

**BOARD OF COUNTY COMMISSIONERS
FOR SOMERSET COUNTY, MARYLAND**

RESOLUTION NO. 1181

A Resolution of the County Commissioners for Somerset County to amend the fee Schedule for the following areas: Planning and Zoning Fees, Stormwater Management Fees, Building Permit Fees, Utility Permit Fees, Subdivision and Site Plan Fees, Special Hearing Fees, Nuisance Code Fees, Forest Conservation Fees and other Development Fees

Whereas, the Somerset County Zoning Ordinance (Ordinance # 1144), The Stormwater Management Ordinance (Ordinance # 1033), The Subdivision Ordinance (Ordinance # 966) and The Nuisance Ordinance (Ordinance # 1171) provide for the establishment of a Schedule of Fees; and

Whereas, the Schedule of Fees shall undergo annual review at an increment no longer than every five (5) years and may be amended by the Board of County Commissioners; and

Whereas, Resolution # 1030 effective July 19, 2011, was adopted by the County Commissioners for Somerset County to establish for development activities reviewed by the Department of Technical and Community Services; and,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners for Somerset County that Resolution # 1030 enacting the fee schedule be amended as follows:

PLANNING AND ZONING FEES

ADMINISTRATIVE ZONING REVIEW FEES

Res/Ag – Change of Use	\$ 75.00
Com/Ind/Inst – Change of Use	\$150.00
Occupancy Permit	\$75.00
Residential - Principle Use	\$125.00 plus OP \$75.00
Residential – Accessory Use	\$75.00 plus OP \$75.00
Comm/Ind/Inst – Principle Use	\$250.00 plus OP \$75.00
Comm/Ind/Inst- Accessory Use	\$150.00 plus OP \$75.00
Churches	\$ 200.00 ZA Flat Fee
Detached Accessory Bldg. Under 200 sq. ft. IBC & OP waived	\$50.00- ZC / \$75.00 -ZC if Floodplain
Detached Accessory Bldg. 200-400 sq. ft. IBC & OP waived	\$75.00- ZC / \$100.00- ZC if Floodplain
Detached Accessory Bldg. > 400 sq. ft IBC OP	\$75.00 – ZC /\$100.00-ZC if Floodplain \$.15 per sq. ft. \$75.00

BUILDING CODE

Construction

Residential – Principle (Living Area)	\$.22 per sq. ft.
Residential- Accessory (not heated or cooled)	\$.12 per sq. ft.
Comm/Ind/Inst	\$.22 per sq. ft.
Church	\$.12 per sq. ft.
Foundation Replacement	\$ 40.00 per inspection
Roof Replacement or Repair	\$ 40.00 per inspection
Renovations, Repair Remodel	\$ 40.00 per inspection
Residential Solar Panels	\$ 150.00
Utility Scale Solar	\$ 500.00 base fee plus .20 per panel/module

9 mos. Temporary MH Permit plus	\$100.00 flat fee \$ 40.00 per Inspection
Temporary Construction/Office Trailer (30 days or more)	\$150.00 flat fee per trailer
Failed or Missed Inspections	
1 st Re- Inspection	\$ 80.00
2 nd Re- Inspection	\$ 160.00

UTILITIES PERMIT FEES

Plumbing	\$ 50.00
Electric	\$ 50.00
Propane / Gas	\$ 50.00
HVAC	\$ 50.00
Combined Two (2) utilities	\$85.00
Combined Three (3) utilities	\$125.00
Combined Four (4) utilities	\$175.00

AGRICULTURAL FEES

Poultry House	\$ 200.00 per structure
Agricultural Building	\$ 200.00

OTHER DEVELOPMENT FEES

Telecommunications Tower/ Utility/Essential Services	\$ 300.00
Additional Antenna – accessory to tower	\$ 150.00
Single Face Billboard	\$ 225.00
Single Face Sign (other than Billboard)	\$ 75.00
Bulkheading & Revetment - Including repair	\$ 1.00 per linear foot
Pier	\$ 100.00
Grading Permit	\$ 75.00

