

EXHIBIT A

Town of Grant-Valkaria Fee Schedule				
Application for Change in Zoning				
Department	Use	Base Fee	Unit	Other Fee(s)
Planning & Zoning	General / Agricultural Use			
	Single Family Residential	\$849.00	\$24 per acre over 5	
	Single Family Mobile Home			
	If land area in GU, AU, Single Family & Single Family Mobile Home has the potential for only one additional lot	\$288.00		
	Single Family Attached Residential			
	Multi-Family Residential	\$960.00	\$24 per unit	
	Residential Professional		N/A	
	Recreational Vehicle Park	\$1,408.00	\$24 per acre	
	Mobile Home Park / Mobile Home Co-op	\$1,408.00	\$24 per acre	
	Commercial / Planned Commercial	\$1,184.00	\$24 per acre	
	Tourist Commercial	\$1,855.00	\$45 per acre	
	Industrial / Planned Industrial	\$1,855.00		
	Planned Unit Development	\$5,661.00	\$45 per acre	
Environmental Area	\$511.00	N/A		
Consistency/Review Fees				
Planning & Zoning	Rezoning Requests and Land Use Changes	N/A	N/A	\$250.00
	Consistency Review for Marinas	\$900.00		
Natural Resources	Rezoning Requests and Land Use Changes	N/A	N/A	\$250.00
	Vested Rights	\$2,000.00	plus special magistrate costs if unsuccessful	
	Consistency Review for Marinas	\$900.00		
Planning & Zoning & Natural Resources	Consistency Review for Marinas w/Site Plan or Subdivision review	\$600.00		
	Maintenance Dredging Consistency Review	\$600.00		
<i>Each zoning classification requested on property under single ownership or control is considered a separate application.</i>				
<i>Where acreage fees are charged, the acreage fee shall be based on rounding to the nearest acre.</i>				
Other Zoning Related / Use Fees				
Planning & Zoning	Zoning Use Permit Approval for Business Tax Receipts	N/A	N/A	\$25.00
	Written Zoning Verification	N/A	N/A	\$37.50
	Review of Development Applications for Consistency with Comprehensive Plan & Zoning	N/A	N/A	\$36.00
	Applications for Review of Use	N/A	N/A	\$849.00
	Transfer of Development Rights	N/A	N/A	\$1,520.00
	All Other Applications	N/A	N/A	\$849.00
	Interpretation of a Home Occupation	N/A	N/A	\$347.00
	Maximum Fees			
	Maximum Acreage Fees			\$2,240.00
	Maximum PUD Fee			\$13,432.00
	Maximum - all others			\$8,955.00
Planning & Zoning	All Conditional Use Permits	\$849.00	N/A	
	Surcharge for review of towers & antennae (additional fees may be required if additional services are requested)	\$6,934.00		
	Each conditional use permit or review of use application made in conjunction with a request for rezoning	\$447.00		
Board of Adjustment Applications				
Department	Use	Base Fee	Unit	Other Fee(s)
Planning & Zoning	Base fee for the first variance or appeal	\$598.00		
	Each additional variance or appeal on the same property which is part of the same application	\$182.00		
Comprehensive Plan Amendments, Interpretations & Appeals				
Department	Use	Base Fee	Unit	Other Fee(s)
Planning & Zoning	Comprehensive Plan Amendments			
	Change to the Future Land Use Map	\$1,785.00	\$43 per acre	
	Change to Residential Density Map			
	Change to any Goal, Objective, Policy, Criterion or Directive	\$1,733.00		
	Change to Data & Analysis Appendices			
	Maximum Fee on a Single Application	\$17,334.00		

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<i>Comprehensive Plan Appeals (Vested Rights)</i>					
Planning & Zoning	Individual Single Family 5 acres or less	\$433.00			
	All other appeals	\$1,733.00			
	<i>Other</i>				
	Mixed Use District Boundary Expansion Request	\$399.00			
	<i>Small Scale Comprehensive Plan Amendment</i>				
	One hearing (adoption only)	\$919.00			
	Two hearings (transmittal and adoption)	\$1,785.00			
	<i>Special Hearings (other than regularly scheduled public hearings)</i>				
	Planning & Zoning Board / Local Planning Agency			\$3,692.00	
	Board Of Adjustment			\$1,872.00	
Appeals to the Town Council			\$800.00		
Natural Resources	Appeals to the Town Council			\$800.00	
Site Plan / Subdivision Review					
Department	Use	Base Fee	Unit	Other Fee(s)	
