

**Proposed Amendment to Cranston Subdivision and Land Development Regulations.
Section III – General Provisions. For discussion March 4, 2025**

B. Filing Fees^{*}**

The following fees shall be paid by an Applicant for the review of any subdivision and/or land development project, for the adequate review and hearing of applications, issuance of permits, and the recording of the decisions thereon:

1. Administrative Subdivision: \$100
2. Minor Subdivision & Land Development Project
 - a. Pre-Application Conference: \$100 + \$20 per unit
 - b. Preliminary Plan: \$300 + \$35 per unit
 - i. With Unified Development Review see table for UDR fee
 - c. Final Plan^{**}: \$200 + \$35 per unit
3. Major Subdivision & Land Development Project
 - a. Pre-Application Conference: \$100 + \$20 per unit*
 - b. Master Plan: \$500 + \$75 per unit*
 - c. Preliminary Plan: \$500 + \$75 per unit*
 - i. With Unified Development Review see table for UDR fee
 - d. Final Plan^{**}: \$300 + \$75 per unit*

*For commercial or industrial developments, and non-residential elements of Mixed Used Planned Districts, unit fees indicated above shall be assessed per developed acre or per 1,000 square feet of gross floor area, whichever is greater. For residential developments the unit fee is per residential unit.

**If Final Plans are not recorded either within one (1) year of the approval of Preliminary Plans [if a project is bonded] or by the time specified in the City Plan Commission's decision [if the public improvements are to be constructed by the Applicant] the fee to be charged at the Final Plan stage is increased by 50%.

***This fee schedule shall be effective as of date of adoption and shall be automatically adjusted on July 1st in subsequent years. The basis for said adjustment shall be the percentage increase/decrease in the Planning Department's budget between the then fiscal year and the upcoming fiscal year.

4. Recording Fees: As provided in RIGL Title 34, Chapter 13.
5. Inspection Fees: Two percent (2%) of the total estimated cost of all required improvements as estimated in accordance with the procedure established in Section VII of these Regulations. Inspection fees shall be paid in full before construction begins of any improvements requiring inspection.
6. Advertising / Mailings: The cost of all required advertisements and mail notices for all Applications shall be borne by the Applicant.
7. Extensions of Time:
 - a. Administrative Subdivision:.....\$100
 - b. Minor Subdivision:.....\$100
 - c. Major Subdivision:.....\$300
 - d. Land Development Project:.....\$300
8. Reinstatement of Approval:
 - a. Minor Subdivision:.....\$200
 - b. Major Subdivision:.....\$600
 - c. Land Development Project:.....\$600
9. Professional Review Fees:
 - a. The City Plan Commission may require an Applicant to pay professional review fees so that the City may hire outside professionals to conduct peer review of impact analyses submitted by Applicant and to conduct independent reviews. The elements of an Application for which the Commission may require professional review fees shall include, but not be limited to, the following: drainage, traffic, noise, environmental assessments, and geotechnical sampling and testing. The amount of the fee shall be based upon written cost estimates prepared by qualified consultants in response to a written scope of work prepared by the Administrative Officer. The Applicant shall be afforded opportunity to review and comment on the scope of work and the proposed fees. These review fees shall be deposited in an escrow account established by the City and dedicated solely for expenditure to the selected consultant.
 - b. When such peer review is required by the City Plan Commission, the Commission shall so indicate at the Master Plan stage of review, based upon

a recommendation of staff. This shall not preclude the City Plan Commission from requiring such outside professional review at a later stage in the review process if additional information is received which leads the Commission to believe that such is required for an adequate review of the Application.

- c. As part of the public record the City Plan Commission shall indicate its intent to spend any portion of this account and shall specify the purpose for the proposed expenditure(s). Those funds deposited by the Applicant and not spent by the City Plan Commission in the course of its review shall be returned to the Applicant within thirty (30) days after the City Plan Commission renders its final decision on the Application.

10. Stenographer Fee:\$350.00

- 11. Unified Development Review: ~~In addition to the relevant file fees for a subdivision or land development project application~~ As Unified Development Review involves review and relief under both the subdivision regulations and zoning ordinance, in addition to the fees proscribed in subsection (1) through (6)) of this section the following fees will apply to each structure or use that requires zoning relief. If multiple structures or uses require zoning relief on the same lot, the fee will be applied for each structure and/or use requiring zoning relief. See ~~\$17.108.160 of the Zoning Ordinance for filing fees:~~

<u>Use / Structure Requiring Relief</u>	<u>Fee</u>
<u>Residential Units</u>	
<u>1-or 2 family (incl. additions/alternations & ADUs)</u>	<u>\$150.00 unit</u>
<u>Multi-family (incl. additions/alterations)</u>	<u>\$450.00 + \$50.00/unit</u>
<u>Commercial and industrial buildings</u>	
<u>up to 5,000 SF. (incl. additions/alterations)</u>	<u>\$550.00</u>
<u>5,000–10,000 SF. (incl. additions/alterations)</u>	<u>\$800.00</u>
<u>10,000 SF. (incl. additions/alterations)</u>	<u>\$1,050.00</u>