



# 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 1<sup>st</sup> \$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 November 22, 2022- 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:

- 10,000 gross square feet or less: \$300
- 10,001 to 50,000 gross square feet: \$500
- 50,001 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:** \$300 plus \$10 per unit for each unit over ten units.

**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
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### Sign

If permit required, per sign	\$25
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### Other

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

### Public Hearing Fee

**Fee:** \$300 (in addition to above fees, if above fee is less than \$500).

When it has been determined that a public hearing is required.

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.