<i>Pre application conference</i>					
Planning & Zoning	Pre application conference	\$400.00			
	Pre application conference or 1st review (open space subdivision)	\$2,800.00			
Natural Resources	Pre application conference	\$450.00			
	Pre application conference or 1st review (open space subdivision)	\$2,800.00			
Engineering	Pre application conference (site plans)	\$1,550.00			
	Pre application conference (subdivisions)	\$1,990.00			
	Pre application conference (open space subdivision)	\$4,250.00			
<i>Preliminary Plat</i>					
Planning & Zoning & Natural Resources	Preliminary Plat / Subdivision Review	\$798.00			
	Preliminary Plat (Site Plans)	\$1,988.00			
Engineering	Preliminary Plat (Subdivision - up to 50 acres)	\$2,588.00	\$150 (fire) or \$1 per lot whichever is greater plus		
	Preliminary Plat (Subdivision - over 50 acres)	\$3,798.00			
<i>Final Plat</i>					
Planning & Zoning & Natural Resources	Final Plat / Development Plan Review	\$400.00			
	Final Plat Review	\$2,900.00	\$60 per lot		
Engineering	Final Plat Package Recordation	\$150.00			
<i>Other Plat (Subdivision) Fees</i>					
Planning & Zoning & Natural Resources	Re-inspection	\$300.00			
	3rd & subsequent site and subdivision revisions	\$375.00			
Engineering	Engineering Revision to approved plan	\$500 (land development) plus \$200 (zoning)			
	Waiver Request	\$500.00			
	Road Conversion Application	\$840.00			
	Re-inspection	\$40 (fire) + \$300 (landscaping) + \$300 (natural resources)			
	3rd & subsequent revisions	\$50 (fire) + \$375 (natural resources) + \$200 (landscaping)			
	Final re-inspection	\$65 (land development)			
<i>Site Plan Review</i>					
Planning & Zoning & Natural Resources	Site Plan Review	\$998.00			
	Full Site Plan	\$2,848.00	\$225/acre + \$20 (sewer) or \$75 (septic)		
Engineering	3rd & subsequent review	\$150 (land development) + \$50 (fire)			
	Minor Site Plan	\$2,248.00	\$75/acre + \$20 (sewer) or \$50 (septic)		
	Change of Use Plan Review	\$1,185.00			
	Severance	\$1,823.00			
	Amended Site Review	3/4 of original fee + \$1773 + \$10 (sewer) or \$50 (septic)			
	PUD Review	\$100.00			
	Engineering revision to approved plan		\$200 + \$200 (zoning)		

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Engineering	Re-inspection		\$34 (fire) + \$300 (landscaping) + \$300 (natural resources)		
	Waiver Request		\$200.00		
	Appeal request to requirements of Article VIII		\$200.00		
	Appeal to an approved site plan		\$1,500.00		
Unpaved Roads					
Planning & Zoning & Natural Resources	Unpaved Road Application		\$300.00		
Engineering	Unpaved Road agreement for building permit		\$50.00	\$500 maintenance fee	
	Unpaved Road Application		\$800.00		
Flag Stem / Easement					
Planning & Zoning & Natural Resources	Flag Stem / Easement application review		\$300.00		
Engineering	Flag Stem / Easement review coordination up to 4 lots		\$675.00		
	Flag Stem / Easement coordination for each lot over 4		\$50.00		
Engineering Review					
Department	Use	Base Fee	Unit	Other Fee(s)	
Engineering	Finish Floor Elevation Waivers (Residential)	\$115.00			
	Lot Drainage				
	Review for residential lot drainage	\$400.00			
	Residential Land Development Final Inspection (includes driveway, lot drainage & landscaping)	\$400.00			
	Re-inspection for residential lot drainage	\$400.00			
	Revision to approved permit	\$400.00			
	Inspection Services				
	Site Plan & Unpaved Road inspection (on-site construction costs)	1.50%			
	Subdivisions & Roadways - of the first (up to) \$500,000	2.50%			
	Subdivisions & Roadways - of the next \$500,000 - \$1,000,000	2%			
Subdivisions & Roadways - of the amount over \$1,000,000	1.50%				
After hours inspections: Requests for after hour inspections (after 5pm and before 7am Monday - Friday or all day Saturday & Sunday) must be submitted to the Town Administrator 48 hours prior to the requested inspection time. After hour inspection rates will be assessed at a rate of \$100 per hour with a four hour minimum charge.					
