

**DRAFT – July 27, 2017 – R Blessing Revisions**

**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.

**DRAFT – July 27, 2017 – R Blessing Revisions**

<b>Category</b>	<b>Description</b>	<b>Fee effective 1/1/18</b>
<b>Planning</b>	Public Hearing Fee	\$1000
<b>Planning</b>	Subdivision 2 Lots Application	\$275
<b>Planning</b>	Subdivision 3 or more Lots Application	\$275+\$300 for each lot in excess of the first 2 lots
<b>Planning</b>	Master Plan Maps	\$75 Book, \$50 Map, \$50 Master Plan
<b>Planning</b>	Change to Master Plan Text Application Fee	\$1,000*
<b>Planning</b>	Master Plan Map Change – Affected Area of 1 Acre or Less	\$500*
<b>Planning</b>	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 *
<b>GIS</b>	Zoning Map	\$50
<b>GIS</b>	Digital Data CD	\$75
<b>GIS</b>	Ortho Map (Large)	\$35
<b>GIS</b>	Ortho Map (Small)	\$20
<b>GIS</b>	Tax Map	\$15
<b>GIS</b>	Shipping, Map Tube	\$15
<b>GIS</b>	Shipping, CD	\$10
<b>Zoning</b>	Public Hearing Fee	\$1000
<b>Zoning</b>	Site Plans 20,000 sq. ft. or less <u>of building area</u> application Fee <u>– without GDP</u>	\$400
<b>Zoning</b>	Site Plans more than 20,000 <u>of building area</u> - Application Fee <u>– without GDP</u>	\$400 plus <del>\$50</del> <u>\$30</u> per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.
<b><u>Zoning</u></b>	<u>Site Plans 20,000 sq. ft. or less of building area application Fee – with GDP</u>	<u>\$200</u>
<b><u>Zoning</u></b>	<u>Site Plans more than 20,000 of building area - Application Fee – with GDP</u>	<u>\$200 plus \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.</u>
<b><u>Zoning</u></b>	<u>General Development Plan – sites 20,000 sf or less parcel area</u>	<u>\$400</u>
<b><u>Zoning</u></b>	<u>General Development Plan – Site more than 20,000 sf or parcel area</u>	<u>\$400 plus \$20 per 1,000 sq. ft. in excess of 20,000sf</u>
<b>Zoning</b>	Site Plan Pre Application Review Fee	\$500
<b>Zoning</b>	Special Exception 20,000 sq. ft. or less Application Fee	\$400
<b>Zoning</b>	Special Exception more than 20,000 sq. ft. Application Fee	\$400 plus <del>\$35</del> <u>\$50</u> per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.
<b>Zoning</b>	Major Text Change	\$5,000
<b>Zoning</b>	Minor Text Change	-\$1,000
<b>Zoning</b>	Coastal Site Plan Review Application Fee - Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home	\$275
<b>Zoning</b>	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

## DRAFT – July 27, 2017 – R Blessing Revisions

<b>Zoning</b>	Change to Zoning Map Application Fee- Affected Area of 1 Acre or Less	\$1,000
<b>Zoning</b>	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
<b>Zoning</b>	Zoning Regulations	\$50
<b>Zoning Enforcement</b>	Non-Residential development 3,000 sq. ft. or less New Construction / Addition / Renovation or Alteration Permit Fee	\$300
<b>Zoning Enforcement</b>	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.
<b>Zoning Enforcement</b>	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.
<b>Zoning Enforcement</b>	Residential Development 1-2 Family – New Construction Permit Fee	\$200
<b>Zoning Enforcement</b>	Residential Development 1-2 Family - Addition, Renovation or Alteration Permit Fee	\$100
<b>Zoning Enforcement</b>	Residential development 3 or more Units New Construction Permit Fee	\$200 plus \$200 for each additional unit in excess of the first two units
<b>Zoning Enforcement</b>	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
<b>Zoning Enforcement</b>	Sidewalk Café Permit	\$250 + \$2 per public sq. ft.
<b>Zoning Enforcement</b>	Accessory Structures	\$100
<b>Zoning Enforcement</b>	Signs (non-pole)	\$250
<b>Zoning Enforcement</b>	Ground (pole signs)	\$500
<b>Zoning Enforcement</b>	Antennae (Per Unit)	\$550
<b>Zoning Board of Appeals</b>	Public Hearing Fee	\$1000
<b>Zoning Board of Appeals</b>	Variance 1-3 Family Application Fee <sup>1,2</sup>	\$200
<b>Zoning Board of Appeals</b>	Variance Multi-Family Application Fee <sup>1</sup>	\$200 plus \$100 for each unit in excess of the first three units
<b>Zoning Board of Appeals</b>	Variance (Other) Application Fee <sup>1</sup>	\$400
<b>Zoning Board of Appeals</b>	Special Exception Application Fee <sup>1</sup>	\$400
<b>Zoning Board of Appeals</b>	Appeal of Zoning Enforcement Officer's Decision	\$400
<b>Zoning Board of Appeals</b>	Motor Vehicle Application Fee <sup>1</sup>	\$400
<b>Zoning Board of Appeals</b>	Extension of Time Request	\$200
<b>EPB</b>	Commercial Projects less than 5,000 sq. ft. or Single Family Detached Homes	\$400 (\$800 if submitted as a consequence of a violation)

**DRAFT – July 27, 2017 – R Blessing Revisions**

<b>EPB</b>	Commercial Projects of 5,000 sq. ft. or more or Residential Projects with two or more dwelling units	\$ <del>400,000</del> plus \$ <del>200-250</del> per 1,000 sq. ft. or portion thereof or \$200 per unit ( <del>\$8,000</del> plus \$ <del>400-500</del> per 1,000 sq. ft or portion thereof or \$ <del>400-500</del> per unit if submitted as consequence of a violation)
<b>EPB</b>	Subdivisions	\$ <del>225300</del> per Lot ( <del>\$600-450</del> per Lot if submitted as a consequence of a violation)
<b>EPB</b>	<u>Active Annual Compliance Fee</u>	<u>Equals application fee but not to exceed \$3,000</u>
<b>EPB</b>	<u>Permit Transfers</u>	<u>\$150</u>
<b>EPB</b>	<u>Permit Extensions</u>	<u>\$150</u>
<b>EPB</b>	Public Hearing Fee	\$1,000

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

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