

MONTACHUSETT REGION BUILDING PERMIT FEES - RESIDENTIAL

COMMUNITY	POPULATION (DOR as of 5/15/17)	RESIDENTIAL (1 & 2 FAMILY)																						COMMENTS
		NEW CONSTRUCTION (original)						EXISTING STRUCTURES																
HOUSE	ATTACHED GARAGE	PORCH/DECK	KITCHENS & BATHS	FINISHED BASEMENT	WALK-UP ATTIC	ADDITION	RENO	BARN/DETACHED GARAGE	PORCH/DECK	RESIDING	WINDOW/DOOR REPLACEMENT	ROOFING	WOOD STOVE	STORAGE SHED	SWIMMING POOLS AG=above ground IG=in ground	DEMO	SHEET METAL	SIGNS	PARTY TENTS	SOLAR	FINES/VIOLATIONS			
LEOMINSTER	41,445	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	\$22/\$1K cost for 1st \$1K then \$7/each additional \$1K	Permit fees doubled w/out a building permit		
FITCHBURG	40,499	UNAVAILABLE DUE TO CHANGES BEING MADE																						
GARDNER	20,270	\$0.58/ft ²	\$0.58/ft ²	\$0.58/ft ²	\$0.75/ft ²	\$0.58/ft ²	\$0.47/ft ²	\$0.47/ft ²	\$0.30/ft ²	\$25 + \$0.20/ft ² over 100 ft ²	\$40	\$25 up to 4. \$2.75 each additional	\$40	\$25	\$0.30/ft ²	AG=\$35 IG=\$45	\$35		1-60ft ² = \$40 >60ft ² = \$40 + \$1/add. ft ²			Permit fees doubled w/out a building permit	Minimum building permit fee = \$25	
CLINTON	13,750	\$60 app fee + \$50/ft ²	\$60 app fee + \$40/ft ²	\$60 app fee + \$40/ft ²	\$60		\$60 + \$50/ft ²		\$60 + \$40/ft ²	\$60 + \$40/ft ²	\$60	\$60	\$60	\$60	\$60	\$60	\$10/\$1K costs	\$5/\$1K costs	\$60			\$250 and/or double the permit fee		
ATHOL	11,626	SFD=\$75 + \$0.50/ft ² Two-family = \$100 + \$0.50/ft ²	\$50 + \$0.20/ft ²	\$50 + \$0.20/ft ²			\$50 + \$0.50/ft ²	\$50 + \$0.50/ft ²	\$50 + \$0.50/ft ²	\$50	\$50	\$50	\$50	\$50 + \$0.50/ft ²	AG=\$50 IG=\$100	\$50				\$50	\$7/\$1K costs.			
GROTON	11,225	\$75/ft ² + \$10/\$1K value. Minimum = \$100	\$40/ft ² + \$10/\$1K value. Minimum = \$80	Screened=\$45/ft ² + \$10/\$1K value. Covered=\$40/ft ² + \$10/\$1K value. Uncovered=\$30/ft ² + \$10/\$1K value. Minimum=\$80	\$40/ft ² + \$10/\$1K value. Minimum = \$80	\$75/ft ² + \$10/\$1K value. Minimum = \$100	\$75/ft ² + \$10/\$1K value. Minimum=\$100	\$40/ft ² + \$10/\$1K value. Minimum=\$80	\$40/ft ² + \$10/\$1K value. Minimum=\$80	\$10/\$1K value. Minimum=\$60	\$10/\$1K value. Minimum=\$60	\$10/\$1K value. Minimum=\$60	\$50	≤120ft ² =\$40. >120ft ² =\$10/\$1K value. Minimum=\$60	AG=\$80 IG=\$150 W/ jacuzzi=\$200	Dwelling=\$150 Accessory Structure=\$60	\$10/\$1K value. Minimum=\$60		\$60			Permit fees tripled w/out a building permit	Any Permit fee >\$25 will be charged an additional 6% admin fee.	
LUNENBURG	11,110	\$71/ft ² + \$10/\$1K value	\$20/ft ² + \$10/\$1K value	\$25/ft ² ≤ 300 ft ² , \$50/ft ² > 300 ft ²	\$15/ft ² + \$10/\$1K value		\$71/ft ² + \$10/\$1K value	\$71/ft ²	\$25/ft ² ≤ 300 ft ² , \$50/ft ² > 300 ft ²	\$25/ft ² ≤ 300 ft ² , \$50/ft ² > 300 ft ²	\$50	\$50	\$50	\$25	\$25/ft ² ≤ 300 ft ² , \$50/ft ² > 300 ft ²	AG=\$50 IG=\$100	\$50	\$25	\$25		\$50	2nd story unfinished = \$45/ft ² . Basement unfinished = \$10/ft ² . Garage unfinished = \$15/ft ² . All plus \$10/\$1K value.		
WINCHENDON	10,609	0-1,000ft ² =\$690 1,001-1,250ft ² =\$820 1,251-1,500ft ² =\$940 1,501-1,750ft ² =\$1,060 1,751-2,000ft ² =\$1,180 2,001-2,250ft ² =\$1,310 2,251-2,500ft ² =\$1,430 2,501-2,750ft ² =\$1,550 2,751-3,000ft ² =\$1,670 Each add. 250ft ² =\$120	same	same	same	same	\$50 for 1st \$2K of cost + \$5/each additional \$1K cost	\$50 for 1st \$2K of cost + \$5/each additional \$1K cost	<120ft ² =\$0 120-200ft ² =\$50 201-500ft ² =\$100 >500ft ² =\$200	<120ft ² =\$0 120-200ft ² =\$50 201-500ft ² =\$100 >500ft ² =\$200						\$50			1-25ft ² =\$50 26-50ft ² =\$100 >50ft ² =\$200			Permit fees doubled w/out a building permit	Minimum building permit fee = \$50	
TOWNSEND	9,408	Ft ² x \$101.95 x .0075	Ft ² x \$101.95 x .0075	Ft ² x \$39.61 x .0075			Ft ² x \$101.95 x .0075	Ft ² x \$39.61 x .0075	Ft ² x \$39.61 x .0075	Porch = ft ² x \$39.61 x .0075 Deck = \$20 + (ft ² x \$20 x .0075)	\$50	\$40 up to 6. \$2 each additional	\$50	\$50	Ft ² x \$39.61 x .0075	AG=\$65 IG=\$150 Hot tub = \$30	\$75		1-50ft ² =\$40 >50ft ² =\$40 + \$30/ft ² over.		\$150	Permit fees doubled w/out a building permit	Follows ICC Fee Schedule	
TEMPLETON	8,168	Ft ² x \$101.95 x .0075	Ft ² x \$101.95 x .0075	Ft ² x \$39.61 x .0075			Ft ² x \$101.95 x .0075	Ft ² x \$39.61 x .0075	Ft ² x \$39.61 x .0075	Porch = ft ² x \$39.61 x .0075 Deck = \$20 + (ft ² x \$20 x .0075)	\$100	\$10/\$1K cost	\$50	\$50	Ft ² x \$39.61 x .0075	AG=\$75 IG=\$150	\$75	\$75	\$10/\$1K cost		\$10/\$1K cost	Permit fees doubled w/out a building permit	Follows ICC Fee Schedule	
LANCASTER	8,111	\$10 per \$1,000 of construction costs for all residential																						
STERLING	7,941	\$50 app fee + \$10/\$1K cost	\$10/\$1K cost	\$10/\$1K cost			\$10/\$1K cost	\$10/\$1K cost	\$10/\$1K cost	\$10/\$1K cost	\$10/\$1K cost	\$10/\$1K cost	\$10/\$1K cost	\$50	\$10/\$1K cost	\$10/\$1K cost	\$75	\$10/\$1K cost	\$50	\$50	\$10/\$1K cost	Permit fees doubled w/out a building permit		
AYER	7,913	SFD=\$0.57/ft ² Multifamily=\$0.62/ft ² \$400 deposit req'd at initial application.	\$0.57/ft ² \$400 deposit req'd at initial application	\$0.57/ft ² \$400 deposit req'd at initial application	\$0.62/ft ² \$400 deposit req'd at initial application	\$0.25/ft ² \$400 deposit req'd at initial application	\$21 for \$100-\$500 cost \$51.50 for \$501-\$999 cost \$103 for \$1K-\$10K cost \$10.30/\$1K cost for >\$10,001 cost	\$21 for \$100-\$500 cost \$51.50 for \$501-\$999 cost \$103 for \$1K-\$10K cost \$10.30/\$1K cost for >\$10,001 cost	\$10.30/\$1K cost \$51.50 minimum	\$21 for \$100-\$500 cost \$51.50 for \$501-\$999 cost \$103 for \$1K-\$10K cost \$10.30/\$1K cost for >\$10,001 cost	\$62	\$31		>200ft ² = \$62	AG=\$82.50 IG=\$103	\$10.30/\$1K cost. \$103 minimum. \$25 deposit required.	\$10.30/\$1K cost. \$103 minimum		\$25/tent	\$10.30/\$1K cost. \$103 minimum		Permit fees tripled w/out a building permit		
WESTMINSTER	7,462	\$25 app fee + construction value X .008	\$25 app fee + construction value X .009	\$25 app fee + construction value X .010			\$25 + construction value X .008	\$25 + construction value X .008	\$25 + construction value X .008	\$25 + construction value X .008	\$25 + construction value X .008	\$25 + construction value X .008	\$25 + construction value X .008	\$25 + construction value X .008	AG=\$50 IG=\$100	\$75	\$25		1-10 ft ² =\$35 >10 ft ² =\$75			w/out a building permit \$300 or double Permit fees whichever is greater		
SHIRLEY	7,337	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$12/\$1K cost. \$50 minimum fee	\$75	\$12/\$1K cost. \$50 minimum fee	\$35						

