



CITY OF BELFAST

131 Church St.
Belfast, Maine 04915

E-mail: ceo@cityofbelfast.org

Tel: (207) 338-3370

Fax: (207) 338-6222

June 12, 2020

Permit Fees

CITY OF BELFAST PERMIT FEE SCHEDULE (June 16, 2020 Proposal to City Council)

<u>Permit Type</u>	<u>Fee Amount</u>
<u>Building</u>	
Residential	\$50.00 Minimum fee. Permit fee will be calculated based on .0075 times construction costs. New Construction costs based on published International Code Council sq ft costs. Remodel costs based on estimates from applicants and CEO estimates. Written estimates may be required.
Commercial	\$75.00 Minimum fee. Permit fee will be calculated based on .0075 times construction costs. New Construction costs based on published International Code Council sq ft costs. Remodel costs based on estimates from applicants and CEO estimates. Written estimates may be required.
Marine Construction (Docks, Floats, Gangways)	Same as Commercial.
Certificate of Occupancy, required for all permitted work except fences and sheds less than 200 sq ft. Required for change of use.	No construction: \$25 0-\$5,000 construction cost: \$50 \$5,000-\$100,000 construction cost: \$75 \$100,000-\$250,000 construction cost: \$100 Above \$250,000 construction cost: \$200
Reroofing/Residing Permit	
Residential	\$25.00
Non-residential	Same as commercial building permit
<u>Demolition</u>	\$50.00
<u>Electrical</u>	
Residential	\$50.00 Minimum fee plus 1% of electrical work price.
Commercial	\$75.00 Minimum fee plus 1% of electrical work price.
<u>Internal Plumbing</u>	\$40.00 Minimum fee plus \$10.00 per fixture. (State Fee Schedule)
<u>Subsurface System</u>	State Fee Schedule that is in effect.

<p><u>Solar Photovoltaic Systems</u></p> <p>Small Scale</p> <p>Medium Scale</p> <p>Large Scale</p>	<p>Follow building permit fees above based on cost. Add electrical permit fee at \$0.02 per watt.</p> <p>Building permit fee fixed at \$5,000. Electrical permit fee \$0.002 per watt.</p> <p>Building permit fee fixed at \$10,000. Electrical permit fee \$0.002 per watt.</p>
<p><u>Sheds</u></p> <p>Less than 200 Sq/Ft</p> <p>More than 200 Sq/Ft</p> <p>(Sheds 64 sq. feet or less do not require a permit but must meet setback of 4 feet from side and rear lot lines. Must also meet applicable front setback.)</p>	<p>\$50.00</p> <p>Follow Building Permit fees above</p>
<p><u>Fences (over four feet in height)</u></p>	<p>\$50.00</p>
<p><u>Pools</u></p> <p>Above Ground</p> <p>In-Ground</p>	<p>\$50.00</p> <p>Follow building permit fees above</p>
<p><u>Mobile Home</u></p> <p>(State of Maine Certificate of Taxes/Sewer Fees Paid on Mobile Home paperwork also required. Title 29-A, Sections 462-4; 1002-9; 2382-10)</p>	<p>\$100.00</p>
<p><u>Sign</u></p>	<p>\$35.00 for first sign & \$25 for each additional sign for same project.</p>
<p><u>Home Occupation/B&B</u></p> <p>CEO Review</p> <p>Planning Board Review</p>	<p>\$100.00</p> <p>\$200.00</p>
<p><u>Shoreland</u></p> <p>CEO Review</p> <p>Residential & Commercial Structure</p> <p>Accessory Structure</p> <p>Vegetation Clearing/Tree Cutting</p> <p>Shore Stabilization</p> <p>Docks (No Planning Board Review)</p> <p>Planning Board Review</p> <p>Non-conforming Expansions</p> <p>Requiring Minor Site Plan Permit</p> <p>Requiring Major Site Plan Permit</p> <p>Docks subject to Planning Board review</p>	<p>\$200.00</p> <p>\$75.00</p> <p>\$100.00</p> <p>\$100.00</p> <p>\$100.00</p> <p>\$200.00</p> <p>\$200.00</p> <p>\$500.00</p> <p>\$500.00</p>
<p><u>Floodplain Permit</u></p> <p>Permit subject to CEO Review</p> <p>Residential</p> <p>Non-residential</p> <p>Permit subject to Planning Board Review</p> <p>Residential</p> <p>Non-residential</p>	<p>\$100.00</p> <p>\$200.00</p> <p>\$100.00</p> <p>\$200.00</p>

NOTE REGARDING SITE PLAN, SUBDIVISION PLAN AND USE PERMIT FEES.

