



CITY OF BELFAST

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2025 CITY OF BELFAST PERMIT FEE SCHEDULE (Approved by City Council November 5, 2025)

<u>Permit Type</u>	<u>Fee Amount</u>
<p><u>Building</u> Residential</p> <p>Commercial</p> <p>Marine Construction (Docks, Floats, Gangways)</p> <p>Certificate of Occupancy, required for all permitted work except fences and sheds less than 200 sq ft. Required for change of use.</p> <p>Reroofing/Residing Permit <div style="text-align: right; margin-right: 50px;">Residential Non-residential</div> </p>	<p>\$50.00 Minimum fee. Permit fee will be calculated based on .0075 times construction costs. New Construction costs based on Feb. 2025 ICC BVD Tables. Remodel costs based on estimates from applicants and CEO estimates. Written estimates may be required.</p> <p>\$75.00 Minimum fee. Permit fee will be calculated based on .0075 times construction costs. New Construction costs based on Feb. 2025 ICC BVD Tables. Remodel costs based on estimates from applicants and CEO estimates. Written estimates may be required.</p> <p>Same as Commercial.</p> <p>No construction: \$25 0-\$5,000 construction cost: \$50 \$5,000-\$100,000 construction cost: \$75 \$100,000-\$250,000 construction cost: \$100 Above \$250,000 construction cost: \$200</p> <p>\$25.00 Same as commercial building permit</p>
<u>Demolition</u>	\$50.00
<p><u>Electrical</u> Residential Commercial</p>	<p>\$50.00 Minimum fee plus 1% of electrical work price. \$75.00 Minimum fee plus 1% of electrical work price.</p>

<u>Internal Plumbing</u>	\$40.00 Minimum fee plus \$10.00 per fixture. (State Fee Schedule). \$20.00 additional fee for excessive reinspections at LPI discretion.
<u>Subsurface System</u>	State Fee Schedule that is in effect. Local variance fee \$25.00.
<u>Solar Photovoltaic Systems</u>	
Small Scale	Follow building permit fees above based on cost. Add electrical permit fee at \$0.002 per watt.
Medium Scale	Building permit fee fixed at \$5,000. Electrical permit fee \$0.002 per watt.
Large Scale	Building permit fee fixed at \$10,000. Electrical permit fee \$0.002 per watt.
<u>Sheds</u>	
Less than 200 Sq/Ft	\$50.00
More than 200 Sq/Ft	Follow Building Permit fees above
(Sheds 64 sq. feet or less, less than 6' high at the eave, and less than 8' high at the peak do not require a permit but must meet setback of 4 feet from side and rear lot lines. Must also meet applicable front setback.)	
<u>Fences (over four feet in height)</u>	\$50.00
<u>Pools</u>	
Above Ground	\$50.00
In-Ground	Follow building permit fees above
<u>Mobile Home</u>	\$100.00 (covers manufactured portion only. Additional construction such as slab, decks, etc. requires building permit.)
(State of Maine Certificate of Taxes/Sewer Fees Paid on Mobile Home paperwork also required. Title 29-A, Sections 462-4; 1002-9; 2382-10)	
<u>Sign</u>	\$35 for first sign & \$25 for each additional sign for same project.
<u>Home Occupation/B&B</u>	
CEO Review	\$100.00
Planning Board Review	\$200.00
<u>Shoreland</u>	
CEO Review	
Residential & Commercial Structure (includes nonconforming expansions)	\$200.00
Accessory Structure	\$75.00
Vegetation Clearing/Tree Cutting	\$100.00
Shore Stabilization	\$100.00
Existing Docks (No Planning Board Review)	\$100.00
Planning Board Review	
Non-conforming Replacements	\$200.00
Requiring Minor Site Plan Permit	\$200.00
Requiring Major Site Plan Permit	\$500.00
Docks subject to Planning Board review	\$500.00
<u>Floodplain Permit</u>	
Permit subject to CEO Review	
Minor Development	\$100.00
New or Substantially Improved	\$200.00

NOTE REGARDING SITE PLAN, SUBDIVISION PLAN AND USE PERMIT FEES.