MONTACHUSETT REGION BUILDING PERMIT FEES - RESIDENTIAL

COMMUNITY	POPULATION (DOR as of 5/15/17)	RESIDENTIAL (1 & 2 FAMILY)																				FINES/VIOLATIONS	COMMENTS	
		NEW CONSTRUCTION (original)						EXISTING STRUCTURES																
		HOUSE	ATTACHED GARAGE	PORCH/DECK	KITCHENS & BATHS	FINISHED BASEMENT	WALK-UP ATTIC	ADDITION	RENO	BARN/DETACHED GARAGE	PORCH/DECK	RESIDING	WINDOW/DOOR REPLACEMENT	ROOFING	WOOD STOVE	STORAGE SHED	SWIMMING POOLS AG=above ground IG=in ground	DEMO	SHEET METAL	SIGNS	PARTY TENTS	SOLAR		
HARVARD	6,568	\$0.60/ft ²	\$0.30/ft ²	\$0.15/ft ²			\$0.30/ft ²	\$0.50/ft ² , \$360 minimum. If cost >\$72K = \$5/\$1K cost	\$0.40/ft ² \$250 minimum	\$0.30/ft ² \$215 minimum. If cost >\$50K= \$5/\$1K cost.	\$0.25/ft ² \$250 minimum	Whole \$150 Partial \$75	\$0.30/ft ² 1-5 = \$120 6+ units=\$120 + \$10/unit	\$60	\$40	\$60	\$215	\$100/building	\$450/house \$120/reno		\$25/tent	\$250	Permit fees doubled w/out a building permit	Projects <\$1K in value, Bldg. Commissioner will determine fee based on # of inspections.
ASHBURNHAM	6,181	SFD = \$0.75/ft ² Multifamily= \$1.50/ft ²	\$0.50/ft ²	\$50 + \$0.20/ft ² over the 1st 100ft ²	\$0.75/ft ²	\$0.50/ft ²		\$0.50/ft ²	\$0.50/ft ²	\$50 + \$0.20/ft ² for each ft ² over 100ft ²	\$50 + \$0.20/ft ² for each ft ² over 100ft ²	\$50 + \$7/\$1K value	\$40 up to 4 \$5 each over 4	\$50 + \$7/\$1K value	\$50 chimney. \$75 each fireplace	\$50 + \$0.20/ft ² for each ft ² over 100ft ²	AG=\$50 IG=\$100	\$75	1% of total cost	1-60ft ² = \$70 >60ft ² = \$70 + \$1/ft ² >60ft ²		1% of total cost	Permit fees doubled w/out a building permit w/ max. \$300 fine	Minimum bldg permit fee = \$30 if construction value <\$500. \$50 if value >\$500
HUBBARDSTON	4,523	\$8/\$1K value + \$65/ft ²	\$8/\$1K value + \$40/ft ²	\$8/\$1K value + \$45/ft ² uncovered. + \$55/ft ² covered.				\$8/\$1K value + \$75/ft ²	\$8/\$1K value	\$8/\$1K value + \$50/ft ²	\$8/\$1K value + \$45/ft ² uncovered. + \$55/ft ² covered.	\$100		\$40 standard materials. Single ply, rubber/tar/gravel = \$0.10/ft ²	\$8/\$1K value + \$50	<120ft ² =\$0. >120ft ² = \$8/\$1K value + \$50/ft ²	AG = \$50 IG = \$8/\$1K value	\$75/bldg			\$50	Permit fees doubled w/out a building permit	Finished 2nd story = \$55/ft ² . Unfinished 2nd story = \$45/ft ² . Finished basement = \$45/ft ² . Unfinished basement = \$40/ft ² . Add 3% Technology fee to all Building permits.	
ASHBY	3,209	\$25 for 1st \$1K value, \$10/each \$1K value thereafter																					Permit fees doubled w/out a building permit	
PHILLIPSTON	1,734	\$0.53/ft ²						\$0.43/ft ²	\$0.43/ft ²	<200ft ² = \$0 ≥200ft ² = \$0.15/ft ²	<100ft ² = \$0 ≥100ft ² = \$45 + \$0.20/ft ²	\$45	\$45	\$45	\$25	<200ft ² = \$0 ≥200ft ² = \$0.15/ft ²	AG = \$40 IG = \$100	\$40		1-60ft ² = \$40 >60ft ² = \$1/ft ²		\$150	Permit fees doubled w/out a building permit	
ROYALSTON	1,269																							
PETERSHAM	1,246	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$0.40/ft ² \$50 minimum	\$25		\$25	\$25	\$0.40/ft ² \$50 minimum	AG = \$25 IG = \$75	roofing/ siding = \$25		\$25				

