

5.13 Fees

- (1) **General.** The subdivider and land divider shall pay the Town all fees required herein and at the times specified. In the event fees are not timely paid, the Town shall not be required to take any further action with respect to the plat or land division, and the applicant shall not be entitled to record same.
- (2) **Preliminary Plat Fees.**
 - (a) **Application Fees.** The subdivider shall pay a fee of \$100.00 plus \$10.00 for each lot within the Preliminary Plat to the Town Administrator at the time of first application for Preliminary Plat approval to assist in defraying the cost of review. The subdivider shall pay a reapplication fee of \$10.00 to the Town Administrator at the time of reapplication for approval of any Preliminary Plat that has previously been reviewed.
 - (b) **Engineering Fee.** The subdivider shall pay a fee equal to the actual cost to the Town for all engineering work incurred by the Town in connection with the plat, including inspections required by the Town. The subdivider shall pay a fee equal to the actual cost to the Town for such inspection as the Town Administrator deems necessary to assure that the construction of the required improvements is in compliance with the plans, specifications and ordinances of the Town or any other governmental authority. The subdivider shall pay the fee within (30) days of each billing by the Town Administrator.
 - (c) **Administrative Fee.** The subdivider shall pay a fee equal to the cost of any legal, administrative or fiscal work, which may be undertaken by the Town in connection with the plat or land division. The subdivider shall pay the fee within fifteen (30) days of each billing by the Town Administrator.

(d) **Escrow For Fees with Application.** At such time as the subdivider submits a Preliminary Plat for review by the Planning Commission or Town Board, they shall deposit with the Town Administrator, in escrow the sum required by the following schedule to guarantee the timely payment of all the Town's fees:

(1) **Subdivisions-including Condominiums: \$1,000 for each five lots or units, up to a maximum of \$5,000.00.**

In the event the amount deposited with the Town Administrator falls below 25% of the amount required to be deposited, the Town shall have the option of requiring the subdivider to replenish the escrow to the original amount required hereunder. In the event the subdivider withdraws his plat or land division, or same is approved, and money remains in escrow over and above the Town's fees, the excess shall be refunded to the subdivider. The escrow account shall not draw interest for the benefit of the subdivider. The Town Administrator shall have the right to draw upon the escrow to reimburse the Town for fees it has incurred in reviewing the plat on a periodic basis. An accounting of all fees incurred by the Town and the status of the escrow shall be provided to the subdivider periodically. In the event the subdivider defaults in establishing or replenishing the escrow, the Town shall not be required to act further upon the subdivider's request and all timelines hereunder shall be voided.

(e) **Condominium Development Application Fee.** The applicant shall pay a fee of \$100.00 plus \$10.00 for each unit shown on a condominium plat. Review and escrow fees shall be paid following the procedures established for Preliminary Plats in 5.13 (2).

(3) **Final Plat Fees.**

- (a) **Application Fees.** The subdivider shall pay a fee of \$100.00 plus \$5.00 for each lot within the Final Plat to the Town Administrator at the time of first application for Final Plat approval of said plat to assist in defraying the cost of review. The subdivider shall pay a reapplication fee of \$10.00 to the Town Administrator at the time of reapplication for approval of any Final Plat, which has previously been reviewed. Review and escrow fees will continue to be charged as per Section 5.12(2).

(4) **Land Division Fees (Certified Survey Maps)**

- (a) **Land Division Application Fee.** The land divider shall pay an application fee of \$300.00.
- (b) **Land Division Review Fees.** As per Section 5.13(2) (b), (c).

(5) **Payment of Fees.**

All appropriate fees must be paid before the Town Chairman or Clerk sign a final plat. Dedication fees for CSM's shall be assessed per lot and be payable upon transfer of ownership or building permit application, whichever comes first.