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| **Hudson Township**  **Zoning Fee Schedule**  **Adopted February 13, 2023** | |
| **LAND DIVISION APPLICATION**   1. Application (handled at regular board meeting) 2. Application (if special meeting needs to be called for rush handling of application) | $ 150.00  $ 250.00 |
| **ZONING TEXT AND MAP AMENDMENT PETITION**   1. Application Fee 2. Escrow | $ 700.00  $1,500.00 |
| **PREAPPLICATION MEETING FEE**   1. Application Fee 2. Escrow | $ 875.00  $ 700.00 |
| **SPECIAL LAND USE PERMIT ( Plus Site Plan Review Fees)**   1. Application Fee 2. Escrow | $ 700.00  $ 800.00 |
| **SITE PLAN REVIEW**   1. Application Fee (preliminary and final each) 2. Escrow 3. Amendment to site plan 4. Escrow | $ 700.00  $3,000.00  $ 750.00  $1,500.00 |
| **SITE CONDO/SUBDIVISION/PLAT/PLANNED UNIT DEVELOPMENTS** | |
| 1. Application Fee (preliminary and final each) 2. Escrow   1-10 lots  11-15 lots  16-30 lots  31+ lots | $ 700.00  $5,000.00  $6,000.00  $7,000.00  $8,000.00 |
| **PRIVATE ROADS**   1. Private Road Application Fee 2. Shared Access Drive 3. Escrow for Private Road and Shared Access Drive is based on the construction cost of the project:   $0-1000  $1,001-10,000  $10,001-50,000  $50,001-100,000  Over $100,000   1. Private Road or Preexisting Road Variance Application 2. Private Road or Preexisting Road Variance Escrow | $3,500.00  $1,000.00  20%  16%  12%  7%  6%  $ 500.00  $ 800.00 |
| **SPECIAL MEETINGS TOWNSHIP BOARD OR PLANNING COMMISSION** | |
| Per Meeting Fee | $ 700.00 |
| If special meetings of the Township Board or Planning Commission are requested, the  person requesting such meeting shall pay all cost of the meeting incurred by the Township  with the above stated minimum. | |
| **ZONING BOARD OF APPEALS**   1. Application | $ 250.00 |
| **APPLICATION FEES**  Application Fees must be paid in full in order for the application to be considered complete and for project review to start. Application fees are created to cover the Townships direct costs to process an application. | |
| **ESCROW AMOUNT\***  Escrow Amount must be paid in full for an application to be considered submitted and project review to start. Escrow deposit amounts will be used to pay for review of a project. The escrow amounts generally are used to pay outside consultants such as, but not limited to, Attorneys, Planners and Engineers. Escrow amounts may also be used to pay for internal review if the review is completed by the Township. The escrow will be deposited into an individual account. If the escrow account is running low of funds and the project review has not yet been completed, the applicant will need to replenish the escrow amount in $1,000 increments unless an estimate of the total remaining cost of the review of the project has been created then the applicant may replenish the escrow amount based on the remaining estimated cost of review. When all costs incurred by the Township for a project are paid in full and after the Township has made a final decision on the project, any remaining balance in the escrow deposit account will be returned to the applicant. If the developer continues his project and needs to submit any applications to proceed that would require additional escrow amounts, any remaining balance in the original escrow deposit account can be applied to the new escrow deposit account for that project. | |
| **PERFORMANCE AGREEMENT**\*  Some project may require a performance guarantee. In those cases, a cash deposit, certified check, irrevocable letter of credit, or surety bond acceptable to the Township covering the estimated cost of the improvements may be deposited with the clerk of the Township to insure faithful completion of the improvements or reclamation of the site.  \*The Township may request an Escrow or a Performance Agreement Guarantee for any project where one is deemed necessary. | |