

Zoning Application, Building Permit Application, and Violation Fee Schedule

Fee Schedule General Notes and Conditions:

1. **Administrative fee applicable to all Denton town departments.** Where not provided or noted in the schedule, there is a 5% administrative fee for all project types where a consultant is required to provide full or partial project plan review. The 5% administrative fee includes, but is not limited to, any all Town department consultation with attorneys, engineers, arborist (forest conservation), and any professional applicable to a project or application.
2. **Inspection service fees.** The Town of Denton has contracted with Middle Department Inspection Agency (MDIA) for specific inspections that may also include plan review. The following services are provided by MDIA, unless otherwise directed by the Department of Planning and Codes:
 - Building Inspections for all new construction, of all use groups of 3,001 square feet and greater, or as necessary and as determined by the Department of Planning and Codes.
 - Plumbing and Electrical inspections.
 - Mechanical systems for new building construction where building area is 3,001 square feet and greater.
3. **Payment for plan review and inspection services.** The Town of Denton establishes the building plan review, inspection, and zoning permit fees. All payments for building plan review and inspections, with the exception of mechanical, plumbing, and electrical (or where services are provided by MDIA) shall be made payable to the Town of Denton.
4. **Escrow Accounts.** Applications for major projects having a base fee deposit and no established payments require an escrow account for payments to consultants or other professionals providing review and approval. Determination of an initial escrow amount shall be provided by the Department of Planning and Codes.
5. **Growth Allocation, Annexation, De-annexation, and similar services.** Applications for growth allocation, annexation, de-annexation, and similar services require the base fee and may require payment for professional consultation by an attorney, architect, engineer or similar professional review. The Department of Planning and Codes determines if an escrow account is required.
6. **Refund Note for Appeal of Town Code Violation:** Fees for the successful appeal of an interpretation by a Building or Code Official of a Town Code violation, or where judgment was determined to be in error, may be refunded.
7. **Conditions not provided for in this schedule.** The Department of Planning and Codes may apply a fee for conditions not provided for in this schedule.

Building and Plan Review Fees (Town of Denton)

Residential Construction and Rehabilitation	Fee
Single and Two Family Dwellings	\$ 500.00
Multiple Family Dwellings	\$ 350.00 per unit plus \$ 0.08 per sqft.
Home Builder Guaranty Fund	\$ 50.00
Renovations	\$ 200.00
Demolition and \$10,000 Bonding or Letter of Credit	\$ 100.00
Substantial Plan Revisions	
Residential (<i>Additional review and processing due to major redesign or failure to meet regulatory requirements</i>)	\$ 50.00
Roof Repair and Replacement	\$ 35.00
Decks, Porches, Patios, and Carports	\$ 35.00
Fences	\$ 25.00
Siding Replacement or Repair, <i>No structural work</i>	25.00
Window Replacement	\$ 25.00
Swimming Pools	
Below Ground, site constructed	\$ 50.00
Manufactured (<i>Pools under 24-inches deep - no permit required</i>)	\$ 25.00
Accessory Structures, <i>including any size pod or similar Temporary Storage</i>	
Building area greater than or equal to 200 sqft.	\$ 50.00
Building area less than 200 sqft.	\$ 25.00
Mechanical Permit, <i>for new and existing building area up to and including 3,000 sqft.</i>	\$ 35.00
<i>Mechanical Permit, for new and existing building area 3,001 sqft. and greater</i>	<i>Refer to MDIA Fee Schedule</i>
Electrical and Plumbing	<i>Refer to MDIA Fee Schedule</i>
Residential Sprinkler Systems	<i>Refer to MDIA Fee Schedule</i>

Building and Plan Review Fees (Town of Denton) - Continued

Special or Other Residential Construction Permit Fees	Fee
Temporary Street, Public Area or Sidewalk Obstruction	\$ 25.00 per day
Reinspection fee for missed or failed inspection	\$ 50.00 per inspection
Certificate of Occupancy / Change in Use or Same Use	\$ 50.00
Temporary Certificate of Occupancy	\$ 100.00
Fair Housing Act (FHA) Review for Accessibility	\$ 50.00
Energy Efficiency Code Compliance	\$ 50.00
Tree Removal	No Fee

Residential Construction Permit Fees Waivers <i>(Additional documentation may be required)</i>	Fee
Certificate of Occupancy <i>(Temporary and Final when required and part of a building permit application)</i>	Waived
Fair Housing Act (FHA) Review for Accessibility <i>(when required and part of a building permit application)</i>	Waived
Handicap Accessible Ramp or Lift <i>(Residential property owned and occupied by handicap individual)</i>	Waived
Honorably Discharged Disabled Veterans of U.S. Military <i>(Residential property owned and occupied by veteran)</i>	Waived
Senior Citizens 65 yrs or older <i>(Residential property owned and occupied by senior citizen)</i>	Waived