Many projects that qualify as a Site Plan, a Subdivision Plan, or Use Permit review pursuant to all three respective Chapters of the City Code; Chapter 90, Site Plan, Chapter 102, Zoning and Subdivision Ordinance. The City will charge the larger of the three fees involved with the review, and will not charge all fees for each project.

Use Permits *	
CEO review (minor)	\$50.00
CEO review (major)	\$100.00
Planning Board Review (minor)	\$250.00 and cost of publishing public hearing notice
Planning Board Review (Major)	\$1,000.00 and cost of publishing public hearing notice
Planning Board, Use Permit Amendment	\$250 and cost of publishing public hearing notice
* The difference between a Major and minor review is based on the size of a project and the amount of staff time involved with the application review. An example of a minor permit request to the Planning Board is a Nonconforming Use Permit. An example of a Major permit is a retail store of 2,000 Sq/Ft or more.	
Site Plan*	
Minor Site Plan Permit	\$1,000.00 & Advertising costs & Deliberations fee
Major Permit (Site Plan)	\$5,000 & Advertising costs & Deliberations fee
Multi-Family Site Plan Permit	\$1,000.00 & Advertising costs & Deliberations fee
8 Units or Less	\$2,500 basic fee and \$100/unit & Advertising costs & Deliberations fee
9 Units or More	Deliberations fee
Gravel Pits/Rock Excavation	\$2,000 & Advertising costs & Deliberations fee
Project with Substantial Impact on Environment	\$15,000 & Advertising costs & Deliberations fee
Amendment to Site Plan Permit	\$500.00 & Advertising costs & Deliberations fee
*Deliberation Fees	Amount to be determined by the Department. Deliberations include cost of peer review by City engineer or similar professionals, and costs of legal services incurred by the Planning Board in the review of an application.

Subdivision	
Application Fee	See Below
Deliberations Fee (Engineering Review)	See Below

Subdivision Fees

- **Minor Subdivision (6 lots/units or less):** \$1,000 and advertising costs for Board and staff review of an application. The amount of the deliberations fee will be determined by the Department and will include sufficient funds to pay Board/City need for peer review services by City Engineer or similar professionals and costs of City legal fees incurred by the Board.

- **Major Subdivision (7 lots/units or more):** \$3,000 base fee, and an additional amount of \$100.00 per each lot over 7 lots, and advertising costs for Board and staff review of an application. The amount of the deliberation fee will be determined by the Department and will include sufficient funds to pay Board/City need for peer review services by City Engineer or similar professionals and costs of City legal fees incurred by the Board.

- **Amendment of Approved Subdivision Plan:** \$ 250 minimum and advertising costs for a minor amendment, such as the relocation of a lot line, and \$500 minimum and advertising costs for changes such as increasing the number of lots. An amendment may involve the assessment of a deliberations fee if the Board or Department determine that professional services (e.g. engineering or legal) are needed to assist them in the review of an application.

Contract Rezoning Application

City will use the Site Plan fee schedule to determine the appropriate fee for a contract rezoning review.

Zoning Board of Appeals

Variances	\$200 and cost of required hearing advertisement
Administrative Appeal (CEO Decision)	\$200 and cost of required hearing advertisement
Administrative Appeal (Planning Board decision on Use Permit, Nonconforming, Shoreland and similar minor permits)	\$250 and cost of required hearing advertisement
Administrative Appeal (Planning Board decision on Site Plan or Subdivision)	\$1,000 and cost of required hearing advertisement

Sewer Connection (Residential)

Permit application fee	\$75.00
Plus GPD Usage x \$4.00 per GPD	+ <u>GPD Calculation</u>
	Permit Total determined by the Department

Gallons per day for a residence is calculated based on 90 GPD per bedroom. There may be an amount charged for an escrow account for a road opening fee.

Sewer Connection (Non-Residential) See Staff for Non-Residential connection fees.

Intown Design Review

Type 1 Permit.	\$100.00
Type 3 Permit.	\$50.00