

TOWN OF SIMSBURY  
LAND USE and BUILDING DEPARTMENT  
FEE SCHEDULE

**Adopted by the Board of Selectmen 6/25/90, Revised 2/25/13 Effective 3/11/13.**

The Simsbury Planning Commission, Zoning Commission, Zoning Board of Appeals, Conservation Commission/Inland Wetlands and Watercourses Agency shall charge the following fees for processing applications in connection with matters administered by said Commission, Board or Agency or their staff:

**Planning Commission.**

- A. Application for subdivision approval, including resubdivision: \$310 for each subdivision lot.
- B. Application for change in subdivision regulations: \$195
- C. Application for change in plan of development: \$195
- D. Application of modification of any prior approval: \$195
- E. Subdivision regulations: \$15 per paper copy.
- F. State Land Use Fee: \$60 for all applications.
- G. Outside consultant fee(s), if applicable. See Town Code § 85-6.1.
- H. Cost of placing legal advertisements and/or cost of required mailings to abutting property owners if required. \$50

**Zoning Commission.**

- A. Application for site plan approval:
  - (1) Residential use: \$50 per unit or a minimum fee of \$200, whichever is greater.
  - (2) Business use, site plan: \$20 each acre or any portion thereof, plus \$20 for each 1,000 square feet of structure shown on the plan or any portion thereof or a minimum fee of \$280, whichever is greater.
  - (3) Business use other than initial site plan: \$20 for each 1,000 square feet of structure or any portion thereof in excess of the square feet shown on the initial approval plan; minimum fee of \$200.
  - (4) Industrial use: the same as business use in Subsection A (2) and (3) above.
- B. Application for any Special Exception or Special Permit: \$180.
- C. Application of zone change: \$15 per acre or a minimum fee of \$580, whichever is greater.
- D. Application for change in zoning regulations: \$180.
- E. Application for modification of any prior approval, including sign approvals: \$180. Staff approvals: \$100.
- F. Zoning Regulations: Simsbury Center Code (FBC): \$25. Town Zoning Regulations: \$15
- G. Zoning Map: \$10 per color copy.
- H. Sign Permit: \$2 per square foot of sign area.
- I. Certificate of Zoning Compliance: \$25
- J. State Land Use Fee: \$60 all applications

- K. Outside consultant fee(s), if applicable. See Town Code §85-6.1.
- L. Cost of placing legal advertisements and/or cost of required mailings to abutting property owners if required. \$50

### **Zoning Board of Appeals.**

The Simsbury Zoning Board of Appeals shall charge a fee of \$130 for each individual request for variance, an appeal of a decision of the Zoning Enforcement Officer or an application for motor vehicle use location approval, if applicable per CGS.

- A. Annual subscription service for zoning board of appeals: \$15 per year or part thereof for agendas and \$15 per year or part thereof for minutes. Required fee for U.S. Postal Service mailing service.
- B. State Land Use Fee: \$60 all applications
- C. Outside consultant fee(s), if applicable. See § 85-6.1 of Town Code.
- D. Cost of placing legal advertisements and/or cost of required mailings to abutting property owners if required. \$50

### **Conservation Commission – Inland Wetlands and Watercourses Agency.**

The Simsbury Conservation Commission – Inland Wetlands and Watercourses Agency shall charge the following fees for processing applications in connection with matters administered by said Commission or staff:

- A. Private residential lot or residential short-form buffer area, administrative approval by the Conservation Officer: \$130
- B. Private residential lot with public hearing: \$180.
- C. Agricultural uses: \$50 per acre or portion thereof or \$230 whichever is more.
- D. Industrial/commercial/business uses: \$450
- E. Subdivisions: \$60 per lot or \$380 for a minimum 3 lot subdivision, whichever is greater.
- F. Other reviews not listed above: \$155.
- G. Map amendment application: \$230.
- H. Inland wetlands and watercourses regulations: \$15 per paper copy.
- I. State Land Use Fee: \$60 all applications
- J. Outside consultant fee(s), if applicable. See Town Code §85-6.1.
- K. Cost of placing legal advertisements and/or cost of required mailings to abutting property owners if required. \$50

**After the Fact Permit Application fees:** The fee for any permit required or sought after the fact (that is for which the activity has already been initiated or completed prior to seeking the required permit(s), shall be three times the fee(s) required herein. These fees shall be in addition to any fine(s) as may be properly imposed by the ZEO or Hearing Officer or Court .

**Building Department:** The Building Department fee is hereby established at \$14.26 per \$1,000 of valuation