

**TOWN OF GEORGIA ZONING AND DEVELOPMENT REVIEW BOARD
PERMIT FEE SCHEDULE**

Approved by the Georgia Selectboard on February 27, 2023

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	\$500
Impact Fee (required for each new dwelling unit)	\$4,500
Multi-Family	\$250 / Unit
Impact Fee (required for each new dwelling unit)	\$4,500 per unit
Commercial & Industrial	\$500 + .25ft ²
Accessory Dwelling Unit (ADU) / Accessory Apartment	\$150 / Unit
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
Less than 200 square feet (101-200 ft²)	\$100
More than 200 square feet (201+ ft ²)	\$150
Pools, decks, porches, fences, etc.	\$100
Fences less than five (5) feet in height	No Permit Required ²
Home Occupations / Industry Permits	\$100
Sign	\$50
Certificate of Compliance	\$50 If needed in less than 2 bus days \$100
Certificate of Occupancy (required after construction of all permits)	\$75 If needed in less than 2 bus days \$150

Additions/Alterations:

Residential	\$100
Commercial/Industrial	\$250 + .25/ft²
Seasonal Conversion	\$250
Impact Fee required for seasonal conversions	\$1,165
Agricultural Structures	No Permit Required³

Road Permits:

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

Development Review Board (Price includes abutters and public notices)

Variance & Waivers	\$250
Appeals	\$200
Conditional Use Residential	\$300
Conditional Use Commercial/Industrial	\$400
Concept Plan / Sketch Plan Minor (2-3 lots) (Price includes first lot/unit)	\$200 + \$50/lot or unit
Sketch Plan Major (4 or more) (Price includes first lot/unit)	\$300 + \$50/lot or unit
Final Plat Hearing Minor (2-3 lots)	\$550 + \$50/lot or unit
Preliminary and Final Major (one charge inc. both)	\$850 + \$50/lot or unit
Site Plan Review	\$450
Boundary Line Adjustment (BLA) / Lot Line Adjustment	\$200
Amendment or Renewal of above plans	50% of Original Fee paid.
Review of Mylars (each)	\$25
Legal Review	\$500 escrow
DRB Continuance	\$75

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

² Unless located in a Flood Hazard Zone District. See Town of Georgia Development Regulations (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 construction 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 of alternative reasonable setbacks for that structure. Fill out the Farm Structure Variance Form to apply for a variance.

Independent Engineering Consultations/Reviews/Inspection Services are paid by the applicant if required by the Planning Commission Development Review Board, or Selectboard as part of permit approval or acceptance of utilities, facilities, improvements.