

PRESS RELEASE
TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION

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

Planning and Zoning Commission adopted a revised fee schedule on May 12, 2026.

Effective June 30, 2026

FEE SCHEDULE

| Type of Application | Fee Rate | Total |
|--|--|--------------|
| 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 | |
| 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. | |
| State Fee (municipality is exempt) | \$60.00 | \$60.00 |
| | Total amount | |

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 \times \text{Area}) + \60 |
| Permanent Sign | \$100.00 | \$5.00 | \$60.00 | $\$100.00 + (\$5 \times \text{Area}) + \60 |

After the fact Permit Fees

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