Many projects that qualify as a Site Plan, a Subdivision Plan, or Use Permit review pursuant to all three respective Chapters of the City Code; Chapter 90, Site Plan, Chapter 102, Zoning and Subdivision Ordinance. The city will charge the larger of the three fees involved with the review, and will not charge all fees for each project.

Use Permits *	
CEO review (minor)	\$50.00 (No cost for Use Permits with no construction)
CEO review (major)	\$100.00
Planning Board Review (minor, nonconformities)	\$250.00 and cost of publishing public hearing notice
Planning Board Review (Major)	\$1,000.00 and cost of publishing public hearing notice
Planning Board, Use Permit Amendment	\$250 and cost of publishing public hearing notice
Zoning Compliance Letter	\$50.00
* The difference between a Major and minor review is based on the size of a project and the amount of staff time involved with the application review. An example of a minor permit request to the Planning Board is a Nonconforming Use Permit. An example of a Major permit is a retail store of 2,000 Sq/Ft or more.	
Site Plan*	
Minor Site Plan Permit	\$1,000.00 & Advertising costs & Deliberations fee
Major Permit (Site Plan)	\$5,000 & Advertising costs & Deliberations fee
Multi-Family Site Plan Permit	
8 Units or Less	\$1,000.00 plus Advertising costs & Deliberations fee
9 Units or More	\$2,500 basic fee and \$100/unit plus Advertising costs & Deliberations fee
Gravel Pits/Rock Excavation	\$2,000 & Advertising costs & Deliberations fee
Project with Substantial Impact on Environment	\$15,000 & Advertising costs & Deliberations fee
Amendment to Site Plan Permit	\$500.00 & Advertising costs & Deliberations fee
*Deliberation Fees	Amount to be determined by the Department. Deliberations include cost of peer review by City engineer or similar professionals, and costs of legal services incurred by the Planning Board in the review of an application.

<u>Subdivision</u>	
Application Fee	See Below
Deliberations Fee (Engineering Review)	See Below

Subdivision Fees

- **Minor Subdivision (6 lots/units or less):** \$1,000 and advertising costs for Board and staff review of an application. The amount of the deliberations fee will be determined by the Department and will include sufficient funds to pay Board/City need for peer review services by City Engineer or similar professionals and costs of City legal fees incurred by the Board.

- **Major Subdivision (7 lots/units or more):** \$3,000 base fee, and an additional amount of \$100.00 per each lot over 7 lots, and advertising costs for Board and staff review of an application. The amount of the deliberation fee will be determined by the Department and will include sufficient funds to pay Board/City need for peer review services by City Engineer or similar professionals and costs of City legal fees incurred by the Board.

- **Amendment of Approved Subdivision Plan:** \$ 250 minimum and advertising costs for a minor amendment, such as the relocation of a lot line, and \$500 minimum and advertising costs for changes such as increasing the number of lots. An amendment may involve the assessment of a deliberations fee if the Board or Department determine that professional services (e.g. engineering or legal) are needed to assist them in the review of an application.

Contract Rezoning Application

City will use the Site Plan fee schedule to determine the appropriate fee for a contract rezoning review.

Zoning Board of Appeals

Variances	\$250 and cost of required hearing advertisement
Administrative Appeal (CEO Decision)	\$250 and cost of required hearing advertisement
Administrative Appeal (Planning Board decision on Use Permit, Nonconforming, Shoreland and similar minor permits)	\$300 and cost of required hearing advertisement
Administrative Appeal (Planning Board decision on Site Plan or Subdivision)	\$1,000 and cost of required hearing advertisement

Sewer Connection (Residential)

Permit application fee	\$75.00
Plus GPD Usage x \$4.00 per GPD	+ <u>GPD Calculation</u>
	Permit Total determined by the Department

Gallons per day for a residence is calculated based on 90 GPD per bedroom. There may be an amount charged for an escrow account for a road opening fee.

Sewer Connection (Non-Residential) See Staff for Non-Residential connection fees.

Intown Design Review

Type 1 Permit.	\$150
Type 2 Permit.	\$50.00
Type 3 Permit.	\$50.00