MONTACHUSETT REGION BUILDING PERMIT FEES - COMMERCIAL/INDUSTRIAL

COMMUNITY	POPULATION (DOR as of 5/15/17)	COMMERCIAL													INDUSTRIAL	
		NEW CONSTRUCTION	ALTERATIONS	DEMOLITION	ROOFING/SIDING	WINDOWS	SIGNS	WIRELESS COMMUNICATION TOWER	SOLAR	CONSTRUCTION TRAILER	SHEET METAL	TENTS	CHANGE OF USE	REVIEW OF PLANS	INDUSTRIAL NEW CONSTRUCTION	INDUSTRIAL ALTERATIONS
LEOMINSTER	41,445	\$22/\$1K cost for 1st \$1K then \$7/\$1K thereafter.	\$22/\$1K cost for 1st \$1K then \$7/\$1K thereafter.	\$22/\$1K cost for 1st \$1K then \$7/\$1K thereafter.	\$22/\$1K cost for 1st \$1K then \$7/\$1K thereafter.	\$22/\$1K cost for 1st \$1K then \$7/\$1K thereafter.	\$22/\$1K cost for 1st \$1K then \$11/\$1K thereafter.	\$22/\$1K cost for 1st \$1K then \$7/\$1K thereafter.	\$22/\$1K cost for 1st \$1K then \$7/\$1K thereafter.							
FITCHBURG	40,499	UNAVAILABLE DUE TO CHANGES BEING MADE														
GARDNER	20,270	\$0.58/ft ²	\$50 minimum + \$0.25/ft ² over 250 ft ²	\$100	\$4.50/\$1K value. \$100 minimum	\$50 up to 4 units, \$5.25/each additional unit	1-60 ft ² = \$40 >60 ft ² = \$40 + \$1/each additional ft ²								\$0.35/ft ²	\$50 minimum + \$0.20/ft ² over 500 ft ²
CLINTON	13,750	\$250/\$500 + \$10/\$1K/ft ²	\$250/\$500 + \$10/\$1K/ft ²	\$250/\$500 + \$10/\$1K/ft ²	\$250/\$500 + \$10/\$1K/ft ²	\$250/\$500 + \$10/\$1K/ft ²	\$30 + \$5/\$1K cost								\$250/\$500 + \$10/\$1K/ft ²	\$250/\$500 + \$10/\$1K/ft ²
ATHOL	11,626	\$150 + \$0.40/ft ²	\$100 + \$0.06/ft ²	\$100	\$100		\$50	\$7/\$1K construction cost	\$7/\$1K construction cost	\$50			\$25		\$150 + \$0.40/ft ²	\$100 + \$0.06/ft ²
GROTON	11,225	\$12/\$1K value. \$600 minimum	\$10/\$1K value. \$300 minimum	\$5/\$1K value. \$150 minimum	\$10/\$1K value. \$150 minimum	\$10/\$1K value. \$150 minimum		\$4/ft of height. Colocation = \$200. Ground structure = \$10/\$1K value, \$250 minimum.		\$100/trailer	\$12/\$1K value, \$150 minimum	<1Kft ² =\$40/tent. >1Kft ² =\$65/tent.	\$200 - if no construction involved.			
LUNENBURG	11,110	\$10/\$1K value	\$10/\$1K value	\$10/\$1K value	\$10/\$1K value	\$10/\$1K value			\$10/\$1K value							
WINCHENDON	10,609	\$50 for <\$1K cost. \$150 for >\$1K cost, + \$10/\$1K cost up to \$1M cost, add \$5/\$1K cost over \$1M	same	same	same	same	1-25ft ² =\$50 26-50ft ² =\$100 >50ft ² =\$200									
TOWNSEND	9,408	Will be calculated using ICC , Building Safety Journal, Table Feb. 2009			\$100/2,000ft ² + \$2/additional ft ²				\$0.015/watt							
TEMPLETON	8,168	\$12/\$1K cost	\$12/\$1K cost	\$12/\$1K cost	\$100/2,000ft ² + \$2/each additional 100ft ²	\$12/\$1K cost	\$12/\$1K cost	\$12/\$1K cost	\$12/\$1K cost	\$12/\$1K cost	\$12/\$1K cost	\$75	\$25	\$500	\$12/\$1K cost	\$12/\$1K cost
LANCASTER	8,111	\$13.75/\$1K cost for all other than residential	\$13.75/\$1K cost for all other than residential	\$13.75/\$1K cost for all other than residential	\$13.75/\$1K cost for all other than residential											
STERLING	7,941	\$100 + \$10/\$1K cost.	\$100 + \$10/\$1K cost.	\$100 + \$10/\$1K cost.	\$100 + \$10/\$1K cost.											
AYER	7,913	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required			\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	\$12.36/\$1K cost. \$103 minimum. 10% fee deposit required	
WESTMINSTER	7,462	\$25 + construction value X .008	\$25 + construction value X .008	\$25 + construction value X .008	\$25 + construction value X .008		1-10 ft ² = \$35 >10 ft ² = \$75									
SHIRLEY	7,337															
HARVARD	6,568	\$12/\$1K of construction cost. \$360 minimum	\$12/\$1K of construction cost. \$360 minimum	\$12/\$1K of construction cost. \$360 minimum	\$12/\$1K of construction cost. \$360 minimum		\$120 minimum. If cost >\$10K, then = \$12/\$1K cost. Any additional signs at same address = \$25 each	Initial construction = \$3,000 Co-locators = \$500 each								