Building and Plan Review Fees (Town of Denton) – Continued

Nonresidential Construction	Fee
New construction	\$ 600.00 plus \$ 0.25 / sqft.
Renovation, <i>other than roof</i>	\$ 300.00 plus 0.25 / sqft.
Roof, and Siding repair and renovation	
<i>Repair or renovation area up to and including 3,000 square feet</i>	\$ 35.00
<i>Repair or renovation area over 3,001 - square feet</i>	\$ 50.00
Renovation where project cost is under \$5,000 and not requiring Architect Seal	\$ 150.00
Demolition	\$ 150.00
Substantial Revisions <i>Additional review and processing due to major redesign or failure to meet regulatory requirements</i>	50% of Original Fee (Not less than \$200.00)
Mechanical	Refer to MDIA Fee Schedule
Electrical and Plumbing	Refer to MDIA Fee Schedule
Fire Suppression System (<i>Requires inspection by Office of the State Fire Marshal</i>)	Refer to Fire Marshal Fee Schedule
Erosion & Sediment Control (E&SC)	Refer to Caroline Soil Conservation Fee Schedule
Caroline County Department of Environmental Health (<i>Grease Traps, Well and Septic, Other Services not specified</i>)	Refer to Caroline County Health Dept. Fee Schedule

Building and Plan Review Fees (Town of Denton) – Continued

	Fee
Special Nonresidential Construction Fees	
Temporary Street, Public Area or Sidewalk Obstruction	\$ 25.00 per day
Reinspection fee for missed or failed inspection (<i>Each missed or failed inspection</i>)	\$ 100.00 per reinspection
Building Code Violations, including starting work without authorized permit (<i>for each violation and each day the violation continues</i>)	\$ 500.00 min. \$ 1,000.00 max.
Handicap Accessible Ramp or Lift	\$ 50.00
Nonresidential Permit Fees Waivers	
Certificate of Occupancy (<i>Temporary and Final when required and part of a building permit application</i>)	Waived
Certificate of Occupancy (<i>When no building permit is required</i>)	\$ 50.00
Residential and Nonresidential Building Code Violations	
Building Code Violations, including starting work without authorized permit (<i>for each violation and each day violation continues</i>)	\$ 500.00 min. 1,000.00 max.
Appeal an interpretation of Building or Code Official or appeal a Town Code Violation	\$ 50.00
Miscellaneous	
Copies and Prints	
8 ½ x 11 and 11 x 17 Black & White	\$ 0.50 per page
8 ½ x 11 and 11 x 17 Color	\$ 1.50 per page
18 x 24 and 24 x 36 (Copies are outsourced)	\$ 7.00 per page
Full Color GIS Maps / 24x36 or Larger	\$ 40.00 per map
In house Printed Signs / Small Size GIS Map	\$ 10.00 per sign or map
Returned Check Fee	\$ 30.00

Zoning Fees (Town of Denton) – Continued

Zoning and Subdivision	Fee
Signs	
New	\$ 25.00
Banner	No Fee
Replacement or Repair (Same Business)	No Fee
Peddler License (<i>Nonresidential and nonagricultural use</i>)	
Annual / Renewals	\$ 100.00
 Violations, Zoning	
<i>New Construction</i>	Refer to Denton Building Code violation fines
<i>Existing Buildings and Structures</i>	Refer to Denton Property Maintenance Code violation fines
Annexation and De-annexation Fee	\$ 5,000.00 base fee \$ plus 200.00 per acre
Growth Allocation Review	\$ 750.00 base fee
<u>Amendment to an Annexation</u>	\$ 500.00 base fee
 <i>Critical Area Review (Fee waived when part of Building Permit Application for residential development or construction activity 3,000 sq ft or less)</i>	
Residential Development or construction activity 3,000 sqft. and less	\$ 50.00
Residential Development or construction activity above 3,000 sqft. and greater	\$ 250.00
Nonresidential Development (<i>Critical Area Commission fees may apply</i>)	\$ 250.00
Critical Area Violations	\$ 500.00 min. to 10,000.00 max.

