



TOWN OF SOMERS

The Somers Board of Selectmen, at a regular meeting, Thursday, June 6, 2024 at 6:00 PM in the Somers Town Hall Lower Level Conference Room, 600 Main Street, Somers, CT will consider and take action on the following:

Ordinance 114 Fee Schedule Building Official: Increase the building permit and trade permit fees from \$40 to \$42/first \$1,000 of cost of construction.

For further information, contact the Land Use Office of the Town of Somers, 600 Main Street; Phone #860-763-8220.

Dated at Somers, Connecticut this 30th day of May 2024

Jennifer Roy, CZEO
Assistant Director of Land Use/ZEO

To be published: June 1, 2024

PUBLIC NOTICE TOWN OF SOMERS

PUBLIC NOTICE TOWN OF SOMERS LAND USE DEPARTMENT NOTICE

The Town of Somers Land Use Department is requesting the adjustment of the following Building and Mechanical fees:

- The building permit and trade permit fees remain at \$40.00 for the first \$1,000.00 of construction costs,
- The building permit and trade permit fees over the first \$1,000.00 shall increase from \$15 for every \$1,000.00 of construction costs to \$18 for every \$1,000.00 of construction costs, or fraction thereof,
- The certificate of occupancy fee shall increase from \$10 to \$25,
- Reinspection fee shall increase from \$0.00 to \$25.00 for each subsequent re-inspection after two failed inspections,
- The zoning review fee shall increase from \$45.00 to \$50.00

The Somers Board of Selectmen will consider this request at their regularly scheduled meeting on Thursday, July 6, 2023, at 7:00 PM in the Town Hall auditorium.



TOWN OF SOMERS
Office of Zoning Enforcement
600 Main Street
Somers, CT 06071

TO: Somers Board of Selectmen
FROM: Jennifer Roy, Assistant Director of Land Use/ZEO
RE: Building permit fee
DATE: May 31, 2024

I have received notice from Point Software (our on-line permitting program for building and mechanical permits) that they will be increasing our per-permit fee from \$10 per application to \$12 each effective July 1, 2024. This will be the first increase since signing on with Point Software in June of 2022.

As per Town Ordinance (114-6 Establishment of fees (e) The attached fee schedule may be amended from time to time upon vote of the Board of Selectman and shall be based upon recommendations by the Building Official or Fire Marshal. Notice of a proposal to amend existing fee will be published at least five days prior to the date of the meeting at which the Selectmen will consider the proposal. An amended fee schedule shall become effective 30 days following the date of adoption by the Board of Selectmen.) I recommend the following increase in our permit fees:

Schedule of Fees: Building Official

- (a) *Generally*, the building permit and trade permit fees shall be ~~\$40~~ \$42 minimum/first \$1,000 of cost of construction, and \$18 per \$1,000, or fraction thereof, of the cost of the construction.

The proposed increase, if approved would be effective July 1, 2024.

FEES

114 Attachment 1

Town of Somers

Schedule of Fees: Building Official

BUILDING OFFICIAL

- (a) *Generally*, the building permit and trade permit fees shall be \$40 \$42 minimum/first \$1,000 of cost of construction, then \$18 per \$1,000, or fraction thereof, of the cost of the construction.
- (b) *Certificate of occupancy*. The certificate of occupancy fee shall be \$25.
- (c) *Cost of project*. Building and trade permit fees shall be based upon the cost of construction and the materials to be supplied in conjunction with the project described in the permit. The owner or contractor shall supply the Building Official with an estimate of the total job covered under the permit. All trade permits shall have individual costs and fees.
- (d) *Accepted value*. The cost of materials and labor of a project accepted by the building official shall, in no case, be less than the guidelines offered for Connecticut in the latest building valuation data report published by ICC (International Code Council).
- (e) *Affidavit*. An affidavit under oath under penalties of false statement of actual final cost for all new structures and major additions may be required at the discretion of the Building Official. This affidavit shall be signed by the owner, agent or contractor for the project prior to the issuance of a certificate of occupancy and the fee shall then be appropriately adjusted. Affidavits for other construction permit costs may be required by the Building Official.
- (f) *Moving of buildings*. The permit fee for moving a building shall be the same as noted in section (a) General fees. Any additional costs, such as traffic control or newspaper advertising, shall be paid by the applicant in addition to the permit fee.
- (g) *Demolition*. The permit fee for the demolition of buildings shall be the same as noted in section (a) General fees. Letters of disconnect from any applicable utility shall be submitted to the building official prior to the issuance of the demolition permit.
- (h) *State education fee*. The construction and alteration fees include the state education fee established by C.G.S. § 29-252a(b)(2) as amended.
- (i) *Permit fee refunds*. Fees paid prior to review and issuance of a permit may be refunded in full upon written request. Once a permit has been issued and/or mailed, a refund of not more than 50% of the total fee may be granted upon receipt of a written request for a refund.
- (j) *Crumbling foundation building permit fee waiver*. The Building Official is authorized to waive Town fees related to building permits for work on crumbling foundations. (See attached for details.¹) [Added 11-10-2016, effective 2-3-2017]

