

Fee Schedule for Zoning, Building Permits, and Plan Review Services

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 projects requiring consultant or other professional services providing review and approval shall have a base fee and escrow in the amount as determined by the Department of Planning and Codes. Escrow amounts shall be established and maintained as follows:
 - a. Inspection services (Consultants) – 5% of construction cost. Replenishment of account is 20% total of initial escrow amount (For example, if escrow amount established is \$50,000, replenishment of the escrow occurs when account reaches \$10,000).
 - b. Site Plan and Redevelopment Reviews (Consultants) –
 1. Tenant Improvements (No increase in building square footage): \$2,000.
 2. Minor Review \$10,000
 3. Major: Construction cost up to \$2Million 3% of construction cost
(Replenishment at 20%
of escrow)
 4. Major: Construction cost \$2 to \$21 Million 2% of construction cost

- (Replenishment at 10% of escrow)
5. Major: Construction cost above \$30 Million 1% of construction cost (Replenishment at 10% of escrow)
5. **Growth Allocation, Annexation, and similar services.** Applications for growth allocation, 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 of Accessory Structures below 200 sf.	\$ No fee
Demolition of Accessory Structures 200 sf. to 1,000 sf. (All other demolition above 1,001 sf. refer to Demolition of All Other Structures)	\$ 50.00
Demolition of All Other Structures (Requires proof of insurance, \$10,000 Letter of Credit, or bonding for total amount of demolition work)	
Building Only	\$ 100.00
Building and removal of Town Infrastructure	\$ 350.00
Removal of Town Infrastructure	\$ 300.00

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
Window Replacement	\$	25.00
Swimming Pools		
Below Ground, site constructed	\$	50.00
Manufactured (Pools under 24-inches deep - no permit required)	\$	25.00
Accessory Structures, including any size pod or similar Temporary Storage		
Building area greater than or equal to 200 sqft.	\$	50.00
Building area less than 200 sqft.	\$	25.00
Mechanical Permit, for new and existing building area up to and including 3,000 sqft.	\$	35.00
Other Mechanical: Chimneys, manufactured stoves and fireplaces	\$	50.00
Mechanical Permit, for new and existing building area 3,001 sqft. and greater		Refer to MDIA Fee Schedule
Electrical and Plumbing		Refer to MDIA Fee Schedule
Residential Sprinkler Systems		Refer to MDIA Fee Schedule

Special or Other Residential Construction Permit Fees	Fee	
Temporary Street, Public Area or Sidewalk Obstruction	\$	25.00 per day
Fair Housing Act (FHA) Review for Accessibility	\$	50.00
Energy Efficiency Code Compliance	\$	50.00
Tree Removal		No Fee

**Residential Construction Permit Fees Waivers
(Additional documentation may be required)**

Fee

Certificate of Occupancy (Temporary and Final when required and part of a building permit application)	Waived
Fair Housing Act (FHA) Review for Accessibility (when required and part of a building permit application)	Waived
Handicap Accessible Ramp or Lift (Residential property owned and occupied by handicap individual)	Waived
Honorably Discharged Disabled Veterans of U.S. Military (Residential property owned and occupied by veteran)	Waived
Senior Citizens 65 yrs or older (Residential property owned and occupied by senior citizen)	Waived

Nonresidential Construction	Fee
New construction (Other than Storage Use)	\$ 600.00 plus \$ 0.25 / sqft.
New construction (Storage Use)	\$ 600.00 plus \$ 0.15 / sqft.
Renovation, other than roof (Includes substantial tenant improvements)	\$ 300.00 plus 0.25 / sqft.
Roof (Repair or Renovation) Repair or renovation area	\$.05 / sf. of work area
Renovation where project cost is under \$5,000 and not requiring Architect Seal	\$ 150.00
Demolition (Requires contractor proof of insurance or bonding for total amount of demolition work)	
Building Only	\$ 150.00
Building and removal of Town Infrastructure	\$ 350.00
Removal of Town Infrastructure	\$ 300.00
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 (Grease Traps, Well and Septic, Other Services not specified)

Refer to Caroline County Health Dept. Fee Schedule

Special Nonresidential Construction Fees	Fee
Temporary Street, Public Area or Sidewalk Obstruction	\$ 25.00 per day
Handicap Accessible Ramp or Lift	\$ 50.00
Nonresidential Permit Fees Waivers	Fee
Certificate of Occupancy	\$ 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

Zoning Fees (Town of Denton) –

<u>Zoning and Subdivision</u>	<u>Fee</u>
Signs	
New Signs – 20 sqft. or less in signage area	\$ 25.00
New Signs – 21 sqft or more in signage area	\$ 2.00 per sqft.
Banner	No Fee
Replacement or Repair (Same Business)	No Fee
Peddler License (Nonresidential and nonagricultural use)	
Annual / Renewals	\$ 100.00
Annexation Fee	
	\$ 5,000.00 base fee
	\$ plus 200.00 per acre
Growth Allocation Review	\$ 750.00 base fee
Amendment to an Annexation	\$ 500.00 base fee
<u>Critical Area Review</u>	<u>Fee</u>
Residential Development or construction activity up to 2,999 sf.	\$ Included in building permit fee
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

Zoning and Subdivision	Fee
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Site Plan Review, including Planned Redevelopment (PR)

Letter of Zoning Compliance	\$ 25.00
Zoning Text Amendment	\$ 500.00
Re-zoning – requires Escrow account	\$ 500.00
Concept	\$ 100.00
Minor	\$ 500.00
Simplified (Administrative)	\$ 25.00
Major, Preliminary and Final	\$ 2,000.00

Revisions to any Site Plan Application requiring re-reviews

Site Plan Review, including PR	\$ 2,000.00
Major Subdivision (Revisions to final plat after Lot Recording)	\$ 1,000.00 + 200.00 per revised lot and/or public areas
Minor Subdivision (Revisions to final plat after Lot Recordation)	\$ 1,000.00
PND, PUD (Revisions to final after Lot Recordation)	\$ \$5,000.00
Temporary Structures	\$ 100.00

Subdivisions		Fee
Lot line revisions	\$	100.00
Concept Plan	\$	100.00
Preliminary (Concept)	\$	150.00 per lot
Final 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)**

		Fee
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

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

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