



Part I

Section 8

Fee Structure for Land Use Applications



PART I, SECTION 8: FEE STRUCTURE FOR LAND USE APPLICATIONS

A. INTENT

The fees noted below are designed to cover anticipated costs incurred by the County in the review and processing of Land Use applications submitted for consideration.

B. PAYMENT

All fees are payable to the Elbert County Treasurer by cash, check or money order.

C. CONDITIONS

1. The Board of County Commissioners reserves the right to adjust the fees noted whenever, in its opinion, it is necessary to accomplish a change, subject to public notice of any such change.
2. All fees paid are non-refundable, with the exception of those requests which are withdrawn or terminated by the applicant, in writing, prior to the scheduling of the formal application to be heard before the Planning Commission or Board of Adjustments.
3. The fees indicated in this fee schedule shall be paid by all applicants with the exception of Elbert County departments or agencies. The Board of County Commissioners shall determine other exceptions on a case-by-case basis, upon written request of the applicant and submitted through Community and Development Services.
4. Under no circumstance, except as above noted, will any Land Use Application be receipted for processing without the appropriate fee(s) being paid when fees are required. In the event such checks are returned for insufficient funds, there will be an additional charge required before continuing the processing (see current fee schedule).
5. A complete Fee Schedule related to development within the County is posted in Community and Development Services. Appropriate county officials will review fee adequacy at six (6) month intervals and present fee adjustment recommendations to the Board of County Commissioners for modification and adoption by resolution. The fee schedule may include, but not necessarily be limited to the following: an effective date, residential rezoning, non-residential rezoning, concept plan, preliminary plat/residential, preliminary plat/non-residential, final plat, vacation(s), special use review, variance procedure, minor development plat, recorded plat amendments and adjustments, administrative adjustments, interpretations of uses not itemized, sign permits, substitution of original improvement security, mineral exploration permits, recording of modified County Regulations, review of other governmental agencies, impact fees, temporary structure/office permits, building permits, inspections, certificates of occupancy, reviews, bonding, etc. All fees will be set at a level to recover costs incurred by the County to accommodate development. Determination of costs will include, but not be limited to: personnel, benefits, administration, equipment, expert consultation, contracted services, mileage, inspections, etc.



6. The County may solicit expert consultation for complex technical issues. The applicant will be advised of estimated costs regarding independent technical services and consultation, and will provide written agreement for County reimbursement or withdraw the application. Such costs will be paid in full by the applicant at the time of application submittal. The applicant will provide the Community and Development Services Director a signed and dated Application Agreement Form.