RESOLUTION NO: 5995

A RESOLUTION OF THE TOWN OF EASTON REVISING THE TOWNS LICENSE, APPLICATION, PERMITS, INSPECTION, CERTIFICATE AND OTHER FEES

Introduced By: Ms. Malone

Whereas, by Resolution 5964 the Town Council established a schedule for license, permit, inspection and review fees;

Whereas, the Town Council wishes to repeal Resolution 5929 and revise the schedule for licenses, applications, permits, inspections, certificates and other fees.

Now therefore, the Town of Easton hereby resolves:

Section 1. The following fee schedule is hereby adopted.

TOWN OF EASTON – SCHEDULE OF FEES

BUSINESS LICENSES

The following enumerated license fees shall be paid to the Town by the person subject to the licensing provisions of this Code. Such license fee shall be paid annually unless otherwise specified herein.

(a) Amusement Devices	$10.00 per day (Including but not limited to carousels, merry-go-rounds, flying horses and gravity railroads)
(b) Athletic Exhibitions	See Traveling Shows
(c) Billiards and Pool Parlors	
(i) First Table	$5.00
(ii) Each Additional Table	$2.50
(d) Bottle Club	As prescribed by Talbot County
(e) Bowling Alleys	
(i) One Alley	$10.00
(ii) Two or More Alleys	$20.00
(iii) One Box Ball Alley	$5.00
(iv) Each Additional Box Ball Alley	$2.50
(f) Circuses	$75.00 per day
(g) Coal Dealer	$5.00
(h) Concert Performance	See Traveling Shows
(i) Dramatic Performance	See Traveling Shows
(j) Menagerie Show	See Circuses

(k) Motion Picture	See Traveling Shows
(l) Peddlers	
(i) Per Year	$500.00 per person
(ii) Daily	$100.00 per person
(m) Pinball Machines	$25.00 per machine
(n) Skating Rinks	
(i) Per Year	$25.00
(ii) For Periods less than a Year	$5.00 per month or fraction of a month
(o) Traveling Shows	
(i) Non-Resident Performers	$25.00 per performance
(ii) Performance is under management of regularly operating theater in Town or primarily for the benefit of and under the auspices of some local organization, business or charity	No Fee
(p) Transient Business	
(i) First two (2) Days	$500.00 each day
(ii) Each Additional Day	$150.00
(q) Vaudeville Shows	See Traveling Shows

OTHER LICENSES AND PERMITS

(a) Cat License	As prescribed by Talbot County
(b) Dog License	As prescribed by Talbot County
(c) Parking Permit	
(i.) Residential	No Charge
(ii.) Residential Additional Visitor	$1.00
(d) Off Street Parking Permit	
(i) January – December	$150.00
(ii) January – June or fraction thereof	$87.50
(iii) July – December or fraction thereof	$87.50
(ii) Replacement	$15.00
(e) Blue Parking Permit (Inactive)	
(i) January – June or July – December	$100.00
(ii) January – December	$200.00
(f) Sidewalk Cafes Permit	$75.00 (first time permit fee)
	$25.00 (Renewal fee)

ZONING AND SUBDIVISION FEES

Note items with an * and see information following the Schedule of Fees

(a) Annexation*	$10,000.00
(b) Zoning Map or Text Amendment*	$5,000.00
(c) Subdivision*	
(i) Sketch Plats – Minor Subdivisions	$500.00
(ii) Preliminary Plats	$150.00 per lot
(iii) Property Line Adjustment	$300.00
(iv) Plat Review Fee	$250.00 (final plats review – re-review of all plats)
(d) Critical Area Site Plan Review*	$250.00
(e) Growth Allocation Review*	$5,000.00
(f) Site Plan Review*	
(i) Gross Floor Area	
Up to 500 square feet	$25.00
Over 500 to 10,000 square feet	$1,000.00
Over 10,000 square feet	$2,000.00
(ii) Amendments	$500.00
(iii) Site Plan Re-Reviews	$200.00
(iv) Temporary Structures	$500.00
(g) Planned Unit Development(PUD), or Commercial Medical District (CM), or Planned Major Retail (PMR)*	
(i.) Sketch Site Plan Review	$3,000.00
(ii.) Development Site Plan Review	$5,000.00
(iii.) Minor PUD's (four or fewer residential lots and/or 10,000 square feet or less non residential uses)	
Sketch Site Plan Review	$1,000.00
Development Site Plan Review	$2,000.00
(iv) Amendment	$1,000.00
(h) Planned Redevelopment (PR) Application Review*	
(i.) Staff Level Review	$50.00
(ii.) All Other PR Applications	Fee Associated with level of review (e.g. site plan and/or special exception)

