

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;

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

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;

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:

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 Mayor may at any time propose an adjustment of the amount of any fees charged by the City's land use boards and commissions, unless the amount of a fee is set by Charter or state law. Any proposed adjustment must be submitted to the Board of Representatives. If the proposed adjustment is less than the cost of living adjustment found in the Consumer Price Index (CI-U) since July 1, 2016, then if the Board of Representatives fails to reject the proposed adjustments within sixty (60) days of receipt, then such proposed adjustments shall go into effect.

(b) Nothing herein shall prevent the Board of Representatives from initiating adjustments to the amounts of said fees.

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

Proposed Fee Schedule

Zoning Board

Zoning Text change	\$ 840
Special Exception	\$ 360 plus \$20 per dwelling unit for residential, plus \$20 for commercial projects
Site/Architectural Review	\$ 360 plus \$20 per dwelling unit for residential, plus \$20 for commercial projects
Public Hearing Fee	\$ 600
Coastal Site Plan Review	\$ 276

Planning Board

Subdivision (2 Lots)	\$ 300
Subdivision (3 lots)	\$ 390
Subdivision (each additional lot)	\$ 240
Master Plan Amendment	\$ 360
Public Hearing Fee	\$ 600

Zoning Board of Appeals

Variances, Residential 1(-3 family)	\$ 222
Variances, Residential (4+ family)	\$ 318
Variances, non residential	\$ 420
Special Exceptions	\$ 420
Appeal of ZEO Decision	\$ 420
Public Hearing Fee	\$ 600 for all applications other than variances
Motor Vehicle	\$ 360
Land Records Recording Fee	\$ 70

Proposed Fee Schedule

Zoning Permits

New Residential- (1-2 family)	\$ 168
New Residential- 3+ units	168 plus \$50, each additional unit
Residential (1-2 family) addition, renov., alteration	84
Residential (3+units) addition, renov., alteration	168 plus \$50, each additional unit
Accessory Structures, Pools, Fences, etc.	90
non-residential < 3,000 sq. ft, new, renov., addition, alteration	240
non residential > 3,000 sq. ft, new or addition	420 plus \$125 per additional 1,000 sq ft
non residential > 3,000 sq ft+, renov., alteration	420 plus \$75 per additional 1,000 sq ft
Ground (pole signs)	240
Signs (other than poles)	144
Antenna, Satellie, Radie, Tv masts	480 per antenna