FOREST CONSERVATION FEES

Declaration of Intent - exemptions per project	\$ 40.00
Major Development:	

Forest Stand Delineation / Forest Conservation Plan \$ 300.00

Minor Development:	
Simplified Forest Stand Delineation and FCP	\$ 200.00

Filing Fees (when required) **Follows Clerk of Court Fee Schedule**

SUBDIVISION / SITE PLAN FEES

Agricultural Subdivision	\$ 150.00
(bonafide Ag / Forestry / Resource use 20 ac or more)	
Minor Subdivision (up to 7 lots)	\$ 225.00 base fee
plus \$ 25.00 per lot	
Major Subdivision:	
Sketch / Concept Plan	\$ 150.00
Preliminary Plat	\$ 600.00 base fee
plus \$ 10.00 per lot	
Final Plat	\$ 300.00 base fee
plus \$10.00 per lot	
Subdivision revision – no new lots	\$ 225.00
Lot Reconfiguration/ Resubdivision- no new lots	\$ 200.00

CRITICAL AREA FEES

Critical Area Subdivision Review (in addition to Standard review fees)	\$ 150.00
Critical Area Lot Reconfiguration Review (no new lots)	\$ 175.00
Critical Area Planting Plan Review (individual lots)	\$ 75.00
Critical Area Buffer Management Plan Review (individual lot)	\$ 75.00
Critical Area Buffer Management Plan Review	\$ 150.00
Buffer Exemption Findings	\$ 150.00
Critical Area Declaration of Intent	\$ 40.00

Filing Fees (when required) **Follows Clerk of Court Fee Schedule**

Administrative Variance Proceeding (requires notification of Commission)	\$ 300.00
plus advertising cost	
Growth Allocation Fee	\$ 700.00
plus advertising cost	

STORMWATER MANAGEMENT FEES

Standard Plan Application Review	\$ 150.00
Waiver Reviews	\$ 200.00
Residential Stormwater Management Plans (2 reviews)	\$ 2000.00 base fee plus \$25.00 per lot
Non-Residential Stormwater Management Plans (2 reviews) (10,000 or less sq. ft.)	\$ 750.00
Non-Residential Stormwater Management Fees (2 Reviews) (greater than 10,000 sq.ft.) plus each disturbed acre	\$ 1000.00 \$ 10.00
Stormwater Variances	\$ 400.00

SPECIAL HEARINGS

Board of Zoning Appeals (Residential)	\$ 175.00 plus advertising costs
Board of Zoning Appeals (Commercial)	\$ 300.00 plus advertising costs
Rezoning Fee	\$ 600.00 plus advertising costs
Growth Allocation Hearing fee	\$ 700.00 plus advertising costs
Other Special Hearings	\$ 400.00 plus advertising costs
Taped or digital transcript of hearings	\$ 100.00
Prepared Transcript plus \$25.00 per page over 4 pages	\$ 150.00 min

NUISANCE ENFORCEMENT FEES

Administrative Fee for repetitive occurrence	\$ 100.00 per occurrence
Penalty fee for repeat offender in a calendar year	\$ 250.00 *
*or as determined by County Commissioners	

**AND BE FURTHER RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS** that the penalty for proceeding without first obtaining a permit or
zoning authorization is two times the normal fee.

AND BE FURTHER RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS that this Resolution shall become effective MARCH 1, 2023



ATTEST:

Ralph D. Taylor
Ralph D. Taylor County Administrator

BOARD OF COUNTY COMMISSIONERS
FOR SOMERSET COUNTY

Charles Laird
Charles Laird President

Randy Laird
Randy Laird Vice- President

Craig N. Mathies Sr.

Darryl Webster
Darryl Webster

Eldon Willing
Eldon Willing

FEB 02 2023

Book 7 Page 549

LOT