



Liberty Consolidated Planning Commission

User Fee Schedule

Effective: August 31, 2017

ZONING ACTIONS

Activity	Base Fee	Additional Fees
Single Family Residential	\$250.00	\$30.00 per acre
Single Family Residential (With Annexation)	\$550.00	\$30.00 per acre
All Non-SF Residential Zoning (except PUD)	\$500.00	\$30.00 per acre
All Non-SF Residential except PUD (With Annexation)	\$800.00	\$30.00 per acre
PUD General Development Plan with Zoning	\$750.00	\$30.00 per acre
PUD Gen. Dev. Plan with Zoning & Annexation	\$1050.00	\$30.00 per acre

NOTE: The maximum additional fee is \$3,000.00

Special Exception	\$350.00	NA
Special Use or Conditional Use	\$350.00	NA
Variance	\$200.00	NA
Home Occupation (Type B where required)	\$150.00	NA
Zoning Certification Letter & Survey Approval	\$5.00	NA

TOWERS

Activity	Base Fee	Additional Fees
Tower Permit with Governing Authority Approval	\$2000.00	NA
Tower Permit with Administrative Approval	\$1000.00	NA
Tower Permit for Co-location or Added Antennas	\$250.00	NA



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SUBDIVISION OF LAND - PRELIMINARY PLAN or PLAT REVIEW

<u>Activity</u>	<u>Base Fee</u>	<u>Additional Fees</u>
Family Conveyance Administrative Approval	\$5.00	NA
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Preliminary Plat or Specific Development Plan - SF	\$250.00	\$35.00 per lot
Preliminary Plat or Specific Development Plan – PUD (one base fee):		
For SF Residential	\$250.00	\$35.00 per lot
For All Non-SF Areas (gross acres)	\$250.00	\$35.00 per acre
Other Preliminary Plan or Site Plan Review (gross acres)	\$250.00	\$35.00 per acre
Preliminary Plat or Specific Development Plan –Major Revisions:		
For SF Residential	\$250.00	\$2.00 per lot
For All Non-SF Areas (gross acres)	\$250.00	\$2.00 per acre
Preliminary Plat or Specific Development Plan –Minor Revisions:		
For SF Residential	\$50.00	\$1.00 per lot
For All Non-SF Areas (gross acres)	\$50.00	\$1.00 per acre
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Master Plan Review Without Zoning (gross acres)	\$250.00	\$10.00 per acre



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SUBDIVISION OF LAND - FINAL PLAN or PLAT REVIEW

Activity	Base Fee	Additional Fees
Final Plat or Final Development Plan - SF	\$250.00	\$20.00 per lot
Final Plat or Final Development Plan – PUD (one base fee):		
For SF Residential	\$250.00	\$20.00 per lot
For All Non-SF Areas (gross acres)	\$250.00	\$20.00 per acre
Other Final Plat Plan Review (gross acres)	\$250.00	\$20.00 per acre
Final Plat or Final Development Plan –Major Revisions:		
For SF Residential	\$250.00	\$2.00 per lot
For All Non-SF Areas (gross acres)	\$250.00	\$2.00 per acre
Final Plat or Final Development Plan –Minor Revisions:		
For SF Residential	\$50.00	\$1.00 per lot
For All Non-SF Areas (gross acres)	\$50.00	\$1.00 per acre

Note: All final construction and inspection fees are to be paid prior to, or concurrently with, the filing of the final plat.



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SITE DEVELOPMENT (No Subdivision of Land) - PLAN REVIEW

Activity	Base Fee	Additional Fees
Site Development Plan (gross acres)	\$500.00	\$75.00 per acre
Site Development Plan –Major Revisions	\$250.00	\$2.00 per acre
Site Development Plan –Minor Revisions	\$50.00	\$1.00 per acre
Site Development Master Plan Review (gross acres)	\$250.00	\$10.00 per acre

LAND DEVELOPMENT – CONSTRUCTION ENGINEERING AND INSPECTION

Activity	Base Fee	Additional Fees
Preliminary Plat for SF Subdivisions	\$250.00	\$50.00 per lot
Preliminary Plat or Specific Development Plan for PUD:		
For SF Residential	\$250.00	\$50.00 per lot
For All Non-SF Areas (disturbed acres)	\$250.00	\$50.00 per acre
Final Plat for SF Subdivisions	\$250.00	\$50.00 per lot
Final Plat or Final Development Plan for PUD:		
For SF Residential	\$250.00	\$50.00 per lot
For All Non-SF Areas (disturbed acres)	\$250.00	\$50.00 per acre
Site Development Plans or Plats (disturbed acres)	\$500.00	\$100.00 per acre

Note: All initial construction and inspections fees are to be paid prior to, or concurrently with, the issuance of the land disturbing permit and fees for final plat inspection is to be paid with final plat filing.



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LAND DISTURBING, CLEARING AND CONSTRUCTION

<u>Activity</u>	<u>Fee</u>	<u>Unit for Calculation</u>
Land Disturbing Permit (disturbed acres)	\$110.00	first 10 acres
	\$25.00	all acres over 10
NPDES (disturbed acres)	\$40.00	per acre to LCPC
	\$40.00	per acre to State
Non-Agricultural Land Clearing – No Soil Disturbed	\$50.00	first 10 acres
	\$25.00	all acres over 10
Plan Review Only for Land Disturbance	\$250.00	Base Fee
	\$10.00	per acre
Re-sealing, re-surfacing, or re-stripping existing parking lots	\$50.00	flat fee

Note: All construction and inspections fees are to be paid prior to, or concurrently with, the issuance of the land disturbing permit, and the NPDES fees must be paid prior to, or concurrently with, the land disturbing fees.



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Tree/Landscape Fee Schedule

Values to be used pertaining to calculating payments under the land clearing and tree protection ordinances:

1. The value of one tree/landscape quality point is \$5.75 each.
2. Performance bond will equal the difference between the tree/landscape quality points planted and tree/landscape quality points required times the value plus 10%. Example: No planting was achieved for a one acre site that required 1,600 tree/landscape quality points: \$5.75 per point (\$9,200) plus 10% (\$920) for a total bond amount of \$10,120.
3. The two-year tree and landscape establishment bond is equal to the value of 50 percent of the minimum required tree/landscape quality points. Example: For a one acre site that required 1,600 tree/landscape quality points: \$5.75 per point x .5 x 1,600 = \$4,600 bond amount. If irrigation is installed to all newly planted trees and plant material, a 20 percent reduction is allowed for the landscape establishment bond: \$4,600 - (.2 x \$4,600) = \$3,680.
4. Tree Fund: Payments in lieu of compliance will utilize the above schedule.