MONTACHUSETT REGION BUILDING PERMIT FEES - COMMERCIAL/INDUSTRIAL

COMMUNITY	POPULATION (DOR as of 5/15/17)	COMMERCIAL												INDUSTRIAL		
		NEW CONSTRUCTION	ALTERATIONS	DEMOLITION	ROOFING/SIDING	WINDOWS	SIGNS	WIRELESS COMMUNICATION TOWER	SOLAR	CONSTRUCTION TRAILER	SHEET METAL	TENTS	CHANGE OF USE	REVIEW OF PLANS	INDUSTRIAL NEW CONSTRUCTION	INDUSTRIAL ALTERATIONS
ASHBURNHAM	6,181	\$1.50/ft ²	\$1.50/ft ²	\$200	\$100 + \$7/\$1K construction value. same for Industrial	\$60 up to 4 units, \$6 each additional	1-60ft ² = \$70 >60ft ² = \$70 + \$1/ft ² >60ft ²	1% of total cost	1% of total cost		1% of total cost				\$0.75/ft ²	\$0.75/ft ²
HUBBARDSTON	4,523	\$10/\$1K value					TBD by Building Comissioner based on size						\$500			
ASHBY	3,209															
PHILLIPSTON	1,734	\$0.75/ft ²	\$75 minimum \$0.53/ft ²					\$300 + \$0.53/\$1K value	\$150							
ROYALSTON	1,269															
PETERSHAM	1,246			\$100 + \$25/ inspection												

MONTACHUSETT REGION ELECTRICAL PERMIT FEES

COMMUNITY	POPULATION (DOR as of 5/15/17)	RESIDENTIAL																COMMERCIAL					OTHER																			
		NEW CONSTRUCTION										EXISTING STRUCTURES						NEW BUILDING	EXISTING BUILDING	SERVICE CHANGE	SOLAR PANELS	RETURN VISIT	SECURITY & FIRE ALARM	SUMP PUMP	CARNIVALS, FAIRS, ETC.	SIGNS	PUBLIC EVENTS	YEARLY MAINTENANCE PERMITS	REINSPECTIONS	COMMENTS												
		NEW SINGLE FAMILY DWELLING	NEW MULTIFAMILY DWELLINGS	ADDITIONS	SWIMMING POOLS/ SPAS/HOT TUBS	OIL & GAS BURNERS WATER HEATERS	SOLAR PANELS	ELECTRIC HEAT	AIR CONDITIONING	GENERATOR INSTALLATION	SECURITY & FIRE ALARM	SERVICE CHANGE	TEMPORARY SERVICE	REMODEL/ADDITIONAL OUTLETS/FIXTURES	ADDING 220 VOLT OUTLETS	GROUNDING A SERVICE	ELECTRIC HEAT														HEATING SYSTEMS	SINGLE APPLIANCE	GARAGES, BARNES & ARENAS	CHANGING BALLAST & FLOURESCENT LIGHT FIXTURES	SECURITY & FIRE ALAM							
SHIRLEY	7,337	100 Amp = \$125 200 Amp = \$150		\$100	\$75	\$60	\$100		\$60		\$60	\$75	\$60									\$60	100 Amp = \$150 200 Amp = \$175 400 Amp = \$225 600 Amp = \$275 1000 Amp = \$375 2000 Amp = \$600 All plus \$10/1Kft ²	101 Amp = \$150 200 Amp = \$175 400 Amp = \$225 600 Amp = \$275 1000 Amp = \$375 2000 Amp = \$600 All plus \$10/1Kft ²	102 Amp = \$150 200 Amp = \$175 400 Amp = \$225 600 Amp = \$275 1000 Amp = \$375 2000 Amp = \$600 All plus \$10/1Kft ²	\$600/inverter																Violation fee = \$75 WORK W/OUT PERMIT - FEES DOUBLED
HARVARD	6,568	100 Amp = \$110 200 Amp = \$150 400 Amp = \$200			\$55					\$45	\$55	\$55	1-10 = \$45. >10 = \$55	\$55			\$45				\$45	\$2/\$100 of electrical costs. \$220 minimum	\$2/\$100 of electrical costs. \$110 minimum		\$45	\$55								WORK W/OUT PERMIT - FEES DOUBLED								
ASHBURNHAM	6,181	<200 Amp = \$50 <2,000ft ² = \$250, 2Kft ² -4Kft ² = \$300, >4Kft ² = \$400		<1,000ft ² = \$100, \$50/each additional 500ft ²	AG/Hot tub = \$50 IG = \$75	\$30	\$100	\$50	\$50	\$50	\$50	\$50	<1,000ft ² =\$100, \$50/each additional 500ft ²	\$50	\$30		\$30		<1,000ft ² =\$100, \$50/each additional 500ft ²	\$50	1% of cost or \$150, whichever is greater	1% of cost or \$150, whichever is greater		1% of electrical cost	\$50	\$50	\$150			\$250	\$75		WORK W/OUT PERMIT - FEES DOUBLED									
HUBBARDSTON	4,523	\$237 if <2000ft ² If >2000ft ² = \$0.12/ft ² plus 3% rounded to nearest dollar	>2000ft ² = \$0.12/ft ² + 3% rounded to the nearest dollar	\$118 if <1000ft ² . If >1000ft ² = \$0.12/ft ² + 3% rounded to the nearest dollar	AG= \$103 IG = \$134 Spa/hot tubs = \$57		\$134				\$57	\$57/200 Amps	\$57						\$108	\$57	1% of electrical cost including materials, + 3% rounded to the nearest dollar			\$0.015/DC Watt + 3% rounded to nearest dollar						\$250	\$65											
ASHBY	3,209	\$140 complete			\$60	\$40	\$100			\$50	\$50	100 or 200 Amp=\$50	\$30	Minimum=\$60				\$40			3 Phase = \$125 + \$60/panel	3 Phase = \$125 + \$60/panel		\$0.015/DCKW	\$40	\$50																
PHILLIPSTON	1,734	\$200, includes 4 inspections	\$140/unit		\$75		<30KW =\$90				\$50	100 & 200 Amp = \$50. >200 Amp =\$0.30/Amp	\$70						\$100		Minimum fee = \$60 + \$50/inspection	Minimum fee = \$60 + \$50/inspection		\$20/DCKW	\$50								Replacement wells = \$100									
ROYALSTON	1,269																																									
PETERSHAM	1,246	\$175	\$150/unit	see remodel	Permanent = \$100 Temporary = \$50	\$50	\$100	\$50	\$50	\$50	\$80	Up to 400 Amps = \$75 >400 Amps= \$150	\$50	>10 = \$150 <10 = \$100					\$80	\$80	Cost <\$1K = \$80 Cost >\$1K = \$100 for 1st \$1K, then \$15/\$1K thereafter													1-20 activities = \$200. >20 activities = \$400	\$80		\$50					

