



TOWN OF MIDDLEBURY
Planning & Zoning Office
 77 Main Street
 Middlebury, Vermont 05753

CONSTRUCTION & DEVELOPMENT FEES

-All Fees to be paid at the time of application. **--Warning- Double fee:** The fee that would normally be charged for a zoning or subdivision permit will be double for any applicant who has commenced construction of land development without the required permit.

-Pursuant to 24 VSA 4464 and 4469, any decision of the Development Review Board (DRB), or municipal land use permits, (i.e. zoning permits, occupancy permits, or notice of violation) shall be recorded as part of the public record in the Town Clerk’s Office. In addition to the development fees listed below, the following fees shall be assessed to cover required recording costs. \$15.00/page \$25.00/survey mylar

A) Zoning Permit Application Fees

- | | |
|---|--------------------------|
| 1. Sign Permit | \$ 25.00 |
| 2. Construction (building) Permit | |
| a. Residential | |
| - Dwelling unit | \$ 200.00 per unit |
| - Garage/shed/addition/pool | \$ 40.00 |
| - Home occupation | \$ 40.00 |
| b. Commercial/Institutional/Industrial Uses | \$ 100.00 minimum |
| - 0 to 4000 sq. ft. | \$ 10.00 per 100 sq. ft. |
| - 4001 to 10,000 sq. ft. | \$ 8.00 per 100 sq. ft. |
| - 10,000 to 40,000 sq. ft. | \$ 7.00 per 100 sq. ft. |
| - Over 40,000 sq. ft. | \$ 5.00 per 100 sq. ft. |
| c. Non-Profit (e.g. social services) | \$ 40.00 |
| d. Other Zoning Permits | \$ 40.00 |

B) PUBLIC HEARING NOTICE FEES (PC, ZB/DRB) \$ 60.00

Note: The Development Review Board, as part of any planning or zoning proceeding, may reasonably require independent engineering or legal reviews as it deems necessary for application review, and the Town’s costs thereof shall be reimbursed by the applicant within 30 days of billing. 24 VSA 4440

C) PLANNED UNIT DEVELOPMENTS & SUBDIVISIONS- DRB reviews

- | | |
|---|-------------------------------|
| 1. Subdivisions and PUD Developments (master plan review) | \$ 75.00/lot or building site |
| Minimum fee of - | \$ 200.00 |
| 2. Subdivision changes (resubdivision or PUD changes) | \$ 50.00 |

D) WATER

1. Town Water System Connection Fee (New tap-on or increase in use) \$ 300.00 per ERU

2. Water Connections in East Middlebury- contact Sally LaFramboise- 802-388-6459

ERU= equivalent residential unit – 210 gallons per day (gpd). One ERU equals one average single-family dwelling unit. For non-residential uses divide estimated usage per State ANR Environmental Protection Rules* by 210. Ex. 1000 gpd divided by 210 equals 4.76 times \$300= \$1,428 water connection fee.

1. Town Water Meter Installation Fees:

a. 5/8” (house) \$ 360.00

b. For larger meters: Contact Water Department- 802-388-4045

E) SEWER

1. Town Sewer System Connection Fee (New tap-on or increase in use) \$ 400.00 per ERU

ERU= equivalent residential unit – 210 gallons per day (gpd). One ERU equals one average single-family dwelling unit. For non-residential uses divide estimated usage per State ANR Environmental Protection Rules* by 210. Ex. 1000 gpd divided by 210 equals 4.76 times \$400= \$1,905 sewer connection fee.

(Note: in certain cases Town Agreements policy has set special tap-on fees – see Town Planner)

2. Town Sewer System inspection fee \$ 50.00

3. Other wastewater discharge permit fees may apply- Contact Bob Wells, Wastewater Systems Operator- 802-388-6514.

*Usage per State ANR Environmental Protection Rules – information available in the Planning and Zoning Office.

F) IMPACT FEES (per ordinance)

4. Downtown Parking Waiver, subject to approval \$ 250.00

G) WORK IN PUBLIC RIGHT OF WAYS FEES (per ordinance)

1. Application (to be submitted to Department of Public Works) \$ 100.00

H) CERTIFICATE OF COMPLIANCE or OCCUPANCY or ZONING OPINION LETTER

\$ 40.00

If research requires more than one hour, additional time is billed at \$25/hr.

Zoning Fees amended December 12, 2006, July 1, 2019 (add recording fees to 2006 zoning fees).