

Town of Killington Zoning Fee Policy

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

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.
4. Re-submittals when filed within one year from original filing date and/or minor amendments to previously approved zoning permits that do not involve additional square footage of construction shall be charged the minor change fee.

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 Department of Planning & Zoning operational costs. The Selectboard 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 an 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:
 - a. 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 Town of Killington development agreements, easements, etc., or where the Applicant specifically requests consultation with the Town's Attorney.

b. 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 may include but are not limited to traffic impact reports where the potential for high traffic volumes exists and hydro-geological studies in cases where community groundwater resources may be impacted.

c. In all instances, the Zoning Administrator, Town Planner or Town Manager 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.

Existing	Proposed	Fee	Fee	Notes
Zoning Permits				
One Family Dwelling	One Family Dwelling	\$300.00	\$600.00	
Two Family Dwelling	Two Family Dwelling	\$600.00	\$1,000.00	
Multi Family Dwelling (per unit)	Multi Family Dwelling (per unit)	\$300.00	\$500.00	
Residential Addition <250sqft	Residential Addition	\$150.00	\$300.00	same regardless of sq. ft.
Residential Addition >250sqft		\$250.00		
Hotel or Lodge	Hotel or Lodge	\$200 per room	\$200	
New Commercial	Commercial	\$500.00	\$1,000.00	
Commercial Addition <250sqft	Commercial	\$200.00	\$500.00	same regardless of sq. ft.
Commercial Addition >250sqft	Commercial >250sqft	\$300.00		
Subdivision	Subdivision	\$100/new lot	\$500/lot	
Lot line change	Lot line change	\$50/per lot line adjustment	\$150/per line adjustment	
Minor Change	Minor Change	\$50	\$250	same as ZA Admin.
Signs	Signs	\$50	\$200	
Tents/temporary structures	Tents/temporary structures	\$50	\$250	
Utility Lines/solar/wind	Utility Lines/solar/wind	\$500	\$500 if appropriate	
Extraction/ Fill permit	Extraction/ Fill permit	\$200	delete category	
Demolition	Demolition	\$200	\$200	
Design Review Board Fee Schedule				
Site Plan Review	Site Plan Review	\$300	\$500 + warning fee	
Site Plan Amendment	Site Plan Amendment	\$200	\$300 + warning fee	
Minor Status Review	ZA Administrative Decision	\$175	\$250	
PUD Hearing	PUD Hearing	\$400	\$500 + warning fee	
ZAO Appeals	ZAO Appeals	\$300	\$300 + warning fee	
Conditional Uses	Conditional Uses	\$400	\$500 + warning fee	
Variances	Variances	\$300	\$500 + warning fee	
PUD Amendment	PUD Amendment	\$250	\$500 + warning fee	