Zoning Fees (Town of Denton) – Continued

Zoning and Subdivision	Fee
Site Plan Review, including Planned Redevelopment (PR)	
Letter of Zoning Compliance and Certificate of Occupancy	\$ 25.00
 Zoning Text Amendment	 \$ 500.00
 Concept	 \$ 100.00
Minor	\$ 500.00
Simplified (Administrative)	\$ 25.00
Major, Preliminary and Final	\$ 2,000.00
Substantial revisions requiring re-reviews per occupancies	\$ 200.00
 Temporary Structures	 \$ 100.00
 Subdivisions	
Lot line revisions	\$ 100.00
Concept Plan	\$ 100.00
 Preliminary (Concept)	 \$ 150.00 per lot
 Final and Re-reviews of all plats	 \$ 250.00
Clerk of Court / Recordation	Refer to Agency Fee Schedule
 Residential and Nonresidential Planned Unit Development (PUD) and Planned Neighborhood Development (PND)	
Sketch Site Plan	\$ 3,000.00
Development Site Plan	\$ 5,000.00
Minor	\$ 1,000.00
Substantial Revisions or Amendments (<i>Additional review and processing due to major redesign or failure to meet regulatory requirements</i>)	\$ 1,000.00
 Forest Conservation Area (FCA) Review	
Up to five (5) acres	\$ 200.00
Five (5) acres and more	\$ 500.00
Violations, FCA	\$ 1.00/ sqft. of noncompliance

Zoning Fees (Town of Denton) – Continued

Zoning and Subdivision	Fee
Forest Conservation Area (FCA) – Fee in Lieu	
Inside Priority Funding Area (Natural Resources Article, § 5-1610)	\$ 0.30 per sqft. of required planning area
Outside of Priority Funding Area (Natural Resources Article, § 5-1610)	\$ 0.36 per sqft. of required planning area
Stormwater Management (SWM) – Fee in Lieu	
<i>New Development Pre-ESD (MDE 2000 Manual)</i>	\$ 0.75 per sqft. of development / building area
<i>New Development, ESD to MEP (MDE, 2009 Manual)</i>	\$ 1.10 per sqft. of development / building area
Violations, SWM	
<i>New Construction: Refer to Denton Building Code violation fines</i>	
<i>Existing Buildings and Structures: Refer to Denton Property</i>	
<i>Maintenance Code violation fines</i>	
Miscellaneous Zoning	
Abandoned and vacant property registration fee	\$ 300.00
Residential Rental License (<i>renewed annually</i>)	\$ 25.00 per unit
Reinspection fee for missed or failed inspection	\$ 50.00 1 st missed inspection min.
	\$ 100.00 maximum per reinspection
Violations, Abandoned and vacant property, rental	
<i>New Construction</i>	Refer to Denton Building Code violation fines
<i>Existing Buildings and Structures</i>	Refer to Denton Property Maintenance Code violation fines

Zoning Fees (Town of Denton) – Continued

Commission Hearings

	Fee
Historic and Architectural Review Commission	No Fee
Board of Appeals	
Variance from the Town Code	\$ 300.00
Special Exception from the Town Code	\$ 300.00

Violation Fines based on the Denton Property Maintenance Code

	Fine
Violation in accordance with Section 106.4 of the Denton Property Maintenance Code	
Initial Violation	
1 st Notice	\$ 100.00
2 nd and subsequent Notices	\$ 200.00
Violation based on Severity (Life safety hazard) in accordance with Section 106.4.1 of the Denton Property Maintenance Code	
1 st Notice	\$ 500.00
2 nd and subsequent Notices	\$ 1,000.00
Violations based on Repeat or Continuous Violations in accordance with Section 106.4.2 of the Denton Property Maintenance Code	
1 st Notice	\$ 200.00
2 nd Notice	\$ 500.00
3 rd Notice	\$ 750.00
Subsequent Notices	\$ 1,000.00
Condemnations	
Equipment , fixture, accessory structure, miscellaneous	\$ 50.00
Dwelling unit (residential rental)	\$ 100.00
Building or property	\$ 500.00

Impact Fees

Reference Town Code Section on Impact Fees or contact the Department of Planning and Codes

Sewer and Water Allocation Fees

Fees as established by the Utility Commission-contact the Department of Planning and Codes

Other Agency Fees

Caroline Soil Conservation District (CSCD) - <i>Erosion and Sediment Control, Plan Review, Violations</i>	Refer to Agency Fee Schedule
Maryland Department of the Environment (MDE) - <i>Nontidal Wetlands Permit, Violations</i>	Refer to Agency Fee Schedule
Caroline County Department of Environmental Health - <i>Grease Traps, Food Service, Well and Septic, other services not specified</i>	Refer to Agency Fee Schedule
Clerk of Court / Recordation Fees	Refer to Agency Fee Schedule

