



ZONING FEE SCHEDULE (revised Jan. 1, 2021)

The Town Select Board sets the schedule of Fees, which must be paid in full with the submission of the Application. The ZA will review the application BEFORE the Town Clerk deposits any Fees. **Checks, made to the Town of Brandon**, are preferred over Cash payments. If the Application is not complete or conforming to the Town Regulations, or the Fee Payment is incorrect, the Application & Payment will usually be held until the ZA has had an opportunity to communicate with the Applicant. Once the ZA deems an application complete, and the Application is processed, it may not be withdrawn without forfeiture of all Fees.

Zoning Fees may be doubled for starting a project without an EFFECTIVE APPROVED Permit; &/or result in a Violation

REQUIRED RECORDING FEES: These are In Addition to the Zoning Fees; may be paid with same check.

Memorandum of Municipal Actions (usually one page), VT WW permits, etc.	\$15.00 per page
Survey Mylars	\$25.00 per sheet

LAND USE (ZONING) APPLICATION FEES (not including recording fee)

Subdivisions: 0 – 3 parcels involved	\$ 60.00 per Lot
4+ parcels involved	85.00 per Lot
Boundary Line Adjustments:	\$135.00

Construction, alteration, reconstruction, relocation, conversion, structural enlargement:

For Commercial applications	\$95.00
For New Residential construction (includes attached decks, porches, garage; If included on same application)	\$85.00
For Residential Additions to a structure	53.00

Mining, excavation operations, earthen material removal in excess of 14 cu. yds. \$85.00

Home Occupations (per BLUO Section 405) \$53.00

Swim Pools; private (per BLUO Section 406): only required for in-ground pools, includes fence. \$33.00

Fences: permit required if height is over 73 inches above grade. (per BLUO Section 402) \$53.00

Accessory Structures: permit required if over 80 sq. ft. (per Definition & BLUO Section 402) \$53.00

Substantial Change to Nature or Intensity of current Structure or Land's Use \$53.00

Interior Renovations to residential structure to increases number of bedrooms or dwelling Units: \$53.00

Interior Renovations to non-residential primary structure(s), done in contemplation of a change to nature or intensity of Use: \$53.00

Razing a Structure in Central Business District OR structure(s) over 500 sq. ft. in other districts \$43.00

Signs (per BLUO Section 407); fee includes up to 1 each of 5 types of signs IF on same application \$53.00

Development in Special Flood Hazard Areas: (per BLUO Article VIII) \$53.00

ZA Certificate of Occupancy for projects in SFHA \$53.00

DEVELOPMENT REVIEW BOARD (DRB) HEARINGS: Appeals (fee refundable if Appeal granted),
Variances, Conditional Uses, Waivers, Act 250 local reviews. \$235.00

ZA Review for Zoning Compliance:

Option 1: An emailed request to the ZA to research any known Notice of Violations for a specific property
Will be addressed (usually within two weeks) by researching any records readily available within the Town Office records, and a reply emailed. This minimal research is not to be considered a formal ZA Opinion. There is no fee. \$0.00

Option 2: A request for a formal **ZA Review Letter** needs to be submitted in writing, **Residential - \$ 50.00**
detail any specific issues of concern, & include Fee payment. This level of ZA (max. 2 hours) **Commercial - \$100.00**
research will include an exterior Site Inspection. The request letter should include
granting the ZA permission to enter exterior of subject property, and the contact information for any
Occupants. Additional review time required or requested shall be invoiced for cost to the Town.