



**TOWN OF RIDGEFIELD**  
Planning and Zoning Commission

PRESS RELEASE

**AMENDMENTS TO PLANNING AND ZONING APPLICATION  
FEE SCHEDULE FOR THE TOWN OF RIDGEFIELD**

**Planning and Zoning adopted a revised fee schedule on  
May 12, and June 23, 2026.**

**Effective July 16, 2026**

**REVISED FEE SCHEDULE**

**(Add state and legal notice fees, as applicable)**

**Zoning Permit Fee Schedule (State Fee = \$60 Added)**

Estimated Cost of Construction	Zoning Fee	State Fee	Total Fee
\$0 – \$5,000	\$20.00	\$60.00	\$80.00
\$5,001 – \$20,000	\$30.00	\$60.00	\$90.00
\$20,001 – \$40,000	\$40.00	\$60.00	\$100.00
\$40,001 – \$100,000	\$80.00	\$60.00	\$140.00
\$100,001 – \$500,000	\$200.00	\$60.00	\$260.00
\$500,001 – \$1,000,000	\$400.00	\$60.00	\$460.00
\$1,000,001 – \$3,000,000	\$1200.00	\$60.00	\$1260.00
\$3,000,001 – \$10,000,000	\$4000.00	\$60.00	\$4060.00
\$10,000,001 and up	\$6000.00	\$60.00	\$6060.00

**Sign Fees**

Sign Type	Base Fee	Per Sq. Ft.	State Fee	Total Formula
Temporary Sign	\$50.00	\$5.00	\$60.00	\$50.00+ (\$5 × Area) + \$60
Permanent Sign	\$100.00	\$5.00	\$60.00	\$100.00+ (\$5 × Area) + \$60

**After the fact Permit Fees**

\$ (2 times application fees) + \$60(state fees)

**REVISED FEE SCHEDULE 2026**

<b>Type of Application</b>	<b>Fee Rate</b>	<b>Total</b>
Special Permit (base fee)		
residential use in single-family residential zone	\$75.00 plus \$0.05sf. of building	
residential use in a non-residential zone	\$400.00plus \$0.05sf sf. of building	
non-residential use in a residential zone	\$500plus \$0.1/sf. of building	
non-residential use in a non-residential zone	\$500.00 plus \$0.1 /sf. of building	
MFDD and ARHD zones	\$750plus \$0.1/sf. of building	
Modification, revision, renewal Special Permit	\$500.00	
Excavation, filling, and grading	\$500.00	
Signs	\$150.00	
Fee in Lieu of Tree management	\$To be decided once the Tree management regulation is Adopted	
Short Term Rental	\$300.00	
Bed & Breakfast	\$500.00	
Fee in lieu of parking	\$10,000 per space	
Village District Design Review	\$150.00	
Certificate of Location Approval (Motor Vehicle Licenses)	\$1000.00	
Regulation Text Change Application	\$1000.00	
Zone Change Application	\$1000.00	
Subdivision, PRD or Re-subdivision (including existing lot)	\$600.00per lot	
Modification or revision of approved subdivision or resubdivision plan	\$500.00	
Site Plan Application/Summary Review	\$500.00	
Site Plan Modification or Revision/Revision to Summary review	\$250.00	
Legal Notice Fees		
Notice of Public Hearing for two legal notices	\$120.00	
Notice of Decision	\$60.00	
Public Hearing Fee	50% of base fee	
Permits issued by the Zoning Enforcement Officer		
Excavation permit	\$300.00	
Change of Use permit	\$100.00	
Home-based Business permit ("Level 2")	\$100.00	
Opinion letter or written interpretation	\$50.00	
Temporary sign permit (commercial)	\$50.00 plus \$5.00/ sf.	
Permanent sign permit	\$100.00 plus \$5.00/ sf.	
Short Term Rentals	\$100.00	
Outdoor Dining	\$150.00	
State Fee (municipality is exempt)	\$60.00	\$60.00
<b>Total amount</b>		