

SECTION 18
FEES

18.1 METHOD OF PAYMENT All fees required by these regulations shall be submitted to the Agency by cash, check or money order payable to the City of Shelton at the time the application is filed with The Agency.

18.2 PAYMENTS DUE No application shall be granted or approved by the Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Agency pursuant to subsection 18 of this section.

18.3 REFUNDS The application fee is not refundable.

18.4 DEFINITIONS As used in this section:

- a. "Residential uses" means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.
- b. "Commercial uses" means activities carried out on property developed for industry, commerce, trade, recreation, or business or being developed to be occupied for such purposes, for profit or nonprofit.
- c. "Other uses" means activities other than residential uses or commercial uses.
- d. "Fee Schedule" means the list of fees associated with this section under these regulations and shall be sufficient to cover the reasonable cost of reviewing, and acting on applications and petitions, including, but not limited to, the costs of certified mailings, publications of notices and decisions, and monitoring compliance with permit conditions or agency orders. All persons required to submit fees for activities shall follow the current schedule of fees filed in the office of the Inland Wetland Commission at the time of processing.

18.5–18.12 These sections reserved for fee schedule as attachment to these regulations

18.13 EXEMPTIONS Boards, Commissions, Council, and Departments of the City of Shelton are exempt from all fee requirements under Section 18 of these regulations. Said agency shall submit a request in writing for exemption.

18.14 WAIVERS The applicant may petition the Agency to waive, reduce or allow delayed payment of the fee required by Section 18 of these regulations. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this section. The Agency may waive all or part of the application fee if the Agency determines that:

18.14a The activity applied for would clearly result in substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee,
Or

18.14b the amount of the application fee is clearly excessive in relation to the cost to the City for reviewing and processing the application,
Or

18.14c the applicant is a municipal, state or federal agency or for any organization existing exclusively for scientific, educational, literary, historical or other charitable purpose.

The Agency shall state upon its record the bases for all actions under this subsection.

FEE SCHEDULE

18.5 WETLAND CERTIFICATE FEES – for decks, sheds, structures, and other activities, etc., shall follow the following schedule, plus applicable permit fees.

50.00 for ... 0-249 square feet

75.00 for ... 250-999 square feet

100.00 for ... 1000-1999 square feet

200.00 for ... 2000 square feet and larger

18.6 APPLICATION FEES (THE MAXIMUM APPLICATION FEE SHALL BE \$5,000.00)

18.6a Permitted and Non-Regulated Uses – 50.00

18.6b Residential Activities Within Setbacks – 50.00

18.6c Residential Activities In Wetlands Or Watercourses – 100.00

18.6d Residential Subdivisions – 500.00 plus 50.00 per lot

18.6e Commercial Subdivisions – 500.00 plus 100.00 per lot

18.6f Residential Site-Plans (multiple dwelling units) – 500.00 plus 20.00/unit

18.6g Commercial Site Plans –

250.00 for ...0-9,999 square feet plus permit fees

500.00 for ...10,000-49,999 square feet plus permit fees

1,000.00 for ...50,000-99,999 square feet plus permit fees

2,000 for ...over 100,000 square feet plus 10.00 for every 500 square feet

18.6h Modifications (revisions, extensions, etc.) – 1/2 application-fee plus permit fee for any added impacts

18.7 STATE FEE (all applications) – 20.00 (state requirement)

18.8 PUBLIC HEARING FEE – 500.00

18.9 PERMIT FEES (any portion over a unit goes to next unit)

18.9a Within Setbacks – 25.00/1,000 square feet

18.9b Within Wetlands and Watercourses – 50.00/1,000 square feet

18.9c Watercourse Alteration (piping and diverting) – 25.00/10 feet

18.9d Stormwater Discharges – 50.00/discharge

18.10 AFTER-THE-FACT SURCHARGE – shall be three times higher than basic fees

18.11 ADD-ON FEE for missing agenda filing deadline – 200.00

18.12 OTHER FEES

MAP AMENDMENTS (25.00)

COPIES (0.50)

REGULATIONS (10.00)

MAPS (5.00)

PROTECTION SIGNS (5.00 each)