

Notice of Land Use Board Fees under RSA 673:16, III

As of August 23, 2022

Planning Department

Mailing, Recording & Returned Check Fees etc.:

(These fees apply to all of the applications listed below):

Abutter Notification* - Domestic Mailing Fee	\$10.00
<i>(* Per abutter. Must include the Applicant, Town of Chester, surveyor & other professionals involved in the preparation of plans and other documents.)</i>	
Abutter Notification - International Mailing Fee	\$20.00
Re-Mailing Fee	\$5.00
Recording Fee - per Mylar sheet	\$40.00
Recording Fee - Conditions of Approval	\$35.00
Returned Checks	\$25.00
Paper Copies (No charge for the first 5 pages.)	\$0.50

Conditional Use Permit Applications:

Conditional Use Permit Fee	\$275.00
Major/Minor/Cluster/Re-Subdivision fee per lot	\$300.00
Posting & Noticing Fee	\$150.00
<i>(See applicable mailing, notification, recording, & returned check fees above.)</i>	

Home Business Applications:

Home Business Application Fee	\$30.00
<i>(See applicable mailing, notification, recording, & returned check fees above.)</i>	

Lot Line Adjustment Applications:

Lot Line Application Fee per lot	\$150.00
Posting & Noticing Fee	\$150.00
<i>(See applicable mailing, notification, recording, & returned check fees above.)</i>	

Site Plan Review Applications:

Site Plan Review Application Fee	\$100.00
Additional Building Size Fee – 0 to 2,000 sq .ft.	\$100.00
Additional Building Size Fee - 2,000 to 4,000 sq. ft.	\$125.00
Additional Building Size Fee - 4,000 to 25,000 sq. ft.	\$275.00
Additional Building Size Fee - 25,000 to 100,000 sq. ft.	\$525.00

Additional Building Size Fee - > 100,000 sq. ft.	\$775.00
Existing Site Work Only Fee	\$175.00
Existing Plan Review / Update Fee	\$175.00
Posting & Noticing Fee	\$150.00
<i>(See applicable mailing, notification, recording, & returned check fees above.)</i>	

Subdivision Applications:

Major/Minor/Cluster/Re-Subdivision fee per lot	\$300.00
Posting & Noticing Fee	\$150.00
<i>(See applicable mailing, notification, recording, & returned check fees above.)</i>	

Impact Fees:

See attached sheet.

Other Fees & Costs:

One hundred (100%) percent of the costs for engineering design reviews by the Town's engineers including, but not limited to, subdivisions, site plans, stormwater management, conditional use permits, excavations, pre-application reviews; and special investigative studies including, but not limited to, soils, wetlands, endangered species etc. shall be borne by the applicants on a per-contract basis.

Zoning Board of Adjustment

Fee for All ZBA Applications	\$200.00
Notice of Decision	\$10.00
Abutter Notification* - Domestic Mailing Fee	\$10.00
<i>(* Per abutter. Must include the Applicant, Town of Chester, surveyor & other professionals involved in the preparation of plans and other documents.)</i>	
Abutter Notification* - International Mailing Fee	TBD
Paper Copies (No charge for the first 5 pages.)	\$0.50
Electronic Copies via Flash Drive	\$6.00

Building Department

See attached pages.

PERMIT FEE SCHEDULE

(As presented and accepted 7/14/2022 at the Board of Selectmen meeting)

Effective Aug 1, 2022

CONSTRUCTION COST

Permit fees are calculated as the estimated construction cost¹ multiplied by \$11.00 per \$1000 of construction cost. In all cases the square footage is as calculated by the Building Official from plans submitted by the applicant.

Construction costs are calculated as:

RESIDENTIAL

(R-3 one-, two-family or townhouse only)

Application fee: \$25 to be collected at time of application; non-refundable. To be deducted from cost of permit when issued.

Habitable Space - \$151.00 per square foot of living space. Calculated by the square footage of the outside perimeter times the number of stories – includes all living space accessible by stairways. (*example)

Outbuildings (Garages/carports/barns/storage buildings/ sheds, et al) - \$60.00 per square foot of area. Calculated by the square footage of the outside perimeter of the structure, per story.

Storage areas identified within residential structures - \$25.00 per square foot of storage area –may include basement and/ or accessible attic.

Decks/porches - \$53.00 per square foot of area – calculated by the square footage of the outside perimeter of the area. Farmers porches and covered decks are treated the same. Three-season rooms are living space.

Change of use or conversion of space - \$250 minimum plus .15 per square foot of effected area of new habitable space. Applies to conversions of basement, storage, attic, and any other areas converted to habitable space.

Renovations – without adding additional footprint or stories - \$62.00 per square foot of area. Does not include change of use or increase in habitable space – existing space renovation only.

Residential Swimming Pools – \$0.45 per square foot; Additional trade fees apply, such as mechanical and/or electrical as required.

COMMERCIAL

Permit fees are calculated as the estimated construction cost¹ multiplied by \$11.00 per \$1000 of construction cost. In all cases the square footage is as calculated by the Building Official from plans as submitted by the applicant.

Construction costs are calculated as:

Application fee: \$100 to be collected at time of application; non-refundable. To be deducted from cost of permit when issued.

Commercial – New Construction - \$154.00 per square foot – calculated by the square footage of the outside perimeter times the number of stories. Includes all uses, except R-3 (one-, two-family and town houses).

