

# **2023 Town of Smyrna Fee Schedule**

(Revised 3/2023)

## **Fees for water and sewer connections servicing individual residential units shall be as follows:**

(1) Water or sewer connections installed by private contractor:

- a. Within town limits - \$300 per each water or sewer connection
- b. Outside town limits - \$450 per each water or sewer connection

(2) Water connections installed by the Town shall be assessed the following fee, plus town labor and material costs:

- a. Within town limits - \$400 per each water connection
- b. Outside town limits - \$600 per each water connection

(3) Sewer connections installed by town shall be assessed the following fee, plus town labor and material costs:

- a. Within town limits - \$550 per each sewer connection
- b. Outside town limits - \$825 per each sewer connection

## **Fees for water and sewer connections servicing multi-family residential buildings and all non-residential buildings shall be as follows:**

(1) Water or sewer connections within town limits installed by private contractor:

- a. Lines less than 4" - \$450 per each water or sewer connection
- b. 4" to 6" line - \$1,000 per each water or sewer connection
- c. 8" or larger line - \$1,550 per each water or sewer connection

(2) Water or sewer connections outside of town limits installed by private contractor:

- a. Lines less than 4" - \$675 per each water or sewer connection
- b. 4" to 6" line - \$1,225 per each water or sewer connection
- c. 8" or larger line - \$1,775 per each water or sewer connection

(3) Water or sewer connections within town limits installed by the Town shall be assessed the following fees, plus town labor and material costs:

- a. Lines less than 4" - \$575 per each water or sewer connection
- b. 4" to 6" line - \$1,125 per each water or sewer connection
- c. 8" or larger line - \$1,675 per each water or sewer connection

(4) Water or sewer connections outside of town limits installed by Town shall be assessed the following fees, plus town labor and material costs:

- a. Lines less than 4" - \$1,150 per each water or sewer connection
- b. 4" to 6" line - \$1,700 per each water or sewer connection
- c. 8" or larger line - \$2,250 per each water or sewer connection

**Municipal Facilities Impact Fee**

Residential Single Family:	\$2,075.15 per unit
Residential Multi-family:	\$1,162.08 per unit
Commercial:	\$1,639.64 per 1,000 sq.ft.
Industrial:	\$1,141.60 per 1,000 sq.ft.
Office/Institutional:	\$2,080.54 per 1,000 sq.ft.

**Police Impact Fee**

Residential Single Family:	\$227.46 per unit
Residential Multi-family:	\$127.20 per unit
Commercial:	\$360.05 per 1,000 sq.ft.
Industrial:	\$72.23 per 1,000 sq.ft.
Office/Institutional:	\$141.22 per 1,000 sq.ft.

**Parks and Recreation Impact Fee**

Residential Single Family:	\$4,138.44 per unit
Residential Multi-family:	\$2,318.78 per unit

**Water Impact Fee (South Utility Service Area)**

Residential Single Family:	\$1,228.92 per unit
Residential Multi-family:	\$687.76 per unit
Nonresidential 5/8" meter:	\$1,228.92 per meter
Nonresidential 3/4" meter:	\$1,843.38 per meter
Nonresidential 1" meter:	\$3,072.30 per meter
Nonresidential 1.5" meter:	\$6,144.60 per meter
Nonresidential 2" meter:	\$9,830.28 per meter
Nonresidential 3" meter:	\$19,661.64 per meter
Nonresidential 4" meter:	\$30,720.84 per meter
Nonresidential 6" meter:	\$61,441.69 per meter
Nonresidential 8" meter:	\$98,307.13 per meter

**Water Impact Fee (North Utility Service Area)**

Residential Single Family:	\$2,763.99 per unit
Residential Multi-family:	\$1,548.01 per unit
Nonresidential 5/8" meter:	\$2,763.99 per meter
Nonresidential 3/4" meter:	\$4,147.07 per meter
Nonresidential 1" meter:	\$6,911.06 per meter
Nonresidential 1.5" meter:	\$13,822.12 per meter
Nonresidential 2" meter:	\$22,115.17 per meter
Nonresidential 3" meter:	\$44,231.42 per meter
Nonresidential 4" meter:	\$69,110.58 per meter
Nonresidential 6" meter:	\$138,222.24 per meter
Nonresidential 8" meter:	\$221,154.93 per meter

