



Recording Fee for all Zoning Permits.....\$15 / page
 (Includes Cert. of Occupancy, Cert of Compliance, RBES, DRB Decisions, Agreements & is in addition to the permit fee)
Recording for Mylars..... \$25.00

New Construction

(Includes rebuilding, replacement, relocation of structures on a lot.)

Residential	\$1,000	Includes Occupancy Permit Fee
Impact Fee (required for each new dwelling unit)	\$5,212	
Multi-Family	\$750 / Unit	Includes Occupancy Permit Fee
Impact Fee (required for each new dwelling unit)	\$5,212 per unit	
Accessory Dwelling Unit (ADU) / Accessory Apartment	\$500 / Unit	Includes Occupancy Permit Fee
Impact Fee (required for each new accessory apartment)	\$5,212	
Commercial & Industrial	\$1,000 + .50/ ft ²	Includes Occupancy Permit Fee
Renewal or amendment of zoning permits	50% of the original fee	
Zoning Permits after the fact (ATF)	Twice the permit fee	

Accessory Permits

Includes residential detached garages, carports, greenhouses, sheds, shipping containers or other structures

200 Square feet or less	No Permit Required ¹
More than 200 square feet	\$150
Pools, decks, porches, patios, fences over 5' in height, etc.	\$150
Fences less than five (5) feet in height	No Permit Required ²
Home Occupation / Home Industry Permits	\$250
Sign	\$100
Certificate of Occupancy / Completion (Required on all permits)	\$50
Certificate of Occupancy (Residential, Commercial and Developments)	\$150
Certificate of Occupancy (More than one year after permit issued or ATF)	Twice the fee
Certificate of Compliance	\$100 (doubled if required < 2 business days)
Demolition Permit	\$75

Additions/Alterations

Residential (Includes attached garage, finished basement, bedroom etc)	\$150 + .25/ft ²
Commercial/Industrial	\$500 + .50/ft ²
Seasonal Conversion	\$250
Impact Fee required for seasonal conversions	\$5,212
Agricultural Structures	No Permit Required ³

Licensing

Short Term Rentals (STR)	\$150 yearly Jan 1 st
Mobile Food Unit (Food Trucks)	\$150 yearly Jan 1 st

Road Permits

Driveway/Access Permit	\$225
Road Inspections	\$50/hr min 1 hour + Engineer Hourly

Development Review Board (Price includes abutter letters and public notices)

Appeals	\$500
Variances	\$500
Waivers	\$250 includes 3 waivers
2-Lot Subdivision (Administrative)	\$300
BLA (Administrative)	\$300
BLA (public)	\$500
Concept Plan (non-public)	\$250
Sketch Plan - Minor (2-3 lots) (non-public)	\$500
Sketch Plan - Major (4+ lots) (non-public)	\$750 + \$50 /lot after 4 lots
Site Plan Review (public)	\$500
Conditional Use Residential (public)	\$500
Conditional Use Commercial / Industrial (public)	\$750
Preliminary Plat (public)	\$500 + \$50 /lot
Final Plat (public)	\$500 + \$50 /lot + \$60 record
Cottage Court (Sketch / Preliminary / Final)	\$1,750 + \$50 /lot + \$60 record
PUD (Sketch / Preliminary / Final)	\$1,750 + \$50 /lot + \$60 record
DRB Continuance	\$250
Legal Review	\$500 Escrow
Amendment / Renewal of above plans	\$50% price above

*All Building permits, Certificates, DRB Decisions, RBES, HUD, VTrans, and VT Wastewater documents require recording fees in addition to permit fees. Certificate of Occupancy / Completion required to close out any building permit per 24 V.S.A. § 4449
 Certificate of Occupancy and Impact Fees are paid for at the time of permit being issued.*

¹Unless located in a Flood Hazard Zone District. See Town of Georgia Development Regulation (08.26.2025)

²Unless located in a Flood Hazard Zone District. See Town of Georgia Development Regulation (08.26.2025) Fences do not require setbacks, except that no fence shall be constructed in a Town or State highway right -of-way without the property -owner first obtaining a right-of-way permit from the Georgia Selectboard (see 19 V.S.A. Section 1111) or Vermont Agency of Transportation, respectively.

³(barns, sheds, silos, sugarhouses, and similar structures directly utilized in the operation of a farm "Farm" is defined by VT Agency of Agriculture, Food & Markets (VAAF) See definitions at agriculture.vermont.gov. Prior to construction of farm structures, the farmer must notify the Zoning Administrator and the Town Clerk of the town in which the farm structure is proposed, in writing, of the proposed structure activity. The notification must contain a sketch of the proposed structure including the setback distances from adjoining property lines, road rights-of-way, and adjacent surface water. Note: You are not required to notify VAAF of construction of a farm structure if it is approved by the town. However, if your farm structure cannot conform to the town or state setbacks, you can apply to VAAF for approval alternative reasonable setbacks for that structure. Fill out the Farm Structure Variance Form to apply for a variance.

Independent Engineering Consultation/Reviews/Inspection Services are paid by the applicant if required by the Planning Commission, Development Review Board, or Selectboard as part of the permit approval or acceptance of utilities, facilities, improvements.