Commercial Renovations- without additional footprint or stories: \$250 plus \$0.15 per square foot, rounded to nearest square foot.

Commercial Outbuildings (Garages/carports/barns/storage buildings/ sheds) - \$75.00 per square foot of area. Calculated by the square footage of the outside perimeter of the area, per story.

Commercial Swimming Pools – \$0.45 per square foot. Additional trade fees apply, such as mechanical and/or electrical as required.

Other Fees

Building Permit Fee Transfer or Renewal – 50% of original permit fee. Only a single renewal allowed, after that the project must be re-permitted based on the work remaining.

Permits become void if work does not commence within 180 days of permit being issued. If work commences, permit expires 365 days from issue date. If project is not expected to be completed, renewal must be requested prior to expiration.

Demolition Permit:

Residential -\$0.30 per square foot of demolition.

Commercial- \$0.60 per square foot of demolition.

Re-inspection fee = \$50.00

The Building Official, upon inspection which warrants repeat inspections and/or returns to the same site for the same inspection, may assess this fee.

Septic Systems

\$75.00 – per Septic Design Plan Review

\$50.00 – Re-review of an amended, altered or as-built plan

\$50.00 – first test pit

\$35.00 – each additional test pit on same lot

\$50.00 – septic system install (includes replacements)

Driveway Permit

New – residential/per driveway \$100.00

Improvement – residential/per driveway \$ 50.00

New – commercial/multi-family \$200.00.

Improvement – commercial/multi-family \$100.00

Electrical

Residential \$85.00

Commercial \$130.00

Plumbing

Residential \$85.00

Commercial \$130.00

Mechanical

Residential \$85.00

Commercial \$130.00

Masonry

Residential \$85.00

Commercial \$130.00 per flu

Generator Permit*

Residential \$85.00

Commercial \$130.00 per 20kw or portion thereof

*Generator install also requires an electrical permit and a gas permit from CFD.

TENT

\$0.05 per square foot

(Ex. 30' x 60' tent= 1800 square feet x \$0.05 = \$90 permit fee)

[Per Building Code Review Board Amendment BD-15-10-17 tents under 400 square feet **AND** Per RSA 155-A:2 V-a: any tent erected on owner occupied one or 2-family dwelling are exempt.]

After the Fact Permit Fee – A fine of \$50.00 per day; minimum fee \$100.00 (whichever is greater) may be charged for all work started without a permit. The fine period starts when the work is started and runs until a permit is issued. Fines must be paid before the permit can be issued. This applies to all permitting.

¹Construction Cost Estimates

- Residential living space is the construction cost of one- and two-family, type VB as provided by International Code Council (ICC) Building Valuation Data – February 2022
- Commercial is the average of construction cost of mercantile, business, and assembly (A-2) as provided by International Code Council (ICC) Building Valuation Data – February 2022
- Storage cost is as set for basements as provided by International Code Council (ICC) Building Valuation Data – February 2022

***Example Building Permit Calculation:** An example is shown for a 24' X 40' residential two story building with a full, unfinished basement.

Fees consistent with posted fee schedule as dated 7/1/22

Use Group R-3 Construction Type VB

	Length		Width	Total Sq Ft	Sq Ft Cost		Cost of Construction
First Floor	24	x	40	960	x \$151.00	=	\$144,960.00
		x		0	x \$151.00	=	\$0.00
		x		0	x \$151.00	=	\$0.00
		x		0	x \$151.00	=	\$0.00
		x		0	x \$151.00	=	\$0.00
Second floor	24	x	40	960	x \$151.00	=	\$144,960.00
		x		0	x \$151.00	=	\$0.00
		x		0	x \$151.00	=	\$0.00
		x		0	x \$151.00	=	\$0.00
Basement	24	x	40	960	x \$25.00	=	\$24,000.00
		x		0	x \$25.00	=	\$0.00
		x		0	x \$25.00	=	\$0.00
		x		0	x \$25.00	=	\$0.00
		x		0	x \$25.00	=	\$0.00

Calculated Total Cost of Construction \$313,920.00
Cost per \$1000 \$11.00 \$0.011
Building PERMIT FEE \$3,453.12

Sample Only. Additional permits and costs may apply.

Town of Chester - Impact Fee Schedule per Type of Housing Unit

Type of Impact Fee	Single-Family Detached	Duplex (2 Units)	Multi-Family (3+ Units)	Condo / Townhouse / ADU	Mobile Home	Apartment in Mixed Use Building	Non-Residential
Traffic	\$2,730	\$2,730	\$1,881	\$1,670	\$1,425	\$1,915	See Schedule
Recreation	\$1,001	\$701	\$631	\$150	\$631	\$831	See Schedule
Police	\$415	\$465	\$270	\$360	\$270	\$570	See Schedule
Fire	\$441	\$460	\$267	\$356	\$267	\$564	See Schedule
Municipal Buildings	\$695	\$778	\$452	\$602	\$452	\$954	See Schedule
Library	\$503	\$573	\$299	\$425	\$299	\$721	NA
School	\$1,142	\$1,098	\$1,369	\$693	\$1,536	\$1,643	See Schedule
Total Current Fees:	\$6,927	\$6,805	\$5,169	\$4,256	\$4,880	\$7,198	See Schedule