

Thorndike Permit Fees – Established 4/20/2016 – Page 1 of 6

Ordinance	Activity	Permit	Fee	Notes
Land Use	Create new lot	Lot Permit	\$50	All Land Use Ordinance Fees Double if Activity Started Prior; also potential \$100 fine/day in violation
	Create/Alter Driveway	Entrance Permit	\$25	Also need MaineDOT Entrance Permit if on Route 139 or 220
	Create/alter Farm/logging road	Entrance Permit	\$25	
	Waiver from Emergency Vehicle Standard	Emergency Vehicle Access Evaluation	\$25	Fire Chief or designee; pay to Firemen’s Fund at end of year.
	Install new plumbing	Plumbing Permit	State Minimum (see attached)	
	New or expanded septic or add dwelling unit	Subsurface Waste Disposal Permit	State Minimum (see attached)	Subsurface Waste Disposal Permit also needs System Design by Licensed Site Evaluator
	Build or place new dwelling or commercial structure	Building Permit	\$55	
	Replace mobile home on previously permitted lot	Building Permit	\$30	
	Addition/Outbuilding	Building Permit	\$25	
Shoreland Zoning	See page 10 of ordinance; includes activities not otherwise regulated, e.g. earth moving, clearing of vegetation, campsites, home occupations	Shoreland Zoning Permit	\$0	Note some things like road/driveway construction, home occupations go to PB (perhaps should add note in Land Use Ordinance re Entrance Permits?)
Subdivision	Create a subdivision (defined in 30-A §4404, not in ordinance)		\$100 per lot or dwelling unit	Subdivider pays for certified mail to abutters, professional stormwater & soil analyses plus independent reviewers if required

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Ordinance	Activity	Permit	Fee	Notes
Road	Construct, widen, alter private road	Road Permit	\$50	
	Waiver from Emergency Vehicle Standard	Emergency Vehicle Access Evaluation	\$25	
	Request Town Accept Road	Road Acceptance Petition	\$0	Petitioner pays for PE to prepare plans and all ID & safety signs
		Inspection during construction	\$50 per 500' or portion thereof	Petitioner pays for PE to certify road built to specs
		Inspection post construction	\$50 per 500' or portion thereof	Unknown number of inspections during over 2 year waiting period
		Certificate of Compliance	\$0	
Site Plan Review	Non-residential use of over 10k sf of enclosed floor area or impervious surface	Site Plan Permit	\$50 plus fee for related permits to be reviewed together (see note)	Roads, driveways, ag, timber, temporary activities & subdivisions excluded
	Construction or excavation of over 20k sf of land area			\$50 includes 1 principal structure; add \$50 for each principle structure and \$25 per outbuilding
	Any activity generating over 200 vehicle trips/day			Planning Board can rebate portion of fees if deemed excessive at end of process
	Any activity generating more than background level of noise, odor or glare w/o adequate buffering			Applicant has to prepare studies; Planning Board can require independent reviews
Cell Tower		Site Permit	\$1,000	Other studies required; see ordinance for details
Solar Farm		Site Permit	\$1,000	Other studies required; see ordinance for details

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Ordinance	Activity	Permit	Fee	Notes
Wind Energy Facility Ordinance	Over 100kW generating capacity	Site Permit	\$2,500 plus \$500 per turbine	Lots of expensive studies required (see ordinance for details)
		Operational License Application	\$1,000	
		Operational License Annual Fee	\$250	

See Following Pages for State Plumbing & Subsurface Wastewater Disposal System Fees

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INTERNAL PLUMBING FEES PER STATE RULE (10-144 c240 as of April 2016)