**Sewer Impact Fee (South Utility Service Area)**

Residential Single Family:	\$576.73 per unit
Residential Multi-family:	\$323.40 per unit
Nonresidential 5/8" meter:	\$576.73 per meter
Nonresidential 3/4" meter:	\$864.56 per meter
Nonresidential 1" meter:	\$1,441.29 per meter
Nonresidential 1.5" meter:	\$2,882.57 per meter
Nonresidential 2" meter:	\$4,612.76 per meter
Nonresidential 3" meter:	\$9,224.45 per meter
Nonresidential 4" meter:	\$14,413.94 per meter
Nonresidential 6" meter:	\$28,827.88 per meter
Nonresidential 8" meter:	\$46,124.39 per meter

**Sewer Impact Fee (North Utility Service Area)**

Residential Single Family:	\$1,985.68 per unit
Residential Multi-family:	\$1,111.42 per unit
Nonresidential 5/8" meter:	\$1,985.68 per meter
Nonresidential 3/4" meter:	\$2,978.51 per meter
Nonresidential 1" meter:	\$4,964.19 per meter
Nonresidential 1.5" meter:	\$9,928.38 per meter
Nonresidential 2" meter:	\$15,885.41 per meter
Nonresidential 3" meter:	\$31,769.74 per meter
Nonresidential 4" meter:	\$49,639.74 per meter
Nonresidential 6" meter:	\$99,280.57 per meter
Nonresidential 8" meter:	\$158,848.69 per meter

**Sewer and Water Capital Recovery Connection Fee**

*(North of Duck Creek – In and Out of Town Limits)*

\$3,217.25

**Fee in Lieu of Parkland**

\$509.01 per ADU

*All units after December 4, 1989), if applicable. (Approved Dwelling Unit)*

**Fire Department Impact Fees**

Five-eighths of 1% of the construction value of new residential or commercial construction not to exceed \$3,750.00. Excluding: decks, sheds, residential additions, pools, sidewalks, moving & demolition, signs and renovations/repairs to existing structures.

**Ambulance Impact Fees**

Five-eighths of 1% of the construction value of new residential or commercial construction not to exceed \$3,750.00. Excluding: decks, sheds, residential additions, pools, sidewalks, moving & demolition, signs and renovations/repairs to existing structures.

**School Construction Impact Fees**

Five-eighths of 1% of the construction value of the building permit of new residential Dwellings (including single-family homes, townhouses, apartment units and mobile homes) and new non-residential structures of all types (including tenant fit-outs of existing structures) not to exceed \$3,750.00. Excluding: decks, sheds residential additions, pools, fences, sidewalks, moving and demolition, signs and renovations/repairs to existing structures.

**Electric System Impact Fees**

Residential:

\$1,524.04 per EDU

Commercial:

Varies based on KVA rating of transformer

**Electric Construction Meter (temporary)**

\$50.00

### **Kent County Impact Fees**

Main System Capital Improvement Fee:

Residential	\$2,956.00 per Dwelling Unit
<i>(Effective July 1, 2023)</i>	<i>\$3,059.00 per Dwelling Unit)</i>

Commercial	Varies based on EDU calculation
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District Expansion Fee:

Residential	\$2,626.00 per Dwelling Unit
<i>(Effective July 1, 2023)</i>	<i>\$2,718.00 per Dwelling Unit)</i>

Commercial	Varies based on EDU calculation
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### **Building Permit Fees**

\$60.00 for the first \$1,000 of construction value, \$11.00 for each additional \$1,000 or Portion thereafter up to \$1 million, \$5.50 for each additional \$1,000 over \$1 million.

### **Plumbing**

\$20.00 – 1<sup>st</sup> 5 fixtures, \$2.00 per fixture thereafter.

### **Signs**

\$2.00 per sq. ft. with a minimum \$25.00 fee per sign. Sign re-facing is \$25.00.

### **Primary Structure Moving**

\$500.00 plus any and all expenses incurred by any department or the Town of Smyrna during the move.

### **Accessory Structure Moving**

\$40.00 plus \$0.50 per sq. ft. over 160 sq. ft. plus any and all expenses incurred by the Town.

### **Primary Structure Demolition**

\$500.00 plus any and all expenses incurred by the Town.  
**Bond required** – 150% of contract price.