MONTACHUSETT REGION PLUMBING & GAS PERMIT FEES

COMMUNITY	POPULATION (DOR as of 5/15/17)	RESIDENTIAL PLUMBING								RESIDENTIAL GAS						COMMERCIAL PLUMBING & GAS					COMMENTS		
		FIRST FIXTURE	SOLAR HEAT/HOT WATER	HOT WATER/ BOILER/ STORAGE TANK	MINOR REPAIRS INCLUDING APPLIANCE REPLACEMENT	LAWN IRRIGATION	BACKFLOW PREVENTION DEVICE	FIRE PROTECTION SYSTEMS	EACH REINSPECTION	FIRST FIXTURE	SOLAR HEAT/HOT WATER	GAS CONVERSION	MINOR REPAIRS INCLUDING APPLIANCE REPLACEMENT	GAS PIPING OVER 50 FEET	LP TANK INSTALLATION <500 GALLONS	LP TANK INSTALLATION 500+ GALLONS	EACH REINSPECTION	NEW PLUMBING	NEW GAS	ALTERATIONS, RENOVATIONS, REPAIRS PLUMBING & GAS		LAWN IRRIGATION	EACH REINSPECTION
LEOMINSTER	41,445	\$50 plus \$6/fixture			\$35 plus \$6/fixture	\$45			\$50	\$50 plus \$6/appliance			\$35 plus \$6/appliance				\$75 plus \$10/fixture	\$75 plus \$10/appliance	\$55 plus \$8/fixture or appliance. Plumbing and gas.	\$55	\$50	Cap sewer = \$50 Res. 2nd water meter= \$50 plus \$6/fixture. Comm. 2nd water meter= \$50 plus \$10/fixture	
FITCHBURG	40,499	UNAVAILABLE DUE TO CHANGES BEING MADE																					
GARDNER	20,270	1st 5 fixtures=\$125 Each add. = \$10		\$75	1st 3 fixtures=\$125 Each add. = \$10				\$75	1st fixture=\$75 Each add. = \$5			1st fixture=\$50 Each add. = \$5				\$75	1st fixture=\$125 Each add. = \$5		Plumbing 1st fixture= \$100 Each add. = \$5 Gas 1st fixture = \$100 Each add. = \$5	\$75	Bldg Closures: Comm, multi ≥4units, mixed use = \$500 Certificate of Closure, renewal=\$250. SFD up to 3 units Certificate=\$250. renewal = \$125	
CLINTON	13,750	\$100 plus \$10/fixture		\$60	\$60 plus \$5/fixture				\$50	\$100 plus \$20/fixture			\$60 plus \$5/fixture				\$50	\$100 plus \$10/fixture	\$100 plus \$10/fixture	\$60 plus \$20/fixture		\$50	
ATHOL	11,626	\$175 includes all fixtures & 3 inspections.	\$45/ inspection	\$45	\$75/permit + \$10 each additional appliance	\$45/ inspection	\$45	\$45/ inspection	\$40	\$60/permit + \$15/ additional fixture over 1.	same	same	same	same			\$45	<5,000ft2=\$150 + \$10 each additional fixture. >5,000ft2=\$300 + \$10 each additional fixture.	\$100 for 1 fixture, \$15/each additional fixture or appliance	<5,000ft2=\$150 + \$10 each additional fixture. >5,000ft2=\$300 + \$10 each additional fixture.		\$40	WORK W/OUT PERMIT - FEES DOUBLED
GROTON	11,225	\$60 Each add.= \$10 each		\$50					\$50	\$60 Each add.= \$10 each		\$50					\$50	1st fixture=\$85 Each add. = \$15	1st fixture=\$85 Each add. = \$15			\$80	All permits \$25 fee will be charged a 6% admin fee. WORK W/OUT PERMIT - FEES DOUBLED
LUNENBURG	11,110	\$30 plus \$6/fixture. (includes 2 inspections)	\$25	\$10 water heater only					\$25	\$30 plus \$10/ appliance		\$30	\$10	\$40 500 gallon cap	not allowed	\$25		Over 20 feet = \$30				\$25	MDC Traps = \$25. Sewer connection = \$36
WINCHENDON	10,609	1st fixture = \$50 + \$5 each additional																					
TOWNSEND	9,408	\$50 + \$8/fixture min.= \$58	\$20	\$20	\$50 + \$8/fixture min.= \$58					\$50 + \$8/fixture min.= \$58	\$20		\$50 + \$8/fixture min.= \$58				\$50	\$65 + \$8/fixture	\$65 + \$8/fixture	\$65 + \$8/fixture		\$50	
TEMPLETON	8,168	\$220 all fixtures. Includes 3 inspections	\$75 for 1, \$10 each add.	\$75 for 1, \$10 each add.	\$75 for 1, \$10 each add.				\$50	\$75 for 1 fixture, plus \$10/each add.	\$75 for 1 fixture, plus \$10/each add.	\$75 for 1 fixture, plus \$10/each add.	\$75 for 1 fixture, plus \$10/each add.				\$50	<5,000ft2=\$150 + \$10 each additional fixture. >5,000ft2=\$300 + \$10 each additional fixture.	\$150 + \$10/each additional fixture	<5,000ft2=\$150 + \$10 each additional fixture. >5,000ft2=\$300 + \$10 each additional fixture.		\$50	WORK W/OUT PERMIT - FEES DOUBLED