MIDDLE DEPARTMENT INSPECTION AGENCY
CAROLINE COUNTY, MARYLAND

BUILDING INSPECTION FEE SCHEDULE

RESIDENTIAL FEES

Industrialized Housing (modular)	\$ 95.00
Manufactured Housing (mobile home)	\$125.00
Single Family Dwelling –	
Not over 3500 sq ft* or over 3** bedrooms	\$185.00
Over 3500 sq ft*	\$185.00 + \$0.05 each s.f. over 3500
Accessory dwelling units (attached, detached, conversions), under 600 s.f.	\$84.00
Over 600 s.f.	\$84.00 + \$0.05 each s.f. over 600 s.f.
Accessory buildings (sheds, pole buildings, etc) over 200 s.f.	\$ 0.10
Townhouse or Condominium	\$151.00
**Each additional bedroom, per dwelling unit	\$ 40.00
Decks, porches, carports	\$80.00
Attached garages, additions, alterations, renovations -	
Not over 600 s.f.	\$84.00
Over 600 s.f.	\$84.00 + \$0.05 each s.f. over 600 s.f.
Foundations, new or repair	\$ 75.00

COMMERCIAL FEES
(Includes Multi-Family)

New construction (per s.f.*) -	
All Buildings other than Use Groups F (factory and industrial), S (storage), and U (utility and misc.) per square foot	\$ 0.14
All Buildings of Use Groups F, S and U	\$ 0.10

MISCELLANEOUS FEES

Swimming Pools (single family, in-ground)	\$60.00
Swimming Pools (single family, above-ground)	\$50.00
Spa/Hot Tub	\$45.00
Fireplace and Chimney – not over 2 flues	\$60.00
Each additional flue	\$13.50
Signs	\$25.00
Solar Panels, per group of panels	\$45.00
Wind Turbines, up to 150'	\$45.00
Over 150'	\$60.00
Cellular/Communications Towers (engineering documentation required)	\$75.00
Re-inspection fee – each	\$60.00
Locked or Not Ready for Inspection	\$60.00
Plan Review Fees - 20% of the inspection fee if plan review is performed and permit is not issued/completed, otherwise plan reviews are included in building fees.	

CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE
APPLY FOR FEE.

MINIMUM FEE - \$60.00

*Square footage is defined as gross floor area of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways, and attics with floor-to-ceiling heights of 6'6" or more.

MIDDLE DEPT. INSPECTION AGENCY
CAROLINE COUNTY, MARYLAND

PLUMBING INSPECTION FEE SCHEDULE

RESIDENTIAL FEES

Modular or Manufactured Home - without foundation	\$ 55.00
Modular or Manufactured Home - with foundation	\$ 60.00
Single Family Dwelling - not over 3 full and/or partial baths*	\$ 81.00
Single Family Attached Dwelling (Townhouse, Condominium Townhouse) - not over 2 full, partial baths*	\$ 70.00
*Each Additional Bath, full or partial, per unit	\$ 25.00
For Additions and alterations not to exceed 5 fixtures (Residential only) - minimum fee applies	

NON-RESIDENTIAL FEES
(INCLUDES MULTI-FAMILY)

(Includes residential additions and alterations over 5 fixtures)

Piping under slab (waste and supply), not over 5 fixtures	\$ 24.00
Each additional fixture	\$ 4.00
Piping rough in (waste and supply) not over 5 fixtures	\$ 24.00
Each additional fixture	\$ 4.00
Piping Final Inspection, not over 5 fixtures	\$ 24.00
Each additional fixture	\$ 4.00

MISCELLANEOUS FEES

Sewer lateral (from house to curb)	\$ 50.00
Water lateral (from house to curb)	\$ 50.00
Sewer and water lateral at same time	\$ 55.00
Reinspection fee, each	\$ 50.00

SPECIAL SERVICE AND/OR CONDITIONS NOT PROVIDED FOR IN THIS
SCHEDULE, APPLY FOR FEE.

MINIMUM FEE - \$55.00

Middle Department Inspection Agency, Inc.
CAROLINE COUNTY, MARYLAND
ELECTRICAL FEE SCHEDULE

COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, & UTILITY FEES.

All switches, lighting and receptacles to be counted as outlets.

