

PLANNING BOARD FEES (Adopted by Select Board on February 27, 2023)

I. SUBDIVISION APPLICATION FEES:

- a. Minor Subdivision Base Application Fee: \$100.00
- b. Major Subdivision Base Application Fee: \$1,000.00
- c. Subdivision Cost Per Lot Fee (in addition to above): \$100.00

II. SITE PLAN APPLICATION FEES:

- a. Minor Site Plan Base Application Fee: \$100.00
- b. Major Site Plan Base Application Fee: \$1,000.00
- c. Additional Site Plan Cost (in addition to above):
 - i. Residential Multi-Family Development: \$200 Per Unit
 - ii. Commercial Development: \$150.00 per 1,000 square feet

III. ESCROW FEES:

- a. Town Engineer Review Fee: Call – based on scope and engineer’s estimate
- b. Town Attorney Review Fee: Call – based on scope and attorney’s estimate
- c. CNHRPC Review Fee:
 - i. Minor Site Plan or Subdivision: \$500.00
 - ii. Major Site Plan or Subdivision: \$1,000.00

Notes on Escrow Fees:

- 1) *Required escrows depend on the nature of the project submitted (generally, applications with a drainage study or new road will require engineering review, applications with dedicated deeds or easements will require legal review, and CNHRPC review will be based on the Board’s preference).*
- 2) *Actual escrow may be more or less than below depending on project complexity, with unused portions returned to the Applicant. Escrow accounts that incur a negative balance will be required to be paid off as a condition of approval.*

IV. OTHER PLANNING BOARD FEES:

- a. Newspaper Fee: \$40.00
- b. Abutter Notification Fee: \$15.00 per abutter
- c. Merrimack County Registry of Deeds Recording Fee: \$50.00 for the first page, \$25.00 per additional sheet
- d. LCHIP Fee: \$25.00
- e. Town of Bradford Conditional Use Permit Fee: \$50.00

Notes on Other Fees:

- 1) *Specific fees will depend on the nature of the application submitted.*
- 2) *With the exception of the Conditional Use Permit fee, all are “pass through” fees associated with other entities role the application as prescribed by state law and Town regulations.*

ZONING BOARD FEES

- I. **VARIANCE APPLICATION FEES:**
 - a. Base Application Fee: \$40.00
 - b. Newspaper Notification Fee: \$40.00
 - c. Cost Per Abutter: Current USPS cost for certified mail per abutter
- II. **SPECIAL EXCEPTION APPLICATION FEES:**
 - a. Base Application Fee: \$40.00
 - b. Newspaper Notification Fee: \$40.00
 - c. Cost Per Abutter: Current USPS cost for certified mail per abutter
- III. **APPEAL OF AN ADMINISTRATIVE DECISION APPLICATION FEES:**
 - a. Base Application Fee: \$40.00
 - b. Newspaper Notification Fee: \$40.00
 - c. Cost Per Abutter: Current USPS cost for certified mail per abutter

BUILDING PERMIT FEES

- I. **COMMERCIAL BASE APPLICATION FEE**: \$25.00
- II. **RESIDENTIAL BASE APPLICATION FEE**: \$25.00
- III. **COMMERCIAL BUILDING FEE**: \$7.00 per \$1,000.00 of cost of construction
- IV. **RESIDENTIAL BUILDING FEE**: \$7.00 per \$1,000.00 of cost of construction
- V. **DUPLEX FEE**: \$7.00 per \$1,000.00 of cost of construction
- VI. **MULTI-FAMILY FEE**: \$7.00 per \$1,000.00 of cost of construction
- VII. **MANUFACTURED HOME FEE**: \$7.00 per \$1,000.00 of cost of construction
- VIII. **RENEWAL FEE**: \$25.00