

Fee Schedule for Zoning, Building Permits and Plan Review Services

Approved August 2, 2018

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 inspection that may also include plan review. The following services are provided by MDIA, unless otherwise directed by the Department of Planning and Codes:
 - Building Inspection 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 a new building construction where building area is 3001 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% of total 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):	\$2,000.00
2. Minor Review:	\$10,000.00
3. Major: Construction cost up to \$2 Million:	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 judgement was determined to be an error, may be refunded.
7. **Conditions not provided for in the 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)

**Fees will automatically be doubled for "After the Fact" Applications **

<u>Residential Construction and Rehabilitation</u>	<u>Fee</u>
Single Family Dwellings	\$500
Multiple Family Dwellings	\$350 per unit Plus \$0.08 per Sqft
Home Builders Guaranty Fund	\$50
Renovations/Rehabilitation (Based on 2015 International Existing Building Code)	
Repairs (nonstructural - patching, restoring, replacing of damaged materials)	No Fee
Minor – (nonstructural - no reconfiguration of spaces - removal, replacement of existing materials with new materials)	\$150
Alteration/Additions (reconfiguration of less than 50% of building area or an addition to existing building)	\$250
Major – Rehab (work area exceeds 50% of building area)	\$350
Demolition of Accessory Structures below 200 sf.	No Fee
Demolition of Accessory Structures 200 sf. To 1000 sf. (All other Demolition above 1,001 sf. Refer to Demolition of all Other structures)	\$50
Demolition of All Other Structures (Requires proof of insurance, \$10,000 Letter of Credit or bonding for a total amount of demolition Work)	
Building Only	\$100
Building and removal of Town Infrastructure	\$350
Removal of Town infrastructure	\$300
Grading/Clearing Permit	
Less than 5000 sf.	\$100
More than 5000 sf. (+Refer to CSCD Fee Schedule)	\$200

Substantial Plan Revisions	
Residential (<i>Additional review and processing due to major Redesign of failure to meet regulatory requirements</i>)	\$50
Roof Repair and Replacement	\$35
Decks, Porches, Patios & Carports	\$35
Siding Replacement (Nonstructural – If structural, renovation fee)	\$35
Fences	\$25
Solar Panels	\$100
Window and Door Replacements	\$25
Swimming Pools	
Below Ground, site constructed	\$50
Manufactured	\$25
(Pools under 24 inches, No permit required)	
Accessory Structures, including any size pod or similar Temporary Storage	
Building area greater than or equal to 200 sf.	\$50
Building area less than 200 sf.	\$25
Mechanical Permit for building area up to and including 3,000 sf.	
New/Rehab	\$75
Replacement Units	\$50
Other Mechanical: Chimneys, manufactured stoves and fireplaces	\$50
Mechanical Permit for new and existing building area of 3,001 sf or greater	Refer to MDIA Fee Schedule
Electrical and Plumbing	Refer to MDIA Fee Schedule
Residential Sprinkler System	Refer to MDIA Fee Schedule
<u>Special or Other Residential Construction Permit Fees</u>	<u>Fee</u>
Temporary Street, Public Area or Sidewalk Obstruction	\$25 per day
Fair Housing Act (FHA) Review for Accessibility	\$50
Energy Efficiency Code Compliance	\$50
Tree Removal	No Fee
Reinspection Fee	\$50

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 Veterans of U.S. Military (Residential property owned and occupied by Veteran)	Waived
Senior Citizen 65 years or older (Residential property owned and occupied by senior citizen)	Waived
First Responders (Residential property owned & occupied by First Responder)	Waived

Nonresidential Construction	Fee
New Construction (Other than storage use)	\$600 plus \$0.25 per sqft
New Construction (Storage Use)	\$600 plus \$0.15 per sqft
Renovation, other than roof (Incudes substantial tenant Improvements)	\$300 plus \$0.25 per sqft
Roof (Repair or Renovation) Repair of renovation area	\$0.05 per sf of work area
Renovation where project cost is under \$5,000 and not Requiring Architect Seal	\$250
Demolition (Requires contractor proof of insurance or bonding for total amount of demolition work)	
Building Only	\$150
Building and removal of Town Infrastructure	\$350
Removal of Town Infrastructure	\$300
Substantial Revisions (Additional review and processing due to major redesign or failure to meet regulatory requirements)	50% of Original Fee (Not less than \$200)
Mechanical	Refer to MDIA Fee Schedule
Electrical and Plumbing	Refer to MDIA Fee Schedule
Fire Suppression System (Requires inspection by Office of the State Fire Marshal)	Refer to MDIA Fee Schedule
Erosion and Sediment Control (E&SC)	Refer to MDIA Fee Schedule
Caroline County Department of Environmental Health (Grease traps, well and septic and 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 per Day
Handicap Accessible Ramp or Lift	\$50
Road Opening/Boring Permit -Approved by DPW	\$100.00

