits for any of the following: (1) Change of Use with no construction costs, (2) Excavation, up to 100 cubic yards and (3) Home occupations, have a flat fee of \$ 75.00.

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***ADD \$60.00 STATE LAND USE FEE TO ALL OF THE ABOVE APPLICATION FEES.***

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Zoning Regulations	\$ 15.00	Zoning Map	\$ 15.00
Subdivision Regulations	10.00	Wetlands Map	15.00
Wetlands Regulations	15.00	Watershed Water Supply Map	15.00
Plan of Conservation & Development	20.00		

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**Additional Land Use Review Fees**

Applications for land use approvals which require review by the Engineering Dept. and the Fire Marshal's Office are subject to additional review fees. These fees are due when application is submitted to the Planning & Zoning Department.

	3% of the estimated cost of construction is \$1,000 or greater	3% of the estimated cost of construction is less than \$1,000
Engineering Dept. – Initial Review	\$1,000.00	3% of est. cost of construction, or minimum of \$ 50.00
Fire Marshal – Initial Review	\$ 500.00	3% of est. cost of construction, or minimum of \$ 50.00

Revised or modified plans which require review by the Engineering Dept. will be subject to an additional \$300.00 fee per submission.

**ENVIRONMENTAL IMPACT COMMISSION FEES**

**PERMITTED & NON-REGULATED USES** (Sec. 4 of EIC Regulations):

1. Permitted uses of a wetland or watercourse (Sec. 4.1) - \$25.00
2. Non-regulated uses of a wetland or watercourse (Sec. 4.2) - \$25.00

**REGULATED USES** (Secs. 5 & 6 of EIC Regulations):

1. Subdivision site plan, single family dwellings - \$350.00 *PLUS* \$50.00 per lot and \$50.00 per acre (or part) of wetlands and watercourses on property.
2. Condominium or attached unit developments - \$350.00 *PLUS* \$25.00 per unit and \$50.00 per acre of wetlands and watercourses on property.
3. Single family dwelling not part of a subdivision - \$150.00 *PLUS* \$25.00 per acre (or part) of wetlands and watercourses on the property.
4. Residential expansions greater than 25%, septic system expansion or repair, pools, or tennis courts -\$100.00 *PLUS* \$25.00 per acre (or part) of wetlands and watercourses on the property.
5. Residential expansions less than 25% or other non-significant regulated activities - \$50.00
6. Commercial uses: 0 to 20,000 sq.ft. of building area -----\$1,000.00  
20,000 sq.ft. to 40,000 sq.ft. of building area ----\$1,500.00  
Greater than 40,000 sq.ft. of building area -----\$2,000.00
7. Significant Activity Fee (to be paid prior to commencement of public hearing) - \$500.00
8. Pond dredging - \$200.00
9. Map Amendment Petitions (Sec. 13.3) - \$150.00 *PLUS* the actual costs of the Commission's soil scientist or other technical consultants' fees, if any, will be paid to the City of Danbury. *PLUS* \$35.00 per 100 linear feet of proposed new boundary of the wetland or watercourse.
10. Additional Compliance Inspections - \$100.00 per inspection

**AMENDMENT & RENEWAL OF PERMITS** (Sec. 7.10 of EIC Regulations):

1. Amendment of Permit (Revised site plan) - \$170.00
2. Renewal of Permit - \$80.00

*ADD \$60.00 STATE LAND USE FEE TO ALL OF THE ABOVE APPLICATION FEES,  
EXCEPT NUMBER 7.*