

Brattleboro Zoning Fees

Residential Development (1 & 2 Family Dwellings)

Application	\$40
Recording	As set by the State (\$15)
Improvement Fee, new dwellings and dwelling additions	\$0.20 per sq. ft.
Improvement Fee, accessory structures	<300 sq. ft.: \$0 >300 sq. ft.: \$.04 per sq. ft.
Change of Use (1 to 2 Family Dwellings)	\$0.04 per sq. ft.
Hearing (Site Plan, Waivers, Conditional Use, Variance, Local Act 250, Flood Hazard)	\$50 / warned meeting

Subdivisions

Minor – sketch plan (includes boundary adjustments)	\$40 Application + \$50 Hearing
Minor - final plat	\$50 Hearing + \$100/lot or boundary adjustment + Recording fee as set by the State of Vermont (\$15)
Major – sketch plan	\$310 Application + \$50 Hearing
Major – preliminary plat	\$50 Hearing + \$125 / lot
Major – final plat	\$50 Hearing + \$125 / lot + Recording fee as set by the State of Vermont (\$15)
Mylar (applies to all subdivisions)	Per sheet: \$25.00

Commercial (Multi-Family & all non-residential)

Application Fee	\$160
Hearing (Site Plan, Conditional Use, Waiver, Variance, Local Act 250, Flood Hazard)	\$50 / warned meeting
Improvement Fee, new construction	\$0.40 per sq. ft.
Recording Fee	Recording fee as set by the State of Vermont (\$15)
Change of Use Fee	\$0.04 per sq. ft.

Signs (Conforming)

Non-Conforming Signs	\$30 + \$15 recording fee as set by the State of Vermont + \$50 Hearing
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Sign Master Plan	\$200 + recording fee as set by the State of Vermont + \$50 Hearing/Rec Fee \$15
PUDs & PRDs (some subdivision fees may also apply)	
Concept Review Fee	\$310 Application + \$50 Hearing
Planning Commission Review	\$50
Selectboard Review	\$50
Preliminary Review	\$400 + \$50 Hearing
Final Review (DRB)	\$500 + \$50 Hearing
Public Hearing with Selectboard (PUDs only)	\$50 Hearing
Additional Fees	
Appeal to DRB	\$100 + \$50 Hearing
Late filing fee (work begun before the permit is issued)	Fees doubled (applies to Application, Improvement and Change of Use fees)
Certificate of Compliance	\$25 1-2 Family Residential
Temporary Certificate of Compliance	\$50 all others
Abutter's Fee	\$1 / abutter
Time Extensions	\$25 1-2 Family Residential \$50 all others
Access	\$40+Recording fee (\$15)
Copies	25¢ / page, \$3-5 / maps

Application and hearing fees are due at the time of application. Applications that require multiple hearings need only pay the fees for the next hearing. Scheduling of the next hearing will require that the fees are paid for that hearing, and that any required additional information has been submitted to the Planning Department. Zoning Permits will not be issued until all improvement, change of use, new lot fees, etc. are paid.

Application fees are not refundable. Hearing fees are not refundable after the Notice of Hearing has been submitted to the Reformer. No fees are refundable after the permit has been issued. Requests for reimbursement must be submitted in writing. Reimbursement will take approximately 30 days.

For Development Review Board applications, 12 copies of each form and diagram (except for Form P) plus the original are to be submitted. Applicants are encouraged to make their own copies to avoid the above listed copy charges.