LANCASTER	8,111	\$100 plus \$10/fixture	\$60 plus \$10/unit	\$60 plus \$10/unit	\$60 plus \$10/fixture	\$60 plus \$15/unit	\$60 plus \$15/unit	\$60 plus \$15/unit	\$35	\$100 plus \$10/fixture	\$60 plus \$15/unit	\$60 plus \$15/unit		\$60 plus \$15/unit	\$60 plus \$15/unit		\$100 plus \$10/fixture	\$100 plus \$10/fixture	\$60 plus \$10/ fixture		\$35		
STERLING	7,941	\$50 plus \$50 per inspection	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50/meter plus \$50/inspection	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50/ insp.	\$50 plus \$50 per inspection	\$50/meter plus \$50/inspection	\$50/ insp.		\$50/ insp.	WORK W/OUT PERMIT - FEES TRIPLED	
AYER	7,913	1st fixture = \$82.50 Each additional = \$12.50	\$51.50	\$41.50	\$40		\$40		\$36	1st fixture = \$82.50 Each additional = \$12.50		\$51.50		\$51.50	\$82.50	\$36	1st fixture = \$82.50 Each additional = \$14.50	1st fixture = \$82.50 Each additional = \$14.50	1st fixture = \$82.50 Each additional = \$14.50		\$36	WORK W/OUT PERMIT - FEES TRIPLED	
WESTMINSTER	7,462	\$160 plus \$5/fixture			\$80 plus \$5/fixture				\$40	\$80 plus \$5/fixture		\$40				\$40	\$160 plus \$5/fixture	\$80 plus \$5/fixture	\$80 plus \$5/fixture		\$40	WORK W/OUT PERMIT - FEES DOUBLED	
SHIRLEY	7,337	1st fixture = \$100 Each additional = \$15			\$60		\$60		\$60	1st fixture = \$100 Each additional = \$15				\$60	\$60	\$60	1st fixture = \$120 Each additional = \$15	1st fixture = \$120 Each additional = \$15			\$60	WORK W/OUT PERMIT - FEES DOUBLED	
HARVARD	6,568	\$80 Each additional fixture = \$8.50 (includes 2 inspections)	\$50	\$40	\$40				\$35	\$40 Each additional fixture = \$8.50	\$50	\$50		\$50	\$60	\$35	\$80 plus \$14.50/fixture	\$80 plus \$14.50/fixture			\$35	WORK W/OUT PERMIT - FEES DOUBLED	
ASHBURNHAM	6,181	1st 5 fixtures=\$125 Each add. = \$10	\$100	\$50	1st fixture=\$50. 1st 3 fixtures =\$125, Each add. = \$10				\$75	1st fixture=\$60 Each add. = \$10			1st fixture=\$50. Each add. = \$10			\$75	1st fixture=\$150. Each add. = \$10	2nd fixture=\$125. Each add. = \$10	1st fixture = \$100, \$10 each additional		\$30	Up to \$300 fine for no permit	
HUBBARDSTON	4,523	\$216			\$103				\$108	\$108			\$108			\$108							
ASHBY	3,209	\$50 plus \$8/fixture. (Includes 2 inspections)		\$30	\$30				\$45	\$40 plus \$8/ fixture. Includes 2 inspections	\$40 plus \$10/fixture		\$30 plus \$15 if replacing water heater. \$25 reinspection		\$50	\$45	\$100 plus \$10/fixture	\$50 plus \$10/fixture. Includes 2 inspections. Underground LP = \$75	\$50		\$45	WORK W/OUT PERMIT - FEES DOUBLED	

MONTACHUSETT REGION PLUMBING & GAS PERMIT FEES

COMMUNITY	POPULATION (DOR as of 5/15/17)	RESIDENTIAL PLUMBING								RESIDENTIAL GAS						COMMERCIAL PLUMBING & GAS					COMMENTS			
		FIRST FIXTURE	SOLAR HEAT/HOT WATER	HOT WATER/ BOILER/ STORAGE TANK	MINOR REPAIRS INCLUDING APPLIANCE REPLACEMENT	LAWN IRRIGATION	BACKFLOW PREVENTION DEVICE	FIRE PROTECTION SYSTEMS	EACH REINSPECTION	FIRST FIXTURE	SOLAR HEAT/HOT WATER	GAS CONVERSION	MINOR REPAIRS INCLUDING APPLIANCE REPLACEMENT	GAS PIPING OVER 50 FEET	LP TANK INSTALLATION <500 GALLONS	LP TANK INSTALLATION 500+ GALLONS	EACH REINSPECTION	NEW PLUMBING	NEW GAS	ALTERATIONS, RENOVATIONS, REPAIRS PLUMBING & GAS		LAWN IRRIGATION	EACH REINSPECTION	
PHILLIPSTON	1,734	\$175 covers all fixtures + 3 inspections	\$45	\$45	\$75 plus \$10/fixture	\$45	\$45	\$45	\$40	\$60/permit plus \$15/fixture			\$60/permit plus \$15/fixture				\$45	<5Kft ² = \$150/permit plus \$10/fixture or app. >5Kft ² = \$300/permit plus \$10/fixture or app.	\$100/permit plus \$10/fixture	\$100/permit plus \$10/fixture		\$45	WORK W/OUT PERMIT - FEES TRIPLED	
ROYALSTON	1,269																							
PETERSHAM	1,246	\$175 includes all fixtures & 3 inspections			\$75 plus \$10/ add. fixture					\$60 plus \$15/fixture			\$60					<5Kft ² = \$150/permit plus \$10/fixture or app. >5Kft ² = \$300/permit plus \$10/fixture or app.	\$150 plus \$15/fixture	\$75		\$50		

