



PLANNING AND ZONING SCHEDULE OF FEES

ALL checks made out to the Town of New Canaan. ***ALL*** required fees must be submitted on separate checks.
“After the Fact” Permits: Double the Applicable Fee.

Documents

Plan of Conservation & Development	\$ 30.00
Subdivision Regulations	\$ 30.00
Zoning Regulations	\$ 30.00
Zoning Map (small)	\$ 5.00
Zoning Map (large)	\$ 25.00

Planning & Zoning Commission

Text Amendment to POCD	\$300.00*
Text Amendment to Zoning Regulations	\$300.00*
Amendment to Zoning Map	\$300.00*
Subdivision & Resubdivision Applications ¹	\$300.00 min. fee, plus \$100.00 for each lot > 2
Special Permits	\$300.00*
Site Plan Application	\$250.00*
Public Hearing Fee ²	\$100.00*
Motor Vehicle Application (New)	\$250.00
Motor Vehicle Name Change	\$ 50.00

Zoning Permit Fees

Inclusionary Zoning Fee (Affordable Housing)	\$10.00 per \$1,000.00 of construction value**
New SFD	\$200.00
Multi-Family Dwelling	\$200.00 (first unit) & 50.00 per additional unit
Residential Addition < 1,000 SF (Includes All Interior Renovations) ³	\$100.00
Residential Addition 1,000 - 3,000 SF	\$150.00
Residential Addition > 3,000 SF	\$200.00
Accessory Structure	\$100.00
Grading & Filling	\$100.00
Home Occupation	\$ 50.00
Wall Mounted Signs	\$ 50.00
Non-Res. Renovation/Alteration < 3,000 SF	\$200.00
Non-Res. Renovation/Alteration > 3,000 SF	\$250.00 plus \$50.00 per each add. 1,000 SF
Non-Res. Addition/New Construction < 3,000 SF	\$250.00
Non-Res. Addition/New Construction > 3,000 SF	\$250.00 plus \$100.00 per each add. 1,000 SF

Zoning Board of Appeals

Variance Application (Residential or Commercial)	\$300.00*
Administrative Appeal	\$300.00 ¹

Miscellaneous

Tag Sale Permits	No charge
Retrieval of Retained Records	\$ 50.00
Letter of Zoning Compliance	\$ 50.00
Letters of Agreement	\$ 50.00
Lot-Line Adjustment	\$ 50.00
Determination of a Lot	\$ 50.00
First Cut Division of Land	\$ 50.00
Request for Transcript	\$ 35.00/per hour

* Subject to \$53 Recording Fee (\$13 Town Clerk Filing Fee; \$40 State of CT PA 05-228 and PA 09-229); \$5 per additional page (if App. is denied, the check will be returned); and \$30 State of CT Land Use App. Fee PA 04-144.

** See Section 7.6 of the Zoning Regulations for details & applicability.

1 - Also subject to a \$30 State of CT Land Use App. Fee PA 04-144.

2 - The \$100 fee won't be applied to Apps. already requiring a Public Hearing. There may be: \$53 Recording Fee (\$13 Town Clerk Filing Fee; \$40 State of CT PA 05-228 and PA 09-229); \$5 per additional page; and \$30 State of CT Land Use App. Fee PA 04-144.

3 - Note: Minor interior alterations will not be charged a fee (i.e., replacement of kitchen cabinets or fixtures), subject to review & determination by P&Z Staff.