Roadway & Easement Improvements Permits					
Engineering	Residential Driveway Construction	\$90.00			
	Storm Sewer Construction				
	Stormwater Discharge	\$125.00			
	Sidewalk Construction (Improvements in R/W)				
	Utilities Base Fee				
	Commercial Driveway (per each connection)	\$500.00			
	Paved Road Open Cut (per cut) plus basic fee	\$750.00			
	Jack & Bore / all approved tunnel methods (per tunnel)	\$375.00			
	Utility Open Pits including short side service connections	\$75.00			
	Right-of-Way Underground utilization fee by Linear foot:				
	1' - 700'	\$125.00			
	701' - 1400'	\$175.00			
	1401' - 2100'	\$230.00			
	2101' - 2800'	\$285.00			
2801' - and above	\$285+				
Revision to approved permit	\$25.00				
Any work performed in public right-of-ways or easements to correct construction deficiencies or corrections as part of a maintenance bond requirement that were originally permitted under an approved site plan or subdivision, will require a separate roadway and easement permit but no fees will be charged for the work.					
Fees for Research/Copies					
A request for Land Development records must be submitted with a research fee in the amount of \$40.00 for the first one hour of research time. Any additional time expended on research will be charged at a rate of \$20.00 per one half hour increment. Charges for copies of the permit records will be based on the current Town policy. Charges for copies of any blue prints will be based on fees established by the Town agency fulfilling the copy requirements.					
Fees for Reports					
Printed Reports will require a minimum fee of \$20.00 plus \$0.15 per page.					
Fee for Certification of Record Copies					

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Requests for photocopies to be certified, as "true and correct copy" will be assessed a fee of \$1.00 per page.				
Refunds				
Five percent (5%) of the original fee to be refunded shall be retained by the Town to offset the cost of processing the refund. No refund will be granted for any development application that has been processed for review by any or all of the agencies. After construction has commenced on site, no refund of any inspection fees will be made.				
Administrative Approvals				
Department	Use	Base Fee	Unit	Other Fee(s)
Planning & Zoning	Renewal of a Temporary Security Mobile Home	\$277.00		
	Temporary Construction Trailer			
	Extension of Temporary Living Quarters During Construction of a Residence			
	Temporary Sales Trailer			
	Flag Lot or Easement by Access Approval			
	Administrative Waiver - Setbacks, Lot Size or Dimensions			
	Accessory Building Square Footage			
	All other administrative permits or approvals required by zoning regulations			
	Approval of a Second Trailer or Recreational Vehicle	\$160.00		
	Farm Animals as Pets at a Residence	\$43.00		
	Commercial Vehicle Parking at a Residence			
	Special Events Permit Review	\$25.00		
State Alcoholic Beverage License Application Review				
Building Permit & Concurrency Fees				
Department	Use	Base Fee	Unit	Other Fee(s)
Planning & Zoning	Residential Building Permit (ex. Fences) review	\$36.00		
	Fence Building Permit review	\$14.00		
	Commercial Building Permit review	\$210.00		
	Commercial Concurrency review fee	\$175.00		
	Residential Concurrency review fee	\$79.00		
	Vesting fee for concurrency per residential unit	\$35.00		
	Vesting fee for concurrency per 1000 square feet of commercial			
Natural Resources & Planning & Zoning Review				
Department	Use	Base Fee	Unit	Other Fee(s)
Land Alteration & Private Lakes Fee				
Planning & Zoning & Natural Resources	Private Lakes	\$400.00		
	Land Alterations		\$1,600 + \$75/acre or fraction thereof	
	Private Lake Variance	\$250.00		
Landscape & Land Clearing Review Fees				
Planning & Zoning & Natural Resources	Pre application conference	\$450.00		
	Landscape/Land Clearing Preliminary Plat/Development Plans		\$250 + \$75/acre or fraction thereof	
