

**TOWN OF CHARLOTTE - PLANNING AND ZONING  
DRAFT Fee Schedule**

The following fee schedule was adopted by vote of the Charlotte Selectboard at a public meeting on March \_\_, 2024.

**BUILDING / LAND USE PERMITS**

New residence: Up to 4 bedrooms ..... \$1,200.00 5 or more bedrooms \$1600.00

Accessory Dwelling Unit (ADU).....\$600.00

Mobile Home.....\$500.00

**Major Other** (Addition ≥ 250 sq. ft., in-ground pool, garage,  
outbuilding ≥ 250 sq. ft., finished space ≥ 250 sq. ft., \$350.00

**Minor Other** (Addition ≤ 250 sq. ft., above-ground pool,  
finished space ≤ 250 sq. ft, fence, dock, etc.)\*.....\$150.00

\* Structures ≤ 250 sq. ft. not attached to an existing structure or permanently affixed to the ground by foundation or footings are exempt from permit fees (i.e., small sheds, doghouses, firewood canopies, bus shelters, etc.).

Renewal of a building permit..... \$50.00

Mixed-Use Facility.....\$1,500.00

Adaptive Re-Use.....\$800.00

Commercial (up to 4,000 sq. ft.)... \$1,500.00

Commercial (4,000 sq. ft. and over).....\$2,000.00

**Land Use Change with no construction**.....\$100.00

Certificate of Occupancy: req. for all heated structures... \$150.00

Certificate of Occupancy: req. for unheated structures... \$50.00

Certificate of Compliance: review of zoning records.....\$75.00

**PENALTY FEES (for construction without a permit)**

After-the-Fact Supplemental Fee - prior to issuance of Notice of Violation: (1.5 times standard fee)

After-the-Fact Supplemental Fee - after issuance of Notice of Violation: (2 times standard fee)

**DEVELOPMENT REVIEW BOARD**

Sketch Plan Review... \$150.00

Conditional Use Review... \$800.00

Site Plan Review.....\$800.00

Variance Review.....\$500.00

Appeal of Zoning Action.....\$250.00

**SUBDIVISION PERMITS**

Boundary Adjustment:.....\$300.00

Minor Subdivision..... \$600.00 + \$300.00 per lot/unit (whichever is greater)

Major Subdivision..... \$1,000.00 + \$500.00 per lot/unit (whichever is greater)

Minor Subdivision Amendment..... \$300.00 + \$150.00 per affected lot

Major Subdivision Amendment..... \$500.00 + \$150.00 per affected lot

**HIGHWAY ACCESS PERMIT**.....\$100.00

**PUBLICATIONS AND COPIES**

Land Use Regulations..... \$15.00

Town Plan.....\$16.00

Copies..... \$0.10/page

Fax.....\$2.00/page

Recording fee..... \$15.00/page; \$25.00/mylar

**TAX AND GIS MAPS**

Tax Map... \$0.10/page

Ortho Map 8x11 \$1.00/page

8X14 \$1.50/page

11X17 \$2.00/page

▶ Fees may only be waived or reduced by petition to the Charlotte Selectboard ◀