CITY OF NEW LONDON
OFFICE OF DEVELOPMENT AND PLANNING
ZONING, WETLAND, AND SUBDIVISION FEE SCHEDULE
PER ORDINANCE SET BY CITY COUNCIL
(Approved by City Council October 3, 2006)

Zoning Enforcement Officer – Administrative Approval	
Zoning Permit	$25.00
Sign Permit	$25.00
Certificate of Compliance/Letter of Decision	$50.00
Zoning Board of Appeals	
Variance (Non-residential)	$350.00
Variance	$200.00
Appeal of Zoning Officer's Decision	***No Fee***
Inlands Wetlands Agency (Conservation Commission)	
Minor Impact	
Residential	$250.00 +$100.00 per lot
Commercial	$600.00
All other uses	$500.00
Significant Impact	$1000.00
Permitted Uses	$25.00
Non-Regulated Uses	$250.00
Planning & Zoning Commission	
Location Approval for DMV	$350.00
Façade Review	$50.00
Temporary Outdoor Entertainment	$25.00
Earth Extraction/Fill	$350.00
Site Plan Review *(+$25.00/1000 sq. ft. or any part thereof for new building, addition, or change of use.)*	$200.00
Site Plan Review (w/waivers granted)	$50.00
Site Plan Modification/Extension	$50.00
Special Permit *(+$25.00/1000 sq. ft. or any part thereof for new building, addition, or change of use.)*	$250.00
Special Permit Modification/Extension	$50.00
Special Permit –Sign	$250.00
Coastal Site Plan Review	
Single Family Dwelling w/out public hearing	$200.00
Single Family Dwelling w/public hearing	$250.00
Multi-family	$350.00
Commercial/Industrial	$500.00
Subdivision/Resubdivision	$500.00 + $150.00/lot
Subdivision/Resubdivision Modification	$150.00
Amendment – Zone Map/Zoning Regulation/Subdivision Regulation	$300.00
Sign Deposit ($25.00 is refundable upon return of sign)	$45.00
Public Act (CGS Section 22a-27j) {Revised 10/01/09 (Public Act 09-03)}	$60.00 *(Or as modified by the State of CT)*
Recording Fee (Separate from other fees) *Revised 07/01/09 (Public Act 09-229)	$53.00 for 1st page & $5.00 for each additional page. (Or as modified by City Council/City Clerk)
Department set fees: Publications/ Documentation/ Copies:	

Copies		$.50
Zoning Map		$2.00
Sign Regulations		$5.00
Subdivision Regulations		$5.00
Plan of Conservation & Development		$15.00
Zoning Regulations		$15.00
Inland Wetland Regulations		$10.00
-Checks should be Made Payable to the ***CITY OF NEW LONDON-***		
CHECK #1	TOTAL AMOUNT OF FEES FOR APPLICATION	$
CHECK #2	RECORDING PAGE FEE FOR CITY CLERK	$53

The Following provisions of the City of New London Ordinance may affect the fees associated with application. ***(Revisions to the Fee Ordinance Approved by City Council October 3, 2006)***

SECTION 1. ADDITIONAL APPLICATION FEES

A. Where the City of New London Planning & Zoning Commission, Zoning Board of Appeals, or Inland Wetlands Commission, upon recommendation of the Director of the City of New London Office of Development & Planning ("Director") and/or his/her designee, in its sole discretion, determines that additional expertise, technical assistance, or general assistance will be required in reviewing and evaluating an application before it, the City through the Director and/or his/her designee may retain an expert for said technical review.

B. The expense of the additional expertise and technical assistance shall be estimated by the Director and/or his/her designee, based on a preliminary estimate prepared by a qualified party or expert, and the estimated cost of reviewing the application times one hundred and fifty percent (150%) shall be paid by the applicant and deposited with the City of New London in a separate account segregated from other funds of said City. Such deposit shall be made prior to review of the application and/or submission to the Planning & Zoning Commission, Zoning Board of Appeals, or Inland Wetlands Commission. If the City expenditures exceed the estimate the applicant shall submit additional funds within five (5) days upon receiving notice from the City. Any fees remaining after the completion of the application review will be returned to the applicant.

C. Said qualified party or expert shall be chosen from a list kept by the Director and/or his/her designee which shall be made up of persons who have given their names and resumes to the City as potential consultants. Notwithstanding, the qualified party or expert may be a person not on the list kept by the City if it is determined by the Director and/or his/her designee, that all persons on the list have conflicts of interest, conflicts of schedules, or are not qualified in the field of expertise that is needed for a particular application.

D. Upon completion of the technical review and final action by the Planning & Zoning Commission, Zoning Board of Appeals, or Inland Wetlands Commission on the application, the Director and/or his/her designee shall determine the costs incurred for the review and refund any excess monies to the applicant. Applicants shall not be responsible for costs incurred for technical assistance which exceed one hundred-fifty percent (150%) of the original estimate.

E. Applications that are withdrawn prior to the publication of any legal notices or withdrawn prior to being placed on the agenda of a Board or Commission are entitled to a return of 50% of the application fee.

F. The City Staff may charge an additional fee (up to the actual costs incurred) for those applications, which require the duplication of costs such as the publication of additional legal notices or multiple plan reviews by City Staff.

G. For projects which require the issuance of more than one approval from one of the Commissions (i.e. a Special Permit that also requires a Facade Review) only one fee will be charged. The fee associated with the application that requires the higher fee shall apply.

H. Every application, including a resubmission of a previously withdrawn application, will require a new fee. Notwithstanding anything herein to the contrary, the Commissions may, in cases where unusual circumstances exist waive all or a portion of any of the foregoing fees. Where the City or any agency of the City is the applicant, fees may be waived by the City Council.

I. If any application is made, other than those specifically cited above, the Commissions may establish a reasonable fee for processing the application that is equivalent to the fee for similar applications listed above.

J. Additional Fees: In addition to the other fees set forth in this section, City Staff may collect payment for direct costs of materials and services performed by professionals, other than city employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional fees shall not prohibit the Planning and Zoning Commission from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respectively applicable regulations.