

FY 2024 Fee Schedule
Joint City-County Planning Commission of Nelson County
effective 7/1/2023

Board of Adjustment	FY 2024 (effective 7/1/2023)
Administrative Appeal	\$240 + CLUR fee
Conditional Use Permit	\$240 + CLUR fee
Variance	\$240 + CLUR fee
Special BOA Meeting	\$1,000 + applicable application fees
Zoning Map Amendment (Zone Changes)	
Fees	
Base Fee	
0 - 2.49 acres	\$159 + Zoning/Acreage fee + CLUR fee
2.5 - 4.49 acres	\$317 + Zoning/Acreage fee + CLUR fee
4.5 - 7.49 acres	\$473 + Zoning/Acreage fee + CLUR fee
7.5 - 9.9 acres	\$632 + Zoning/Acreage fee + CLUR fee
10+ acres	\$791 + 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	\$156 / \$2,000
Planned Unit Development	\$395 + 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)	\$82
Major Final Plats (4-10 lots with < 100 acres & without public streets)	\$82 + \$5 per lot
Amended Final Plat (lot line revisions & lot consolidations)	\$82
Amended Final Plat (< 3 new lots without public streets)	\$159 + \$5 per lot
Planning Commission Review	
Major Preliminary Plats (4+ lots with public streets or 10+ lots or >100 acres)	\$371 + \$5 per lot + CLUR fee (maximum \$584)
Major Final Plats (4+ lots with public streets or 10+ lots or >100 acres)	\$82 + \$5 per lot
Amended Final Plat (4+ new lots without public streets)	\$159 + \$5 per lot
Plat Revocation	\$240
Plat Reapproval	\$240
Zoning Compliance Permits	
Fee	
Residential	
New construction - single-family dwelling	Living area: \$0.064 per sf; Non-living area: \$0.035 per sf
New construction - 2+ units	Living area: \$0.081 per sf; Non-living area: \$0.035 per sf
Mobile home (single-wide manufactured)	\$82
Additions/exterior alterations (sunroom, bedroom, etc.)	Living area: \$0.064 per sf; Non-living area: \$0.035 per sf
Interior Alterations	\$44 (fee only applies if use changes)
Accessory structure (garage, shed, etc.)	\$0.035 per sf
Deck or covered porch	\$44
Pool (above-ground and in-ground)	\$44
Non-Residential (new construction, additions, & alterations)	
Less than 2,000 square feet (permitted & accessory structures)	\$0.081 per sf
2,000+ square feet (permitted & accessory structures)	\$0.096 per sf
Additions/exterior alterations	\$0.081 per sf for < 2,000 sf; \$0.083 per sf for 2,000+ sf
Interior Alterations/Tenant Fit-Up	\$44 (fee only applies if use changes)
Other Structures	
Agricultural structures (5+ acres)	Exempt
Demolition	\$44
Minimum Fee / Maximum Fee	\$44 / None
Miscellaneous Permits, Applications, and Certifications	
Fee	
Sign Permit (Cities of Bloomfield & New Haven)	\$10
Zoning Certification	\$44
Floodplain Certification	\$44
Cell Tower Uniform Applications	\$211
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.