



TOWN of TOLLAND – DEVELOPMENT FEES

Department of Planning & Development

Subdivision Applications*

Subdivision or Resubdivision Application

Fee: \$300 per application + \$75 per lot

Plus State Fee: \$60

Digital Fee: If plans not submitted in accordance with Digital Mapping Data Submission Requirements:

- 1 to 5 Lots: \$25
- 6 to 10 Lots: \$50
- Each additional 5 Lots or fraction thereof: \$25

Revision of an Approved Subdivision

Fee: \$250

Plus State Fee: \$60

Removal of “Not a Building Lot”

Fee Per Lot: \$50

Plus State Fee: \$60

Regulation & Map Amendments

Amend Subdivision Regulations

Fee: \$300

Plus State Fee: \$60

Amend Zoning Regulations*

Fee: \$300

Plus State Fee: \$60

Amend Zoning Map / Zone Change*

Fee: \$300

Plus State Fee: \$60

Zoning Board of Appeals

Residential Use

Fee: \$260

Plus State Fee: \$60

Non-Residential Use

Fee: \$360

Plus State Fee: \$60

Building Permits

Building, Plumbing, Mechanical, Electrical, Demolition

\$30 for 1st \$1,000 of estimated cost plus \$15 for each additional \$1,000 of estimated cost

Mechanical – Electric, Plumbing, Heating

If value of job has other mechanical included: \$10

* Subdivision, resubdivision, zoning map amendment, zoning regulation amendment, special permit and site plan application fees may include additional costs incurred by the Town of Tolland including but not limited to, the expense of retaining experts to analyze, review and report on areas requiring a detailed, technical review in order to assist the Commission in its deliberations and to cover town costs for post-approval inspections for proposed public roads and drainage. Said costs will be estimated by the Commission, based on preliminary estimates from such experts, and said estimate of costs times 150% will be paid over to the Commission prior to proceeding on the application. Upon completion of the technical review and a determination of the costs incurred, any excess will be refunded to the applicant. Applicant shall not be responsible for costs incurred in excess of 150% of the Commission's estimate.

Updated to September 9, 2017 – Refer to Town Code for Updates. Any such updates supersede this summary document.

Special Permits & Site Plans*

Site Plan or Special Permit

Fee for a new building or addition:

- 1,000 gross square feet or less: \$300
- 1001 to 10,000 gross square feet: \$500
- 10,001 or greater gross square feet: \$750 + \$25 for each additional 1,000 gross square feet

No new building nor building addition:

\$300 plus \$0.005 (half cent) per square foot of newly disturbed land area.

Plus State Fee: \$60

Revision of an Approved Site Plan

Fee: \$150

Plus State Fee: \$60

Multi-Family Special Permit and Site Plan

Fee: Whichever is greater: \$50 per unit OR \$1,000

Plus State Fee: \$60

Golf Course Special Permit and Site Plan

Fee: \$750 plus \$10 per acre

Plus State Fee: \$60

Removal of Earth Products

Fee:

- Less than 1,000 cubic yards (cy): \$250
- 1,001 to 50,000 cy: \$500
- 50,001 – 100,000 cy: \$1,000
- More than 100,001 cubic yards: \$2,000

Plus State Fee: \$60

Removal of Earth Products - Post Approval

Annual Map Fee: \$50

Campground

Fee: \$250 plus \$10 per campsite

Plus State Fee: \$60

Campground – Post Approval

Annual Fee: \$2 per campsite

Zoning Permits

Residential

| | |
|----------------------------------|-------|
| Single Family Dwelling (new) | \$125 |
| Accessory Dwelling Unit | \$75 |
| Multi-Family Dwelling (per unit) | \$25 |
| Home Occupation | \$25 |
| Residential Addition | \$50 |
| Garage, Barn | \$50 |
| Swimming Pool | \$50 |
| Shed <200 square feet | \$25 |
| Shed >200 square feet | \$50 |
| Deck, Porch, Gazebo | \$50 |
| Fence >8 feet in height | \$25 |
| Driveway Permit | \$25 |
| Other | \$25 |

Non-Residential - New Construction, Addition, Accessory Structure

| | |
|-----------------------------------|-------|
| Up to 1,000 square feet | \$100 |
| 1,001 to 10,000 square feet | \$250 |
| 10,001 square feet and over | \$500 |
| Each additional 1,000 square feet | \$20 |

Tower

| | |
|--------|-------|
| Permit | \$100 |
|--------|-------|

Sign

| | |
|------------------------------|------|
| If permit required, per sign | \$25 |
|------------------------------|------|

Other

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|---------------------------------------|------|
| Zoning Compliance Letter | \$25 |
| Change in Use (no site plan required) | \$25 |

Wetland Permits*

Residential Uses – Existing Lots

Fee: \$80

Plus State Fee: \$60

Subdivision Without New Roads or Storm Drainage

Fee:

- \$200 for first 2 lots, plus
- \$50 for each additional lot with proposed activity in regulated area

Plus State Fee: \$60

Subdivision with New Roads

Fee:

- \$200, plus
- \$50 for each additional lot with proposed activity in regulated area, plus
- \$200 for each 1,000 linear feet of road (or any part thereof)

Plus State Fee: \$60

Commercial, Industrial, Multi-Family Residential (as defined by Zoning Regulations)

Fee:

- Up to 23,000 square feet impervious surface: \$400
- 23,001 to 50,000 square feet: \$400 plus \$5 per 1,000 square feet in excess of 23,000 square feet
- Over 50,000 square feet: \$535 plus \$2 per \$1,000 square feet in excess of 50,000 square feet

Plus State Fee: \$60

All Other Uses

Fee: \$200

Plus State Fee: \$60

Agent Issued Permits (activities in Upland Review Area)

Fee: \$40

Plus State Fee: \$60

Plus Advertisement Costs: Applicants must advertise in Journal Inquirer at own cost.

Map Amendment

Fee: \$300

Plus State Fee: \$60

Modify Previous Approval

Fee: \$100

Plus State Fee: \$60

Appeal of Agent-Issued Permit

Fee: \$80

Plus State Fee: \$60

Wetlands Buffer Zone Marker

Fee: \$1 each

Filing fees may include additional costs incurred by the Town of Tolland, including, but not limited to, the expense of retaining experts to analyze, review and report on areas requiring a detailed technical review in order to assist the Commission in its deliberations. Said costs will be estimated by the Commission, based on preliminary estimates from such experts, and said estimate of costs times 150% will be paid over to the Commission prior to proceeding on the application. Upon completion of the technical review and a determination of the costs incurred, any excess will be refunded to the applicants. The applicant shall not be responsible for costs incurred in excess of 150% of the Commission's estimate.