



Recording Fee for all Zoning Permits.....\$15 / page – Max of \$60
 (Includes Cert. of Occupancy, Cert of Compliance, RBES, DRB Decisions & is in addition to the permit fee)
Recording for Mylars..... \$25.00

New Construction

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

Residential - Includes Occupancy Permit Fee	\$750	\$1,000
Impact Fee (required for each new dwelling unit)	\$4,500	
Multi-Family - Includes Occupancy Permit Fee	\$500 / Unit	\$750 / unit
Impact Fee (required for each new dwelling unit)	\$4,500 per unit	
Commercial & Industrial	\$500 + .25ft ²	\$1,000 + .50 ft²
Accessory Dwelling Unit (ADU) / Accessory Apartment	\$300 / Unit	\$500
Impact Fee (required for each new accessory apartment)	\$1,100	
Renewal or amendment of zoning permits	50% of the original fee	
Zoning Permits after the fact	Twice the original permit fee	
Review Residential Building Energy Standards (RBES) & VTrans	\$15.00	

Accessory Permits:

(Includes residential garages, carports, residential greenhouses, sheds, storage buildings and similar structures)

100 Square feet or less	No Permit Required ¹	
More than 100 square feet	\$100	\$150
Pools, decks, porches, fences, etc.	\$100	\$150
Fences less than five (5) feet in height	No Permit Required ²	
Home Occupations / Industry Permits	\$100	\$250
Sign	\$100	
Certificate of Occupancy (Required after completion of all permits)	\$50	
Certificate of Occupancy (Residential, Commercial and Developments)	\$150	
Certificate of Occupancy (More than one year after completion)	Twice the original	
Certificate of Compliance	\$50 (doubled if required < 2 business days)	\$75

Additions/Alterations:

Residential	\$100	\$150 + .25/ft²
Commercial/Industrial	\$250 + .25/ft ²	\$500 + .50 / ft²
Seasonal Conversion	\$250	
Impact Fee required for seasonal conversions	\$1,165	
Agricultural Structures	No Permit Required ³	

Road Permits:

Driveway/Access Permit	\$150	\$225
Road Inspections	\$50/hr min 1 hour + Engineer Hourly	

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

Variance & Waivers	\$400	\$500
Appeals	\$400	\$500
Conditional Use Residential	\$400	\$500
Conditional Use Commercial/Industrial	\$500	\$500
Concept Plan / Sketch Plan Minor (2-3 lots) (Price includes first lot/unit)	\$350 + \$50/lot or unit	
Sketch Plan Major (4 or more) (Price includes first lot/unit)	\$450 + \$50/lot or unit	\$750 + \$50
Final Plat Hearing Minor (2-3 lots)	\$600 + \$50/lot or unit	\$500 + \$50
Preliminary and Final Major (one charge inc. both)	\$900 + \$50/lot or unit	\$1,000 + \$50
Site Plan Review	\$500	
Boundary Line Adjustment (BLA) / Lot Line Adjustment	\$300	\$500
Amendment or Renewal of above plans	50% of Original Fee paid.	
Review of Mylars (each)	\$25	
Legal Review	\$500 escrow	
DRB Continuance	\$300	

*All Building permits, Certificates, DRB Decisions, RBES, HUD, VTrans, and VT Wastewater documents require recording fees in addition to permit fees. Certificate of Occupancy 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.*

¹ Unless located in a Flood Hazard Zone District. See Town of Georgia Development Regulation (05.02.22)

² Unless located in a Flood Hazard Zone District. See Town of Georgia Development Regulation (05.02.22) 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.