¹ Editor's Note The attachment is on file in the Town



Board of Selectmen / First Selectman
Town of Somers
600 Main Street
Somers, CT 06071

June 30, 2023

Subject: Building and Mechanical Fees

Dear Sir:

As you will recall, the Land Use Department was asked to review our current building and mechanical fee schedule and make recommendations to bring our fee schedule closer into alignment with surrounding municipalities.

Jennifer Roy conducted research, collated the data, and brought forward her finds.

Based on this information, we recommend the following:

- The building permit and trade permit fees remain at \$40.00 for the first \$1,000.00 of construction costs,
- The building permit and trade permit fees over the first \$1,000.00 shall increase from \$15 for every \$1,000.00 of construction costs to \$18 for every \$1,000.00 of construction costs, or fraction thereof,
- The certificate of occupancy fee shall increase from \$10 to \$25,
- Reinspection fee shall increase from \$0.00 to \$25.00 for each subsequent re-inspection after two failed inspections,
- The zoning review fee shall increase from \$45.00 to \$50.00

We don't recommend increasing the minimum fees because, as you will recall, on June 1, 2022, the Board of Selectmen voted to increase the building permit and trade permit fees from \$30.00 for the first \$1,000.00 of construction costs to \$40.00. This vote was taken when we began using our new online permitting system.

Both the Certificate of Occupancy fee and Zoning review fee have remained unchanged since at least 2014.

The proposed re-inspection fee is new.

As per Town Ordinance 114-6, *Establishment of fees*:

(e) The attached fee schedule may be amended from time to time upon a vote of the Board of Selectman and shall be based upon recommendations by the Building Official or Fire Marshal.

Notice of a proposal to amend the existing fee will be published at least five days prior to the date of the meeting at which the Selectmen will consider the proposal.
 An amended fee schedule shall become effective 30 days following the date of adoption by the Board of Selectmen.

The following schedule is a comparison of Somers and neighboring municipalities:

	Permits (1 st \$1,000/each additional thereafter)	Cert. of Occupancy	Re- inspection	Zoning Review
SOMERS	\$40.00 / \$18.00	\$25.00	\$25.00	\$50.00
STAFFORD	\$40.00 / \$18.00	\$30.00	\$30.00	\$50.00 & \$100.00
ELLINGTON	\$30.00 / \$15.00 <i>*since 2014</i>	\$10.00	-0-	\$80
VERNON	\$30.00 / \$15.00 res. \$30.00 / \$20.00 comm.	\$10.00	\$30.00	\$25.00
ENFIELD	\$50.00 / \$16.50	-0-	-0-	\$35.00
S. WINDSOR	\$60.00 / \$18.00	\$30.00	-0-	\$35.00 res. + \$25 c/o \$50.00 com. + \$30 c/o
TOLLAND	\$30.00 / \$15.00	-0-	\$25.00	\$25 / \$50 / \$75 / \$125

We have posted a notice of the proposed fee adjustments, in the Journal Inquirer, on the Town Website, and on the Clerks Bulletin Board.

I respectfully request that the Board of Selectmen consider increasing our schedule of fees as recommended above.

Respectfully,
 Todd Rolland
 Director of Public Works,
 Deputy Director of Emergency Management,
 Tree Warden
 Town of Somers
 93 Egypt Road
 Somers, CT 06071
 (860)763-8238 - Office
trolland@somersct.gov