

PLANNING DEPARTMENT FEES

Effective April 1, 2009

Planning Department Fees (Chapter 41)		
Subdivision Tentative Preliminary Plat:	Application Fee	\$1,000 plus \$10.00 per lot
	Escrow Fee	\$1,500
Subdivision Final Preliminary Plat:	Application Fee	\$100 plus \$10.00 per lot
	Escrow Fee	\$1,500
Subdivision Final Plat		\$100 plus \$10.00 per lot
Subdivision Approval Renewal (before expiration):	Application Fee	\$500 plus \$10.00 per lot
	Escrow Fee	\$1,500
(Rev. 02/16/09)		
Planning Department Fees (Chapter 39)		
Rezoning Request:	Application Fee	\$1,800
	Escrow Fee	\$1,500
Conditional Rezoning Request:	Application Fee	\$1,500
	Escrow Fee	\$1,500
Preliminary Site Plan Review:	Application Fee	\$1,000
	Escrow Fee	\$1,500
Preliminary Site Plan Review (Deviation from Parking Space Requirements ONLY):	Application Fee	\$500
	Escrow Fee	\$1,500
Final Site Plan Review:		\$100
Site Plan Renewal (before expiration):	Application Fee	\$500
	Escrow Fee	\$1,500
Special Use Request:	Application Fee	\$1,800
	Escrow Fee	\$1,500
Special Use Renewal (before expiration):	Application Fee	\$500
	Escrow Fee	\$1,500
Zoning Text Amendment:		\$1,500
Street Vacation Request:	Application Fee	\$500
	Escrow Fee	\$1,500
Zoning Verification / Compliance Letter:		\$100
P.U.D. - Pre-Application Meeting:		\$300

P.U.D. - Concept Development Plan Review:	Application Fee	\$3,000
	Escrow Fee	\$5,000
P.U.D. - Preliminary Development Plan Review:	Application Fee	\$1,500
	Escrow Fee	\$5,000
P.U.D. – Final Development Plan Review:		\$500
P.U.D. – Compliance Inspection:		\$100/hour
Site Condominium - Preliminary Site Plan Review:	Application Fee	\$1,000 plus \$10 per unit
	Escrow Fee	\$1,500
Site Condominium - Final Site Plan Review:		\$100 plus \$10 per unit
Site Condominium Approval Renewal (before expiration):	Application Fee	\$500 plus \$10 per unit
	Escrow Fee	\$1,500
Public Hearing Re-notification		\$300 per public hearing
Planning Commission Study Session (no public hearing required)		\$200
Site Plan Compliance – Re-inspection		\$100 per hour
(02/16/09)		

Fees in Escrow for Professional Review.

Any application submitted to the Planning Department for an activity or use regulated by Chapters 39 or 41 of the City Code of Ordinances may require the deposit of fees to be held in escrow in the name of the applicant. The escrow fee is an additional fee above the non-refundable application fee which shall be used to pay professional review expenses of outside consultants such as community planners, engineers, and any other professionals who shall review the application at the request of the Planning Director. The Planning Director may request outside consultants to review an application based on the following factors: the proposed project's size, location, or complexity, which may create an identifiable and potential negative impact on public roads, water or sewer services, other infrastructure or services, the environment, or adjacent properties. The applicant shall receive a report of any outside consultants hired by the Planning Director and a statement of expenses for the professional services rendered, if requested by the applicant.

The applicant must deposit an escrow fee with the City of Troy Treasurer before the Planning Director will process the applicant's application.

If actual outside consultant costs exceed the amount of an escrow, the applicant shall pay the balance due prior to issuance of any approval issued by the City of Troy. The City of Troy may request additional escrow fees to cover estimated costs when the amount in escrow is less than \$500 and it appears additional professional services will be required.

Any unused fee collected in escrow shall be returned to the applicant once a final determination on an application has been made, or the applicant withdraws the request, and once all charges from the outside consultants are paid.