

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	\$849.00	\$24 per acre over 5		
	Single Family Residential				
	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	\$860.00	\$24 per unit		
	Multi-Family Residential				
	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	\$1,038.00	\$45 per acre		
	Industrial / Planned Industrial	\$1,655.00			
	Planned Unit Development	\$5,881.00		\$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	
	Vealed 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			
Each zoning classification requested on property under single ownership or control is considered a separate application.					
Where acreage fees are charged, the acreage fee shall be based on rounding to the nearest acre.					
Other Zoning Related 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	\$38.00	
	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 Application 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	\$588.00			
	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	\$1,705.00	\$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 Zoning 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)	\$618.00			
	Two hearings (transmittal and adoption)	\$1,785.00			
	<i>Special Hearings (other than regularly scheduled public hearings)</i>				
	Planning & Zoning Board / Local Planning Agency			\$3,892.00	
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)	\$1,980.00			
	Pre application conference (open space subdivision)	\$4,250.00			
<i>Preliminary Plat</i>					
Planning & Zoning & Natural Resources	Preliminary Plat / Subdivision Review	\$788.00			
	Preliminary Plat (Site Plans)	\$1,888.00			
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)	\$3,788.00			
<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	\$160.00			
<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	\$908.00			
	Full Site Plan	\$2,848.00	\$225/acre + \$20 (sewer) or \$75 (septic)		
	3rd & subsequent review	\$150 (land development) + \$50 (fire)			
Engineering	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	\$84 (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	\$1,600.00			
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			
	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.					
Roadways, Easement Improvements, Permits					
Engineering	Residential Driveway Construction	\$90.00			
	Storm Sewer Construction				
	Stormwater Discharge				
	Sidewalk Construction (Improvements in R/W)	\$125.00			
	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				
State Alcoholic Beverage License Application Review	\$25.00				
Building Permit & Concurrency Fees					
Department	Use	Base Fee	Unit	Other Fee(s)	
Planning & Zoning	Residential Building Permit (ex. Fences) review	\$38.00			
	Fence Building Permit review	\$14.00			
	Commercial Building Permit review	\$210.00			
	Commercial Concurrency review fee	\$175.00			
	Residential Concurrency review fee	\$75.00			
	Veiling fee for concurrency per residential unit	\$35.00			
	Veiling 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 Lake Review Fees					
Planning & Zoning & Natural Resources	Private Lakes <i>314 or 1235 \$2600</i>	\$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-bona-fide 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	\$75.00				
Agricultural Exemption for building					
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		2.6 > < 5.0 acres = \$3,200 5.0 > < 10 acres = \$800 for each acre or fraction thereof
	Property Reviews	\$75.00	
Natural Resources	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			
<p>Review Fees - Non-Permittable</p> <p>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.</p> <p>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 fees set forth herein must be paid and will be collected through an approved process for collection.</p> <p>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.</p>			
<p>Collection of Fees and Other Fees</p> <p>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.</p>			