(i) Stormwater Management Plan Review*	
(i) Sketch Review	$250.00 for project up to one (1) acre
(ii) Sketch Review	$500.00 for project over one (1) acre
(iii) Development Plan Review	$500.00 for project up to one (1) acre
(iv) Development Plan Review	$2,000.00 for project over one (1) acre
(j) Forest Conservation Plan Review	
(i) Less than Five (5) Acre Site	$200.00
(ii) Greater than Five (5) Acre Site	$500.00
(k) Traffic Impact Study Review*	$500.00
(l) Demolition Permit*	$100.00 plus $10,000.00 bond or letter of credit
(m) Family Day Care Review	$50.00
(n) Historic District Commission Review	
(i) Residential	$25.00
(ii) Commercial	$150.00
(iii) Commercial Sign	$25.00

BOARD OF APPEALS FEES

(a) Residential Variances	$200.00
(b) Commercial Variances	$250.00
(c) Special Exceptions	$250.00
(d) Appeals	$200.00 Refundable if appeal is successful

PUBLIC SAFETY LICENSES, PERMITS AND FEES

(a) Bicycles, Permit-License	$1.00 (Permanent)
(b) Public Assemblies Permit	NO FEE (per each open air public meeting, rally, conference, assembly or similar gathering)

PUBLIC WORKS FEES

(a) Curb Cuts	$40.00 per linear foot
(b) Sidewalks	$6.25 per square foot
(c) Driveway Apron Residential	$9.25 per square foot
(d) Driveway Apron Commercial	$12.25 per square foot
(e) Valley Gutter	$55.00 per linear foot
(f) Brick Sidewalk	$10.00 per square foot
(g) Street Patching (Asphalt)	$7.00 per square foot

(h) Standard Billing Rate	$50.00 per hour per employee
(i) Municipal Solid Waste Disposal	
(i.) Single Family Residence	$72.00 per year
(ii.) Multi- Family	$54.00 per unit per year
(iii.) Commercial	$646 per 2 cubic yard dumpster per year
(j) Municipal Recycling	
(i.) Single Family Residence	$45.60 per unit per year less MSW credit of $13.45 per unit per year
(ii.) Multi- Family	$28.68 per unit per year less MSW credit of $8.46 per unit per year
(iii.) Commercial	$133.80 per unit per year less MSW credit of $39.47 per unit per year

CODE ENFORCEMENT & BUILDING INSPECTION DIVISION LICENSES

PLUMBING LICENSE	
(a) Master Plumber – Gas Fitter	$35.00 per person per year
(b) Journey Plumber – Gas Fitter	$17.50 per person per year
(c) Apprentice Plumber - Gas Fitters	$7.50 per person per year
RENTAL HOUSING LICENSE	$25.00 per unit per year

BUILDING INSPECTION DIVISION APPLICATIONS AND PERMITS

APPLICATION REVIEW	
(a) Residential	$100.00
(b) Residential Energy Conservation	$100.00
(c) Commercial	$200.00
(d) Commercial Energy Conservation	$200.00
(e) Residential Revision	$60.00
(f) Commercial Revision	$120.00
(g) Temporary Structures	$50.00

BUILDING PERMITS**

Each Building Permit issued is inclusive of one non-refundable re-inspection.
See endnote ** regarding fee waiver for affordable housing under certain circumstances.