MONTACHUSETT REGION PLANNING BOARD PERMIT FEES

COMMUNITY	POPULATION (DOR as of 5/15/17)	ANR	SITE PLAN	SPECIAL PERMIT	PRELIMINARY PLAN	DEFINITIVE PLAN	LOW IMPACT DEVELOPMENT (LID)	WIRELESS COMMUNICATION TOWER	EARTH REMOVAL *	SCENIC ROADS	PEER REVIEW	ABUTTER MAILINGS	LOT RELEASE	STORMWATER **	EXTENSION	MODIFICATION	COMMENTS
LEOMINSTER	41,445	\$100 + \$25/new lot	\$150 + \$2/parking space	\$200 + \$2/parking space + \$225 legal ad fee	\$150 + \$10/lot	W/ Prelim = \$200 + \$20/lot + \$225 legal ad fee. W/out Prelim = \$500 + \$50/lot + \$225 legal ad fee		\$200 + \$2/parking space + \$150 legal ad fee		N/A	53G extra if needed	Included in fees. City/Town performs					
FITCHBURG	40,499	\$100 + \$25/new lot	Non-residential use = \$300 Multifamily Residential = \$200/ dwelling unit. Minor Site Plan = \$25.	PUD or flexible development = \$100 + \$25/dwelling unit. All other Special Permits = \$300	\$100 + \$25/lot	\$300 + \$75/lot				\$100						Site Plan=\$25	Legal ad fee included in application fees.
GARDNER	20,270	Lot line changes = \$25. New lots = \$25 + \$25/lot	Preliminary Site Plan = \$150. Definitive Site Plan = \$150 + \$25/dwelling unit or \$0.10/ft ² for nonresidential. Large Scale GM Solar = \$200 + \$50/each acre used for array. Legal ad fees paid directly to paper by applicant.	Groundwater Protection District = \$250. Surface Water District = \$250. Open Space Residential Development = \$150 + \$25/lot. Development Overlay District = \$250. Infill Development = \$250. Smart Growth PUD = \$150 + \$25/dwelling unit or \$0.10/ft ² for nonresidential Industrial/Commercial Heritage=\$150 + \$25/dwelling unit or \$0.10/ft ² for nonresidential. All plus legal ad fees paid directly to paper by applicant.	\$100 + \$0.50/ft of roadway + legal ad fees paid directly to paper by applicant. Review fee=\$1,000 + \$0.50/ft of roadway.	W/ Preliminary = \$250 + \$2/ft of roadway. Review fees = \$1,500 + \$2/ft roadway. Inspection fee = \$3/ft roadway. W/out Preliminary = \$500 + \$3/ft of roadway. Review fee=\$2,500 + \$3/ft of roadway. Inspection fee = \$3/ft roadway. All plus legal ad fees paid directly to paper by applicant.				N/A	53G extra if needed						Fee waivers available for affordable housing units.
CLINTON	13,750	\$50 + \$100/lot. \$100 for Assessor's Map Fee + \$40/lot.	Change of Use = \$100. All others = \$150. Multi-dwelling units = \$500 + \$50/unit. All plus \$34 legal ad fee + \$7/abutter mailing.	Included w/ Site Plan Review = \$350. All other Special Permits = \$250 + \$34 legal ad fee + \$7/abutter mailing.	\$150 + \$50/lot or unit. Plus \$34 legal ad fee + \$7/abutter mailing.	W/ Preliminary=\$250 + \$50/lot. W/out Preliminary = \$550 + \$100/lot. Flexible Development=\$500. All plus \$34 legal ad fee + \$7/abutter mailing.		\$1,000 + \$34 legal ad fee + \$7/ abutter mailing.		N/A	53G extra if needed						
ATHOL	11,626	1-4 lots = \$300. >4 lots = \$1,000		\$125 + legal ad fees + abutter mailings.	\$500/plan + \$100/lot	W/ Preliminary 1-3 lots = \$500 + \$200 each additional lot >3. W/out Preliminary = \$600/lot. Plus legal ad fees and abutter mailings.				N/A				N/A			
GROTON	11,225	Lot line changes = \$100. New lots = \$100 + \$250/lot	Minor(no hearing/notice) = \$300. Major(hearing/notice): Comm/Ind/Institutional = \$500 + \$20/new parking space (\$7,500 max) Residential = \$500 + \$50/ new dwelling unit. Large scale GM Solar = \$500 + \$100/ megawatt. All plus legal ad fees & review fees.	\$500 + \$250/new lot or dwelling unit. All plus legal ad fees & review fees.	\$500 + \$250/new lot. All plus legal ad fees & review fees.	\$2,500 + \$750/new lot. All plus legal ad fees & review fees. Preliminary fees taken into account.		Wireless tower or wind turbine = \$500 + \$10/linear feet in height. All plus legal ad fees & review fees.		\$200 + legal ad fees & review fees	Preliminary Plan: 2-10 lots or units = \$3,000 11-50 lots or units = \$5,000, >50 lots or units = \$7,500. Definitive Plan: 2-10 lots or units = \$10,000, 11-50 lots or units = \$15,000, >50 lots or units = \$20,000. Sp. Permit Multi/Flex: 3-20 units = \$5,000, >20 units = \$7,500. Sp. Permit Major: 5K-10Kft ² =\$5,000, 10,001-100Kft ² =\$10,000, >100Kft ² =\$20,000. Telecomm Tower: new tower=\$10,000, colocation on tower=\$2,500. Site Plan Review: floor area up to 25Kft ² =\$1/ft ² , >25Kft ² =\$0.50/ft ² .	Included in fees. City/Town performs			No hearing=\$150 Hearing=\$300	Special Permit: No hearing = \$150 Hearing = \$300. Definitive=\$200 + \$100/ each new lot	Admin fee added to all applications >\$25 = 6%
LUNENBURG	11,110	\$100 + \$75/new lot	Commercial/Industrial=\$300 + \$20/parking space for 1-10 spaces, for 11-25 spaces=\$450 + \$20/space, for 26-50 spaces=\$600 + \$25/space, for >50 spaces=\$750 + \$25/space. 40R & similar developments=\$300 + \$20/dwelling unit for 1-10 units, for 11-25 units=\$450 + \$20/unit, for 26-50 units=\$600 + \$25/unit, >50 units=\$750 + \$25/unit.	Planned Residential Area (PRA) = \$750 + Definitive fees. If Preliminary submitted, PRA = \$500 + Definitive fees. Any other Special Permits = \$200.	\$300 + \$50/lot or unit	W/ Preliminary = \$500 + \$75/lot or unit. W/out Preliminary = \$750 + \$100/lot or unit.				N/A	Preliminary Plan = \$200 + \$100/lot or unit. Definitive Plan = \$300 + \$200/lot. Special Permit PRA = \$300 + \$200/unit. Site Plan Review: Commercial/Industrial=\$300 + \$20/parking space for 1-10 spaces, for 11-25 spaces=\$450 + \$20/space, for 26-50 spaces=\$600 + \$25/space, for >50 spaces=\$750 + \$25/space. All Development=\$300 + \$20/dwelling for 1-10 dwellings, for 11-25 dwellings=\$450 + \$20/dwelling, for 26-50 dwellings=\$600 + \$25/dwelling, >50 dwellings=\$750 + \$25/dwelling.				\$150	Preliminary=\$250/change. Definitive=\$300/change. Sp Permits =\$400/change.	
WINCHENDON	10,609	\$110 for <2 lots, \$110 + \$200/lot over 2 lots	Agent review=\$50, Informal PB review=\$200, Formal PB review=\$1,000 crediting any previous fees paid + legal ad fee + \$5/ abutter mailing + \$4,000 review fee deposit, Solar same as Formal review, Solar w/ Ag use = \$500 + legal ad fee + \$5/ abutter mailing + \$4,000 review fee.	\$1,000 + legal ad fee + \$7/abutter mailing + possible review fee	\$550 + review fees.	W/ Preliminary=\$500 + \$4K review fee deposit + legal ad fee + \$7/abutter mailing. W/out Preliminary=\$1,000 + \$4K review fee deposit + legal ad fee + \$7/abutter mailing.	Stand alone permit=\$110 + \$0.03/ft ² impervious surface + \$0.02/ft ² disturbed land + possible review fee. In conjunction w/ other permit=\$25.			\$55	53G extra if needed	\$275 + possible review fee			For all Permits=\$300 + possible review fee. LID = \$25.	For Definitive, Site Plan & Special Permit=\$550 + legal ad fee + \$7/ abutter mailing + possible review fee. For Major LID=\$100 + \$0.03/ft ² impervious surface + \$0.02/ft ² disturbed land + \$0.005/ft ² previous disturbed land + possible review fee. For minor LID=\$25.	2 applications at once = \$150 for each additional submission.

