

FY 2025 Fee Schedule
Joint City-County Planning Commission of Nelson County
effective 7/1/2024

| Board of Adjustment | | Fee |
|--|--|---|
| Administrative Appeal | | \$280 + CLUR + Newspaper Notice |
| Conditional Use Permit | | \$280 + CLUR + Newspaper Notice |
| Variance | | \$280 + CLUR + Newspaper Notice |
| Special BOA Meeting | | \$1,000 + applicable application fees |
| Zoning Map Amendment (Zone Changes) | | Fee |
| Base Fee | | |
| | 0 - 2.49 acres | \$200 + Zoning/Acreage fee + CLUR + Newspaper Notice |
| | 2.5 - 4.49 acres | \$350 + Zoning/Acreage fee + CLUR + Newspaper Notice |
| | 4.5 - 7.49 acres | \$500 + Zoning/Acreage fee + CLUR + Newspaper Notice |
| | 7.5 - 9.9 acres | \$650 + Zoning/Acreage fee + CLUR + Newspaper Notice |
| | 10+ acres | \$800 + Zoning/Acreage fee + CLUR + Newspaper Notice |
| Zoning/Acreage Fee | | |
| | A-1, R-1A, R-1B, R-1C, R-1D | \$10 per acre |
| | R-1T, R-2, R-3, R-4, MHP, MHS | \$15 per acre |
| | P-1, B-1, B-2, B-3, B-4, B-5, LIP, I-1, I-1M, I-2 | \$20 per acre |
| Planned Unit Development | | \$400 + Zoning/Acreage Fee + CLUR + Newspaper Notice |
| Special Meeting | | \$1,000 + applicable application fees |
| Subdivision Review | | Fee |
| Administrative Review | | |
| | Advisory Plat (boundary surveys) | \$10 |
| | Record Plat | \$150 + \$10 per lot |
| | Amended Record Plat | \$150 + \$10 per lot |
| | Development Plan | \$200 + \$10 per acre + CLUR |
| | Amended Development Plan | \$200 + CLUR |
| Planning Commission Review | | |
| | Preliminary Plats (with public streets) | \$400 + \$10 per lot + CLUR |
| | Final Plats (with public streets) | \$200 + \$10 per lot |
| | Plat Revocation | \$250 |
| | Plat Reapproval | \$250 |
| Zoning Compliance Permits | | Fee |
| Residential | | |
| | New construction - single-family dwelling | Living area: \$0.10 per sf; Non-living area: \$0.05 per sf |
| | New construction - 2+ units | Living area: \$0.125 per sf; Non-living area: \$0.05 per sf |
| | Mobile home (single-wide manufactured) | Living area: \$100; Non-living area: \$0.05 per sf |
| | Additions/exterior alterations (sunroom, bedroom, etc.) | Living area: \$0.10 per sf; Non-living area: \$0.05 per sf |
| | Interior Alterations | \$50 (fee only applies if use changes) |
| | Accessory structure (garage, shed, etc.) | \$0.05 per sf |
| | Deck or covered porch | \$50 |
| | Pool (above-ground and in-ground) | \$75 |
| Non-Residential (new construction, additions, & alterations) | | |
| | Less than 2,000 square feet (permitted & accessory structures) | \$0.125 per sf |
| | 2,000+ square feet (permitted & accessory structures) | \$0.15 per sf |
| | Additions/exterior alterations | \$0.125 per sf for < 2,000 sf; \$0.15 per sf for 2,000+ sf |
| | Interior Alterations/Tenant Fit-Up | \$50 (fee only applies if use changes) |
| Other | | |
| | Agricultural structures (5+ acres) | Exempt |
| | Demolition | \$50 |
| | Change of Use | \$50 |
| Minimum Fee / Maximum Fee | | \$50 / None |
| Miscellaneous Permits, Applications, and Certifications | | Fee |
| | Sign Permit (Cities of Bloomfield & New Haven) | \$10 |
| | Zoning Certification | \$50 |
| | Floodplain Certification | \$50 |
| | Cell Tower Uniform Applications | \$2,500 |
| | Newspaper Notification | \$60 |
| 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 |
| | Subdivision Plat (payable to Nelson County Clerk) | \$50 |
| | 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 |
| | 8 1/2" x 11" Copies (Letter) | BW: \$0.10 per side; color: \$0.25 per side |
| | 11" x 17" Copies | BW: \$0.25 per side; color: \$0.50 per side |

Acreage fee will be calculated by rounding to the nearest whole numbers.