(a) New Construction and Additions	The Permit Fee is determined using the "Building Gross Area", multiplied by the "Square Foot Construction Costs" (as published in the Building Safety Journal by the International Code Council, which is updated at six-month intervals), multiplied by a "Permit Fee Multiplier" of .0078
(b) Existing Buildings	
(i.) Repairs	20% of the Permit Fee for New Construction
(ii.) Alteration Level 1	40% of the Permit Fee for New Construction
(iii.) Alteration Level 2	60% of the Permit Fee for New Construction
(iv.) Alteration Level 3	80% of the Permit Fee for New Construction
(v.) Change of Occupancy	80% of the Permit Fee for New Construction
(vi.) Historic Buildings	80% of the Permit Fee for New Construction
(vii.) Relocated or Moved Buildings	60% of the Permit Fee for New Construction
(c) Temporary Structures	50% of the Application and Permit Fees
(d) Temporary Structures w/Building Permit	No Fee

MECHANICAL,PLUMBING/FUEL GAS AND ELECTRICAL PERMITS

Each Permit issued is per contractor and is inclusive of one non-refundable re-inspection.

Commercial Permit Fees are determined using the "Building Gross Area for New Construction and Additions and the Work Area for Existing Buildings and Site Systems", multiplied by the "Square Foot Construction Costs" (as published in the Building Safety Journal by the International Code Council, which is updated at six-month intervals), multiplied by a "Permit Fee Multiplier" as indicated below;

MECHANICAL PERMITS	
(a) Residential Mechanical Systems	$85.00 per dwelling (three systems maximum)
(b) Commercial Mechanical Systems	
(i) New Construction and Additions	"Permit fee Multiplier of .0010
(ii) Existing Buildings	"Permit fee Multiplier of .0012
(iii) Temporary Structures	"Permit fee Multiplier of .0008
(iv) Site Systems	"Permit fee Multiplier of .0008
PLUMBING/FUEL GAS PERMITS	
(a) Residential Plumbing Systems	$75.00 per dwelling
(b) Residential Fuel Gas Systems	$40.00 per dwelling
(c) Commercial Plumbing or Fuel Gas Systems	
(i) New Construction and Additions	"Permit fee Multiplier of .0010
(ii) Existing Buildings	"Permit fee Multiplier of .0012
(iii) Temporary Structures	"Permit fee Multiplier of .0008

(iv) Site Systems	"Permit fee Multiplier of .0008
(b) Fuel Gas Systems	$10.00 per appliance
ELECTRICAL PERMITS	
(a) Residential Electrical Systems	$99.00 per dwelling
(b) Residential Signaling Systems	$66.00 per dwelling
(c) Swimming Pool, Spas & Hot Tub Electrical	$110.00 each
(d) Commercial Electrical Systems	
(i) New Construction and Additions	"Permit fee Multiplier of .0010
(ii) Existing Buildings	"Permit fee Multiplier of .0012
(iii) Temporary Structures	"Permit fee Multiplier of .0008
(iv) Site Systems	"Permit fee Multiplier of .0008
(v) Signaling Systems	"Permit fee Multiplier of .0004
GRADING PERMITS	
(a) Less than 5,000 sq. ft.	$200.00
(b) 5,000 sq. ft. to 20,000 sq.ft.	$250.00
(c) Over 20,000 sq. ft.	$350.00
ADDITIONAL PERMITS	
(a) Decks	$45.00 per permit
(b) Fences	$35.00 per permit
(c) Signs – Wall	$35.00 per permit
(d) Signs – Free Standing	$70.00 per permit
(e) Swimming Pool, Spa and Hot Tub	$180.00 per permit

CODE ENFORCEMENT & BUILDING INSPECTION DIVISION INSPECTIONS AND CERTIFICATES

INSPECTIONS Each Rental Unit Inspection issued is inclusive of one non-refundable re-inspection.	
(a) Added Inspection	$100.00
(b) Property Maintenance Inspection	$50.00
(c) Rental Unit Inspection	$100.00 per unit
(d) Re-Inspections	
(i) Residential Building Permits	$150.00
(ii) Commercial Building Permits	$250.00
(iii) Mechanical, Plumbing, Fuel Gas, Electrical, Grading and Additional Permits	$75.00

(iv) Rental Unit	$35.00 per unit
(e) Inspection Violations	
(i) Certificate Violation	$500.00
(ii) Permit Violation	$500.00
(iii) Stop Work Order Violation	$500.00
(iv) Life Safety Violation	$250.00
CERTIFICATES	
(a) Use and Occupancy	$100.00
(b) Use and Occupancy – Update	$25.00
(c) Completion	$50.00
(d) Furniture, Fixture, Equipment (Stocking)	$150.00
(e) Temporary Use	$250.00
(f) Temporary Structures	$50.00
(g) Temporary Structure Renewal	$25.00
MARYLAND PERMIT FEES	
(a) Home Builder Guaranty Fund	$50.00

