

**Town of Oakland
Development review and impact fees**

Development review and impact fees are established by Town of Oakland Ordinance 2000-02, enacted 14 March 2000 and valid up to July 27, 2009.

Development review fees

Annexation	\$365.00
Appeals and variances	\$300.00
Commercial / industrial site plan review	
<input type="checkbox"/> < 1 acre or 5,000 ² gross floor area	\$900.00
<input type="checkbox"/> ≥ 1 acre or 5,000 ² gross floor area	\$1,200.00
<input type="checkbox"/> ≥ 2 acre or 10,000 ² gross floor area	\$1,500.00
Comprehensive Plan text amendment	\$1,500.00
Conditional use	\$300.00
Construction improvement plan	\$500.00 + \$10.00 / lot
Development agreement	\$250.00 + attorney fees
Subdivision	
Preliminary	\$650.00 + \$8.00 / lot
Final	\$500.00 + \$8.00 / lot
Future land use map amendment	
<input type="checkbox"/> Small scale (≤ 10 acres)	\$1,000.00
<input type="checkbox"/> Large scale (> 10 acres)	\$1,500.00
Miscellaneous building permit	\$35.00
Miscellaneous engineering review	\$100.00 / hour
Lot Split	\$200
Vacation, Road or Easement	\$200
Rezoning	\$500.00
Special exception	\$300.00
Water availability determination	\$200.00

Planned Unit Development Application Fees

Application	Fee*
Concept Plan	No Charge
Land Use Plan	
Review and Zoning Ordinance	\$2000
Sub-Area CPP Amendments	\$1,500
Development Plan	
Review and Preliminary Plat	\$650 plus \$8 per lot
Final Subdivision Plat	\$500 plus \$8 per lot
Amendment to Approved Land Use/Development Plan	\$750

*Fees do not include any advertising fees that may be required. Impact fees shall be paid at time of building permit submittal.

Residential building permit fee worksheet

Check 1		
Residential administration and plans review fee	\$650.00	
Orange County school impact fee	\$12,420.00	
Total		\$13,070
Check 2		
<input type="checkbox"/> Water connection and meter – single meter	\$2500.00	2,500
<input type="checkbox"/> Water connection and meter – dual meter	\$2600.00	
Check 3		
Water system	\$700.00	
Administrative facilities	\$335.00	
Police protection	\$150.00	
Fire protection	\$100.00	
Waste water facilities	\$100.00	
Parks and recreation	\$350.00	
Roads and transportation	\$1500.00	
Total		\$3,235
Total of checks 1, 2 and 3		
		18,805

Commercial/industrial building permit fee worksheet

Check 1	
Commercial administration and plans review fee	
<input type="checkbox"/> < 1 acre or 5,000 ² gross floor area	\$1,400.00
<input type="checkbox"/> ≥ 1 acre or 5,000 ² gross floor area	\$1,700.00
<input type="checkbox"/> ≥ 2 acres or 12,000 ² gross floor area	\$2,000.00
Check 2	
<input type="checkbox"/> Water connection and meter – single meter	\$3,000.00
<input type="checkbox"/> Water connection and meter – dual meter	\$3,200.00
<input type="checkbox"/> Water connection and meter – >2" meter	determined by Town Manager
Check 3 (impact fees)	
Administrative facilities	\$900.00
Police protection	\$110.00 first 1000 ² , \$0.376 each additional foot ²
Fire protection	\$110.00 first 1000 ² , \$0.097 each additional foot ²
Water system	\$3500.00
Waste water facilities	\$200.00

(worksheet continued on next page)

Commercial/industrial building permit fee worksheet (continued)

Check 3 (impact fees) (continued)	
Roads and transportation	
<input type="checkbox"/> Office 0-100,000 ² gross floor area	\$2,250.00 / 1000 ²
<input type="checkbox"/> Office 100,001-200,000 ² gross floor area	\$2,050.00 / 1000 ²
<input type="checkbox"/> Office > 200,000 ² gross floor area	\$1,720.00 / 1000 ²
<input type="checkbox"/> Retail 0-100,000 ² gross floor area	\$7,370.00 / 1000 ²
<input type="checkbox"/> Retail 100,001-200,000 ² gross floor area	\$6,691.00 / 1000 ²
<input type="checkbox"/> Retail 200,001-300,000 ² gross floor area	\$6,716.00 / 1000 ²
<input type="checkbox"/> Retail 300,001-300,000 ² gross floor area	\$6,019.00 / 1000 ²
<input type="checkbox"/> Hospital	\$2,860.00 / 1000 ²
<input type="checkbox"/> Industrial	\$1,200.00 / 1000 ²
<input type="checkbox"/> Manufacturing	\$600.00 / 1000 ²
<input type="checkbox"/> Warehousing	\$835.00 / 1000 ²
<input type="checkbox"/> Hotel/motel	\$1,100.00 / room
<input type="checkbox"/> Restaurant (high turnover)	\$12,090.00 / 1000 ²
<input type="checkbox"/> Restauramnt (fast food with drive-thru window)	\$28,030.00 / 1000 ²
<input type="checkbox"/> Restaurant (quality)	\$8,550.00 / 1000 ²
<input type="checkbox"/> Bank	\$11,500.00 / 1000 ²
<input type="checkbox"/> Place of worship, assembly	\$1,000 / 1000 ²
<input type="checkbox"/> Mini-warehouse	\$420.00 / 1000 ²
<input type="checkbox"/> Day care	\$3,610.00 / 1000 ²
<input type="checkbox"/> Racquet club	\$1,500.00 / 1000 ²
<input type="checkbox"/> Library	\$5,850.00 / 1000 ²
<input type="checkbox"/> New car sales	\$2,610.00 / 1000 ²
<input type="checkbox"/> Post office	\$7,488.00 / 1000 ²
<input type="checkbox"/> School	\$2,066.00 / 1000 ²
<input type="checkbox"/> Beauty shop	\$1,250.00 / 1000 ²
<input type="checkbox"/> Drug store	\$5,250.00 / 1000 ²
<input type="checkbox"/> Medical / dental office	\$4,400.00 / 1000 ²
<input type="checkbox"/> Auto service	\$2,500.00 / 1000 ²
<input type="checkbox"/> Quick lube center	\$2,881.00 / bay
<input type="checkbox"/> Gas station	\$6,666.00 / pump
<input type="checkbox"/> Gas station with convenience store	\$6,437.00 / pump
<input type="checkbox"/> Convenience store	\$21,459.00 / 1000 ²
<input type="checkbox"/> Convenience store with gas pumps	\$29,187.00 / 1000 ²
<input type="checkbox"/> Car wash and detailing	\$417.00 / stall
<input type="checkbox"/> Bowling alley	\$2,306.00 / 1000 ²
<input type="checkbox"/> Movie theater	\$1,125.00 / 1000 ²
<input type="checkbox"/> Business park	\$2,500.00 / 1000 ²
<input type="checkbox"/> Retirement housing	\$468.00 / dwelling unit
<input type="checkbox"/> Time share	\$761.00 / unit
Total	
Total of checks 1, 2 and 3	