

2020 - 2021 Fee Schedule
Joint City-County Planning Commission of Nelson County
effective 7-1-2020

Board of Adjustment		Fees
Administrative Appeal		\$207 + CLUR fee
Conditional Use Permit		\$207 + CLUR fee
Variance		\$207 + CLUR fee
Special BOA Meeting		\$1,000 + applicable application fees
Zoning Map Amendment (Zone Changes)		Fees
Base Fee		
	0 - 2.49 acres	\$137 + Zoning/Acreage fee + CLUR fee
	2.5 - 4.49 acres	\$274 + Zoning/Acreage fee + CLUR fee
	4.5 - 7.49 acres	\$409 + Zoning/Acreage fee + CLUR fee
	7.5 - 9.9 acres	\$546 + Zoning/Acreage fee + CLUR fee
	10+ acres	\$684 + Zoning/Acreage fee + CLUR fee
Zoning/Acreage Fee		
	A-1, R-1A, R-1B, R-1C, R-1D	\$5 per acre
	R-1T, R-2, R-3, R-4, MHP, MHS	\$7 per acre
	P-1, B-1, B-2, B-3, B-4, B-5, LIP, I-1, I-1M, I-2	\$10 per acre
Minimum Fee / Maximum Fee		\$134 / \$2,000
Planned Unit Development		\$342 + applicable rezoning application fees
Special Meeting		\$1,000 + applicable application fees
Subdivision Review		Fee
Administrative Review		
	Advisory Plat (boundary surveys)	\$10
	Minor Plats (< 3 lots)	\$71
	Major Final Plats (4-10 lots with < 100 acres & without public streets)	\$71 + \$5 per lot
	Amended Final Plat (lot line revisions & lot consolidations)	\$71
	Amended Final Plat (< 3 new lots without public streets)	\$137 + \$5 per lot
Planning Commission Review		
	Major Preliminary Plats (4+ lots with public streets or 10+ lots or >100 acres)	\$342 + \$5 per lot + CLUR fee (maximum \$540.58)
	Major Final Plats (4+ lots with public streets or 10+ lots or >100 acres)	\$71 + \$5 per lot
	Amended Final Plat (4+ new lots without public streets)	\$137 + \$5 per lot
	Plat Revocation	\$207
	Plat Reapproval	\$207
Zoning Compliance Permits		Fee
Residential		
	New construction - single-family dwelling	Living area: \$0.055 per sf; Non-living area: \$0.030 per sf
	New construction - 2+ units	Living area: \$0.070 per sf; Non-living area: \$0.030 per sf
	Mobile home (single-wide manufactured)	\$71
	Additions/exterior alterations (sunroom, bedroom, etc.)	Living area: \$0.055 per sf; Non-living area: \$0.030 per sf
	Interior Alterations	\$37 (fee only applies if use changes)
	Accessory structure (garage, shed, etc.)	\$0.030 per sf
	Deck or covered porch	\$37
	Pool (above-ground and in-ground)	\$37
Non-Residential (new construction, additions, & alterations)		
	Less than 2,000 square feet (permitted & accessory structures)	\$0.070 per sf
	2,000+ square feet (permitted & accessory structures)	\$0.083 per sf
	Additions/exterior alterations	\$0.070 per sf for < 2,000 sf; \$0.072 per sf for 2,000+ sf
	Interior Alterations/Tenant Fit-Up	\$37 (fee only applies if use changes)
Other Structures		
	Agricultural structures (5+ acres)	Exempt
	Demolition	\$37
Minimum Fee / Maximum Fee		\$37 / None
Miscellaneous Permits, Applications, and Certifications		Fee
	Sign Permit (Cities of Bloomfield & New Haven)	\$10
	Zoning Certification	\$37
	Floodplain Certification	\$37
	Cell Tower Uniform Applications	\$182
Late Fee or "After the Fact" Fee		Fee
	Late fee or "after the fact" fee for any work started without the required approval and/or permit and for altering, amending, or revising an approved project without prior approval	1st Notice of Violation (7 days to comply): No late fee 2nd Notice of Violation (7 days to comply): Double the required permit/approval fee; \$25 for agricultural Final Notice of Violation from Legal Counsel (7 days to comply): Triple the required permit/approval fee; \$50 for agricultural
Recording Fees		Fee
	Certificate of Land Use Restriction (CLUR)	\$60.50
	Subdivision Plat (payable to Nelson County Clerk)	\$50.00
	Private Road Maintenance Agreement, Performance Bond, and Mortgages (payable to Nelson County Clerk)	\$46 first 5 pages; \$3 each additional pages
Publications & Copies		Fee
	Comprehensive Plan	\$25
	Zoning Regulations	\$20
	Subdivision Regulations	\$10
	County Road Design	\$5
	8 1/2" x 11" Copies	BW: \$0.05 per side; color: \$0.20 per side
	11" x 14" Copies	BW: \$0.10 per side; color: \$0.35 per side
	11" x 17" Copies	BW: \$0.25 per side; color: \$0.50 per side

Annual Fee Increase: Based on CPI per Kentucky Governor's Office for Local Development; CPI rounded to the nearest percentage; fee rounded to the nearest whole dollar.