OTHER FEES

(a) Dishonored or NSF Check Charge	$25.00 per check
(i) By Mortgage Company	$25.00 per each property tax id account impacted
(b) Copy Charge	$0.50 per page
(c) Large Format Copy Charge	$0.75 per square foot
(d) Audio Tape Duplication Fee	$20.00 per tape
(e) Written Report for Real Property Taxes	$5.00 per property id number
(f) Easton Utilities Charges	See Easton Utilities Tariffs
(g) Fire Department Room Rental	See Resolution No. 5680 for Terms and Conditions
(i) Less than Four (4) Hours	$150.00
(ii) Four (4) to Six (6) Hours	$200.00
(iii) Six (6) to Eight (8) Hours	$250.00
(iv) Over Eight (8) Hours	$300.00

* The fees designated with asterisks represent the minimum fees. The Applicant shall reimburse the Town for the reasonable costs incurred by the Town from third parties (including Easton Utilities) who invoice the Town for their services rendered to the Town. All billing rates, fees, and out-of-pocket costs of all such third party costs shall be billed at their rates otherwise charged to the Town or as otherwise agreed upon by the Town and the entity providing the service. Third party costs include, but are not limited to, legal fees, engineering fees, consulting fees, inspection fees, court reporting fees, advertisement costs for publishing and posting of public notices, etc. In addition to the fees and expenses from third parties, the Applicant shall reimburse the Town for the reasonable time spent by Town employees relating to the consideration, analysis and/or evaluation of the issues relating to, and/or the processing of, the application on behalf of the Town. Town employees will log their time spent on the application, and the Applicant shall reimburse the Town for this time at the rate of fifty dollars ($50.00) per hour or portion thereof. The minimum base fee collected will be applied to all outstanding bills and the Applicant will be billed for all fees, costs, and expenses in excess of the minimum base fee. No final action will be taken on any application with an outstanding balance. At any time during the processing of an application that the Applicant is more than thirty (30) days in arrears, all action on the application will cease until the Town's costs are reimbursed in full.

**Waiver of building permit fees for certain affordable housing units. The Town will waive payment of building permit fees under the following circumstances:

1. The applicant is a tax exempt "charitable organization" under Internal Revenue Service Code Section 501©(3). The applicant shall provide a copy of the IRS's determination letter that it is a charitable organization and shall certify in writing that the determination of charitable status has not been revoked;

2. The property will be initially offered to sale only to persons meeting the eligibility standards for participation in the Town of Easton's Affordable Housing Program as those standards are determined from time to time by the Easton Affordable Housing Board; and

3. The property will sold subject to a covenant that it will be owner-occupied

The Town may request further documentation from the applicant as to any of these matters and before waiving the building permit fee.

Section 2. The list of fees set forth herein is not all-inclusive. There may be other fees (such as impact fees) which are in addition to the fees set forth above and which are included in other ordinances and resolutions of the Town.

Section 3. Resolution Number 5929 is hereby repealed.

Section 4. This resolution shall become effective when approved by the Mayor.

Vote of the Council this 18th day of June, 2008 12

Kelley K. Malone	[Yea] ~~[Nay]~~	
Pete E. Lesher	[Yea] [Nay]	Absent
Leonard E. Wendowski	[Yea] ~~[Nay]~~	
Megan M. Cook	[Yea] ~~[Nay]~~	
John F. Ford	[Yea] ~~[Nay]~~	

I hereby certify that the above resolution was [Passed] ~~[Passed with Amendments] [Rejected]~~ by a yea and nay vote of the Council this 18th day of June, 2008 12

John Ford

John F. Ford, Town Council President

Delivered to the Mayor by the Town Clerk this 20th day of June, 2008 12

Kathy M. Ruf

Kathy Ruf, Town Clerk

I hereby [Approved] ~~[Disapproved]~~ this ordinance this 20th day of June, 2008 12

Robert C. Willey

Robert C. Willey, Mayor