**Accessory Structure Demolition**

\$40.00 plus \$0.50 per sq. ft. over 160 sq. ft. plus any and all expenses incurred by the Town.

**Bond required** – 150% of contract price.

**Certificate of Occupancy**

\$40.00 payable at issuance of building permit. Applies to all living units and commercial structures.

**Temporary Certificate of Occupancy**

\$100.00 plus 200% of cost for unfinished work.

**Rental License**

\$55.00

**Rental Inspection**

\$55.00

**Rental Re-Inspection**

\$80.00

**Major Subdivision Plan Application (five or more lots)**

Concept Plan Application Fee: \$500.00

Preliminary Plan Application Fee: \$500.00

Per additional lot: \$25.00

Final Plan Application Fee: \$500.00

Per additional lot: \$25.00

Engineering and Legal Review Fees: As applicable

Public Improvements Inspection Escrow: \$1,000.00

Per additional lot: \$100.00

*(Additional escrow may be required based on actual inspection costs)*

Electrical System Escrow\*\*:  
As determined for each project

**Minor Subdivision Plan Application (four lots or less)**

Application Fee:	\$500.00
Engineering and Legal Review Fees:	As applicable
Public Improvements Inspection Escrow:	\$1,000.00
Per additional lot:	\$100.00
<i>(Additional escrow may be required based on actual inspection costs)</i>	
Electrical System Escrow**:	As determined for each project

**Major Resubdivision Plan Application**

Preliminary Plan Application Fee:	\$500.00
Final Plan Application Fee:	\$500.00
Engineering and Legal Review Fees:	As applicable

**Minor Resubdivision Plan Application**

Application Fee:	\$250.00
Engineering and Legal Review Fees:	As applicable
<i>(Additional escrow may be required based on actual review costs)</i>	

**Category A Site Plan Application (Over 50,000 sq.ft. or 50 multi-family dwelling units)**

Concept Category A Site Plan Application Fee:	\$750.00
Preliminary Category A Site Plan Application Fee:	\$750.00
Per additional 1,000 sq.ft.	\$50.00
Final Category A Site Plan Application Fee:	\$750.00
Per additional 1,000 sq.ft.	\$50.00
Engineering and Legal Review Fees:	As applicable

Public Improvements Inspection Escrow:	\$1,000.00
Per additional lot:	\$100.00
<i>(Additional escrow may be required based on actual inspection costs)</i>	
Electrical System Escrow**:	As determined for each project

**Category B Site Plan Application (Less than 50,000 sq.ft. or 50 multi-family dwelling units)**

Optional Concept Category B Site Plan Application Fee:	\$500.00
Preliminary Category B Site Plan Application Fee:	\$500.00
Per additional 1,000 sq.ft.	\$50.00
Final Category B Site Plan Application Fee:	\$500.00
Per additional 1,000 sq.ft.	\$50.00
Engineering and Legal Review Fees:	As applicable
Public Improvements Inspection Escrow:	\$1,000.00
Per additional lot:	\$100.00
<i>(Additional escrow may be required based on actual inspection costs)</i>	
Electrical System Escrow**:	As determined for each project

**Category C Site Plan Application (Minor/Administrative – Commercial/Industrial/Office Additions)**

Category C Site Plan Application Fee:	\$500.00
<b><u>Rezoning Application</u></b>	\$450.00
Each additional acre:	\$25.00
<b><u>Variance Application</u></b>	
Residential:	\$250.00
Non-Residential:	\$500.00

**Conditional Use Application** \$500.00

**Special Exception Application** \$300.00

**Annexation** \$500.00

Per additional acre: \$50.00

**Certificate of Zoning Compliance** \$75.00

**Zoning Appeal\*** \$450.00

**Maintenance Bond**

10% of the cost of improvement installed or \$5,000.00, whichever is greater

**Enforcement Abatement Fees**

Administrative fee: \$50.00

**Grass and Weed Cutting**

Minimum charge: \$100.00

Per hour per person spent on site: \$100.00

**Refuse and Debris Removal**

Minimum charge: \$50.00

Per hour per person spent on site: \$50.00

Per hour per person spent removing and disposing the collected refuse and debris: \$50.00

Landfill disposal fees: As applicable

\*If appeal is successful, this fee shall be refunded to the applicant.

\*\*Includes a 10% administrative overhead charge. Additional escrow may be required because of specific needs of providing service and is based on the actual cost.