	Landscape/Land Clearing Site Plans			
	Amendment to approved landscape plan	\$400.00		
	Re-inspections			
	Residential Bond inspection	\$300.00		
	Non-bonafide Agricultural Permits for Land Clearing			
	Land Clearing permit for surveys/soil testing	\$150.00		
	3rd & subsequent plan submittal			
	Administrative Waiver for Land Clearing	\$200.00		
	Change of use review	\$250.00		
	Alternative Landscape Enhancement Plan	\$1,650.00		
	One-stop landscape/land clearing review for lots >1.25/acre	\$254.00		
	One-stop landscape/land clearing review for lots <1.25/acre			
Agricultural Exemption for building	\$75.00			
Environmental Assessment Fees				
Planning & Zoning & Natural Resources	Surface Water Permits	\$750.00		
	Wetland Determinations	\$400.00		
			<2.5 acres = \$1,600	

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Planning & Zoning & Natural Resources	Wetland Delineations		2.5><5.0 acres = \$3,200
			5.0><10 acres = \$800 for each acre or fraction thereof
Natural Resources	Property Reviews	\$75.00	
	One Stop Permit Environmental Review		
	Coastal Setback Line Variance	\$1,400.00	
	Coastal Vulnerable Structure Determination - single family		
	Written Consistency, Exemption or Interpretation Determinations	\$300.00	
	Right-of-Way Permit Environmental Analysis	\$150.00	
	Restoration Plans (wetlands & land clearing)	\$800.00	
	Fence, Shed, Screen Room, Pool Enclosure Permits	\$12.00	
2nd & subsequent reviews of unissued one-stop permits	\$25.00		
Miscellaneous Fees			
Planning & Zoning & Natural Resources	After the fact permits		
	Project would have been permissible under current regulations	Triple Normal Permit Fee	
	Project is not permissible under current regulations	Restoration + Fines	
Natural Resources & Planning & Zoning Review			
Review Fees - No permit issued			
When a permit application has been reviewed and approved by all required agencies and the permit has not been issued within 30 (thirty) days of the last review, the review fee must be paid in its entirety for services rendered and will be collected through an approval process for collection.			
When a permit application has not been reviewed and approved by an agency due to plan deficiencies and the permit is not issued within 90 days of the application, a review fee equal to one-half of the permit fee as set forth herein must be paid and will be collected through an approved process for collection.			
In the event a permit applicant wishes to appeal the collection of a review fee, a written request must be made to the Town Administrator within 30 days of receipt of the notice that a review fee must be paid. The Town Administrator may, at his/her discretion, authorize a waiver of the review fees when the applicant demonstrates good cause for the waiver of such fees. Good cause as stated herein shall be defined as an economic or other undue hardship caused by circumstances beyond the applicant's control or other unforeseen circumstances. Denial of any request for waiver of the plan review fees may be appealed to the Town Council within 30 days of such denial.			
Collection of Fees and Charges			
All fees charged shall be collected by The Town of Grant-Valkaria, and shall be received in full prior to the provision of such services and permit application reviews. Upon payment for such services, a receipt shall be issued to the payer, a copy of which shall be retained by the payee. Fees are non-refundable unless specifically approved for a refund or waived by the Town Council. Five percent (5%) of the original fee to be refunded shall be retained by the Town to offset the cost of processing the refund. No refund will be granted for any development application that has been processed for review by any of the other review agencies. After construction has commenced on site, no refund of any inspection fees will be made.			