

Selectboard Policy

Regarding Stowe Zoning Department Fees

Authority and Policy: In accordance with 24 V.S.A. § 4440, "the Select Board may prescribe reasonable fees to be charged with respect to the administration of bylaws and the administration of development review." The Select Board has adopted the attached Zoning Department fee schedule that is anticipated to generate adequate revenue to cover a portion of the Zoning Department operational costs. It is recognized that a portion of the Zoning Department costs will be covered by other revenue sources since some department services do not relate directly to the issuance of permits.

Purpose: The purpose of this policy is to establish rules and procedures related to the adopted fee schedule.

Payment of Fees

1. All fees are non-refundable unless due to an administrative error.
2. Permit applications submitted after the start of construction, or resulting from a notice of zoning violation, shall be subject to twice the regular application fee.
3. All fees are payable in full at time of application except as follows: Conditional Use Applications requiring a hearing before the Development Review Board with a total fee equal to or greater than \$5,000 shall be required to submit one-half the application fee at time of application to the DRB, and the remaining balance based upon the current fee schedule at time of application for a Zoning Permit.
4. Re-approvals and minor amendments that do not involve additional square footage of construction shall be charged the minimum fee. If there is additional square footage of construction, or if substantial additional review is required, the applicant shall be charged based on the additional square footage or the minimum fee, whichever is greater.

Increase in Fees

1. Fees shall also be reviewed every year as part of the budget approval process to assure that they cover an adequate portion of the Zoning Department operational costs. The Select Board may increase fees if the fees do not adequately cover costs.
2. Fees will also automatically be increased if changed by state law.

Legal & Professional Expenses

1. When legal or engineering services are needed to assist with the review of a development application or are needed to develop legal documents related to an approved development, the costs shall be billed to the applicant, subject to the following guidelines:
 - With regard to legal services, the Town will not bill the applicant for charges resulting from consultation with the Town Attorney regarding issues involving interpretations or Town Bylaws, formal appeals of Town decisions, or routine questions concerning the legal authority of the respective Town boards to act in various circumstances. However, the Town may bill the applicant in instances requiring consultation with the Town Attorney for drafting legal documents relative to a specific development proposal, including development agreements, easements, etc., or where the applicant specifically requests consultation with the Town's Attorney.
 - With regard to engineering services, the Town will not bill the applicant for routine review of development proposals by Town employees and representatives. However, the Town may bill the applicant in instances where special studies are required for unique or complex development proposals. Examples of such studies include traffic impact reports where the potential for high traffic volumes exists and hydro-geological studies in cases where community groundwater resources may be impacted.
 - In all instances, the Town will consult with the applicant prior to securing professional services, and will clearly define the scope of work to be performed and the approximate cost to be billed to the applicant for those services.

Town of Stowe	
Zoning Department Proposed Fee Schedule (Effective 7/1/15)	
Administrative	
Copy of Zoning/Subdivision Regulations (Paper) (Free to download from Stowe web site)	\$18.00
Zoning Maps – Color:	\$12.00
Photocopies (black & white)	\$.25/page
Photocopies (color)	\$1.00/page
Application Fee - Permitted Uses	
Heated enclosed building spaces per sq. ft	\$0.20
Unheated enclosed building spaces per sq. ft	\$0.13
Unheated unenclosed building spaces (such as decks and open porches)	\$0.07
Structures other than buildings (such as ponds and tennis courts) - per structure	\$50
Minimum Permit Application Fee for any Permitted Use Categories	\$45.00
Sign Permits	\$55.00
Additional Recording Fee for Permit (set by state law)	\$10.00
Banners	
Banners (per week)	\$25.00
Application Fee – Conditional Uses	
Heated enclosed spaces per sq. ft	\$0.20
Unheated enclosed spaces per sq. ft	\$0.13
Unheated unenclosed building spaces (such as decks and open porches)	\$0.07
Structures other than buildings (such as ponds and tennis courts) - per structure	\$100
All Categories, Minimum Fee for Conditional Use Review	\$220.00
Administrative Amendment by Zoning Administrator	\$55.00
Appeal of Action of Zoning Administrator	\$220.00
Appeal for Variance	\$220.00
Additional Recording Fee for decision notice and permit (set by state law)	\$20.00
Subdivision of Land (includes PRD's & PUD's):	
Preliminary Layout Application (base fee)	\$220.00
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots)	\$250.00
Final Plat Application (base fee)	\$220.00
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$100.00
Minimal alteration approved by Zoning Administrator	\$80.00
Other subdivision approvals requiring DRB approval	\$220.00
Additional Recording Fee for decision notice and permit (set by state law)	\$20.00
Final Plat Recording Fee (per map page) (set by state law)	\$15.00
Certificate of Occupancy:	
Certificate of Occupancy Site Inspection (per visit)	\$40.00
Additional Recording Fee (set by state law)	\$10.00