SECTION 5. PERMIT, INSPECTION FEES AND DISBURSEMENTS

- A. The minimum permit fees, assessed by municipalities, are listed in Table E. Municipalities may assess additional permit fees, above those listed in Table E, if authorized to do so by local ordinance, along with any monetary penalties assessed, pursuant to 30-A M.R.S. § 4452(3). The entire additional permit and any penalty fees are retained by the municipality. Pursuant to Maine law, municipalities must retain 75% of the minimum permit fees and must forward 25% to the Department (75% : 25%).
- B. Special fees and disbursements. There are additional special fees, which may be received by the municipality. These fees are:
- (1) Late permit fee. A person who starts construction without first obtaining a permit must pay double the permit fee. Double fees charged are considered a minimum permit fee, and, therefore, the 75% : 25% disbursement applies.
 - (2) Additional inspections and fees. Inspections and fees, in addition to those mandated by the Rules, may be required by the LPI, by the adoption of a local ordinance. Additional inspections may also be required by the LPI, when work is found to be incomplete, or in non-compliance, or when access cannot be obtained at a prearranged date and time. In such cases, additional inspection fees may be assessed by the municipality. The entire additional inspection fee is retained by the municipality.
 - (3) Local variance review fees. Fees assessed for review of local variances, as listed in the Subsurface Wastewater Disposal Rules, 10-144 CMR 241, are considered part of the total permit fees. The variance review fee must be included in the total permit fee and disbursed in the 75% : 25% proportion.

Table E: Permits for Internal Plumbing

Minimum fee, includes up to four fixtures	\$40.00
Individual fixtures, each, above four total	\$10.00
Hook up to public sewer	\$10.00
Hook up to existing subsurface system	\$10.00
Piping relocation with no new fixtures	\$10.00
Permit transfer	\$10.00

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SEPTIC DISPOSAL FEES (Excerpt from 10-144 CMR 241 – April 2016)

C. FEES

1. General: A disposal system permit to begin work for new construction or alteration must not be issued until the prescribed disposal system permit fee has been paid. Reference: 30-A M.R.S. § 4211.
2. Fee schedule: Minimum disposal system permit fees assessed by municipalities are listed in Table 3A. Pursuant to 30-A M.R.S. § 4215(4), municipalities retain 75 percent of those minimum permit fees and must forward the remaining 25 percent to the Department. Review fees, assessed by the Department, are listed in Table 3B. Note: Municipalities may assess additional permit fees, above those listed in Table 3A, if authorized to do so by local ordinance, along with any monetary penalties assessed, pursuant to 30-A M.R.S. §4452(3). The entire additional permit and any penalty fees are retained by the municipality.

**TABLE 3A
MUNICIPAL AND LUPC TERRITORIES PERMIT FEE SCHEDULE**
(Fees to be paid to the municipality/LPI)

Permits for complete disposal system and variance	
Engineered system	\$200.00
Non-engineered system	\$250.00
Primitive system (includes one alternative toilet)	\$100.00
Separate grey waste disposal field	\$35.00
Seasonal conversion permit	\$50.00
First-Time System Variance	\$20.00

Permits for separate parts of disposal system	
Alternative toilet (only)	\$50.00
Disposal field only (engineered system)	\$150.00
Disposal field only (non-engineered)	\$150.00
Treatment tank only (non-engineered)	\$150.00
Treatment tank (engineered system)	\$80.00
Holding tank	\$100.00
Other components (complete pump station, piping, other)	\$30.00

- (a) Late permit fee: A person who starts construction without first obtaining a disposal system permit must pay double the permit fee indicated in Table 3(A).

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(b) Additional inspection fee: Inspections and fees, in addition to those mandated by these Rules, may be required by the LPI, through adoption of a local ordinance. Additional inspections may also be required by the LPI when work is found to be incomplete at a prearranged inspection, when work is found to be unsatisfactory, or when access cannot be obtained at a prearranged date and time. In such cases, additional inspection fees may be assessed by the municipality, with the entire additional fees being retained by the municipality.

TABLE 3B

DEPARTMENT REVIEW FEE SCHEDULE
(Fees to be paid directly to the Department)

Engineered system review	\$100.00
Minimum lot request review fee	\$50.00
Multi-user review fee	\$100.00
Licensed Establishment Review	\$20.00
Microfilm Record Search	\$15.00