Nonresidential Permit Fee Waivers	Fee
Certificate of Occupancy	\$50

Miscellaneous	Fee
Copies and Prints	
8 ½ x 11 and 11 x 17 Black and 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 per page
Full Color GIS Maps/ 24 x 36 or Larger	\$40 per Map
Inhouse Printed Signs/ Small Size GIS Map	\$20 per sign Or Map

Zoning Fees (Town of Denton)

<u>Zoning and Subdivision</u>	<u>Fee</u>
Signs	
New Sign- 20 sf. or less in signage area	\$35
New Sign- 21 sf. or more in signage area	\$2.50/ sf.
Banner	No Fee
Replacement or Repair (Same Business)	No Fee
Peddler License (Nonresidential and nonagricultural use)	\$100
Annexation Fee	\$5,000 base fee plus \$200 per acre
Growth Allocation Review	\$750 base fee
Amendment to an Annexation	\$500 base fee
<u>Critical Area Review</u>	<u>Fee</u>
Residential Development of Construction activity up to 2,999 sf	Included in Building Permit Fee
Residential Development on construction activity 3,000 sf and less	\$50
Residential Development on construction activity 3,000 sf and greater	\$250
Nonresidential Development (<i>Critical Area Commission Fees may apply</i>)	\$250

Zoning and Subdivision	Fee
Site Plan Review, including Planned Redevelopment (RP)	
Letter of Zoning Compliances	\$50
Administrative (Change in tenant, includes U&O)	\$50
Home Occupation (Only One Allowed in Approved Zoning District)	\$150
Concept	\$250
Zoning Text Amendment	\$500
Re-zoning - requires escrow account	\$1000
Minor – requires escrow account	\$500
<i>Simplified – requires escrow account</i>	\$1000
Major, Preliminary and Final	\$2000

Revisions to any Site Plan Application Requiring re-reviews	Fee
Site Plan Review, including PR	\$2000
Major Subdivision (Revisions to final plat after Lot Recording)	\$1000 + \$200 per Revised lot And/or Public Areas
Minor Subdivision (Revisions to final plat after Lot Recording)	\$1000
PND, PUD (Revisions to final plat after Lot Recording)	\$5000
Temporary Structures	\$100

Subdivisions	Fee
Lot line revisions	\$200
Concept Plan	\$200
Preliminary (Concept)	\$250 per lot
Final review of all plats	\$350
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	\$3000
Development Site Plan	\$5000
Minor	\$1000
Substantial Revisions or Amendments (<i>Additional review And processing due to major redesign of failure to meet Regulatory requirements</i>)	\$1000
Forest Conservation Area (FCA) Review	
Up to Five (5) Acres	\$200
Five (5) acres or more	\$500

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
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Administrative review for SWM Compliance (10,000 sqft. of less in disturbance area)	\$150
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SWM Fee-in-Lieu	Fee
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New Development Pre-ESD (MDE 2000 Manual)	\$0.75 per sqft of Development/building Area
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New Development, ESD to MEP (MDE 2009 Manual)	\$1.10 per sqft of Development/building Area
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Miscellaneous Zoning	Fee
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Abandoned and vacant property registration fee (per Ord #681 – 7/7/16)	\$300 1 st Year \$600 2 nd Year \$1200 3 rd Year \$3000 4 th Year
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Residential Rental License (renewed annually September)	
1 -19 Units at one location	\$35 per Unit
20 + Units at one location	\$25 per Unit

Commission Hearings	Fee
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Historic and Architectural Review Commission	No Fee
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Board of Appeals	
Variance from the Town Code	\$500+ Public Notice Costs

Special Exception from the Town Code	\$500+ Public Notice Costs
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Appeals	\$1000+ Public Notice Costs
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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

Fee

Caroline Soil Conservation District (CSCD)- *Erosion and Sediment Control, Plan Review, Violations*

Refer to Agency Fee Schedule

Maryland Department of the Environment (MDE)- *Nontidal Wetlands Permit, Violations*

Refer to Agency Fee Schedule

Caroline County Department of Environmental Health- *Grease Traps, Food Service, Well and Septic, other not specified*

Refer to Agency Fee Schedule

Clerk of Court/ Recordation Fees

Refer to Agency Fee Schedule