ROUGH WIRING INSPECTION

1 to 25 outlets.....\$ 29.00
 Each additional 10 outlets or fraction thereof....\$ 5.00

FINISH INSPECTION

1 to 25 outlets.....\$ 29.00
 Each additional 10 outlets or fraction thereof....\$ 5.00

EQUIPMENT and APPLIANCES

Outlet of 30 K.W. or less\$ 38.00
 Each additional outlet\$ 6.00
 Cable or baseboard heat -
 1st Unit\$ 17.00
 Each additional unit\$ 6.00

**MOTORS, GENERATORS, TRANSFORMERS,
 CENTRAL HEATING, DUCT HEATERS, AIR
 CONDITIONERS AND WELDERS**

Less than 1/2 HP, KW or KVA each\$ 11.00
 Each additional unit\$ 6.00
 1/2 to 10 HP, KW or KVA, each\$ 17.00
 Over 10 to 30 HP, KW or KVA, each\$ 23.00
 Over 30 to 50 HP, KW or KVA, each\$ 29.00
 Over 50 HP, KW or KVA, each\$ 34.00

FEEDERS OR SUB-PANELS

Not over 200 Amps.....\$ 11.00
 225 to 400 Amps.....\$ 17.00
 Over 400 to 800 Amps.....\$ 23.00
 Over 800 to 1200 Amps.....\$ 34.00
 Over 1200 Amps.....\$45.00

RESIDENTIAL FEES

NEW CONSTRUCTION

SFD unit to 200 Amps\$ 80.00
 SFD unit to 400 Amps\$95.00
 SFD unit to 600 Amps\$135.00
 SFD over 600 Amps use commercial schedule.
 Townhouses (each)\$ 57.00
 Modular and Manufactured Home.....\$ 50.00
 Utility/Pole Buildings see Commercial Fees.

**SERVICE - METER EQUIPMENT - MOTOR
 CONTROL CENTERS ***

Not over 100 Amps.....\$ 29.00
 Over 100 to 200 Amps.....\$ 38.00
 Over 200 to 400 Amps.....\$ 51.00
 Over 400 to 1000 Amps.....\$ 95.00
 Over 1000 Amps.....\$125.00
 ADD \$45.00 Per Category if over 600V.

**PRIMARY TRANSFORMERS, ENCLOSURES and
 SUB-STATIONS**

Not over 200 KVA.....\$65.00
 Over 200 KVA.....\$98.00

Low Voltage & SIGNALING SYSTEMS

First (15) devices\$ 38.00
 16 to 50 devices\$63.00
 Each additional group
 of 5 devices over 50.....\$6.00

CONSTRUCTION SERVICE *

Up to 400 Amps.....\$45.00
 Over 400 Amps - regular fees apply

SWIMMING POOLS

Bonding only (each trip)\$ 38.00
 Motors, pumps, lighting and
 receptacles.....\$ 51.00

Utility/Pole Buildings 200Amps,
 up to 50 outlets.....\$80.00

Additional trips (each)\$ 30.00

Residential/Commercial Reinspection fee, \$40.00

SPECIAL CONDITIONS NOT PROVIDED FOR, APPLY FOR FEE
 MINIMUM FEE - \$40.00

This Fee Schedule is effective as of April 1, 2008.



Maryland

9/11

MECHANICAL INSPECTION FEE SCHEDULE

RESIDENTIAL FEES

Single Family Dwelling – not over 2 heating & A/C systems	\$75.00
Each additional system	\$35.00
Additions up to 600 sq. ft. (over 600 sq. ft. apply single family fee)	\$50.00
Two Family Dwelling – not over 2 heating & A/C systems	\$112.00
Each additional system	\$35.00
Replacement of Heating/A/C System	\$50.00

NON-RESIDENTIAL FEES

Air Distribution Systems, 1 st \$10,000	\$62.00
Air Distribution Systems, for each \$1,000 over \$10,000	\$ 8.00
Kitchen Exhaust Equipment (per hood unit)	\$62.00
Commercial Grease Removal Equipment	\$50.00
Refrigeration Inspections, per unit/cooler	\$50.00
Boilers and Water Heaters	\$62.00
Gas Piping Systems	\$93.00
Fuel Oil Piping Systems	\$74.00
Chimneys and Vents	\$74.00
Incinerators and Crematories	\$122.00
Solar Heating and Cooling	\$62.00
In-Plant Inspections	\$85.00

MISCELLANEOUS FEES

Flammable and Combustible Liquid Storage, Dust Collectors – Apply For Fee	
Re-inspection Fees,	
each.....	\$50.00
Additional Trips Fees (Residential & Commercial).....	\$50.00

SPECIAL CONDITIONS NOT PROVIDED FOR, APPLY FOR FEE

PLAN REVIEW FEES.....INCLUDED IN INSPECTION FEES.*

***(20% of Inspection fee will be charged if a plan review is completed and the permit is not issued, withdrawn or work not started.)**