* If Planning Board is SPGA

** If City/Town is covered under NPDES Planning Board is Stormwater Authority

***OSPD=Open Space Preservation Development, OSMD=Open Space MultiFamily Development

OSRD=Open Space Residential Dev.

MONTACHUSETT REGION PLANNING BOARD PERMIT FEES

COMMUNITY	POPULATION (DOR as of 5/15/17)	ANR	SITE PLAN	SPECIAL PERMIT	PRELIMINARY PLAN	DEFINITIVE PLAN	LOW IMPACT DEVELOPMENT (LID)	WIRELESS COMMUNICATION TOWER	EARTH REMOVAL *	SCENIC ROADS	PEER REVIEW	ABUTTER MAILINGS	LOT RELEASE	STORMWATER **	EXTENSION	MODIFICATION	COMMENTS	
TOWNSEND	9,408	\$75 + \$75/lot + \$75/parcel + \$75/parcel conveyed + \$75/parcel received by abutter.	\$350 existing construction. \$1,200 new construction. \$2,000 adult use. Legal ad fees included.	same as Site Plan	\$700 + \$100/lot + \$2,500 review fee. Legal ad fees included.	\$1,500 + \$300/lot + \$10,000 review fee. Legal ad fees included.		\$750 new tower. \$300 renewal for existing tower.	Under ZBA jurisdiction.	\$150	53G extra if needed	Included in fees. City/Town performs		\$300 Major project w/ \$150 fee for modification. \$150 Minor project w/ \$75 fee for modification. Plus review fees.	\$200		Site Plan is linked w/ Special Permits. OSPD or OSMD*** \$1,000 if new, \$600 if filed w/ Definitive.	
TEMPLETON	8,168	\$300/lot	For new: \$0.10/ft ² of useable leasable space of facility. For existing: \$100 + legal ad fees + abutter mailings	\$500	\$500 + \$200/lot	\$700 + \$300/lot + \$600/lot if no preliminary submitted.		\$1,000 + \$5,000 review fee		N/A	For New Prelim/Mod. of SP, Prelim., Defini.: RESIDENTIAL: 2-15 lots or units=\$2,500 16-20 lots or units=\$3,500 21-25 lots or units=\$4,750 >25 lots or units=\$5,500 COMMERCIAL/INDUSTRIAL Parking spaces: ≤10=\$1,500, 11-25=\$2,000 26-50=\$4,000, ≥51=\$7,000 For New Defini., Site Plan or Sp Permit: RESIDENTIAL: 2-15 lots or units=\$4,500 16-20 lots or units=\$6,500 21-25 lots or units=\$10,000 >25 lots or units=\$15,000 COMMERCIAL/INDUSTRIAL Parking spaces: ≤10=\$3,000, 11-25=\$7,500 26-50=\$10,000, ≥51=\$15,000	Included in fees. City/Town performs					For Special Permit: \$400 For Prelim: \$600 + \$300/lot affected. For Def.: \$600 + \$300/lot affected.	
LANCASTER	8,111	\$100 + \$50/lot	\$200 + \$15/parking space + legal ad fee + peer review fee	\$150 + \$15/unit + \$50 legal ad fee	\$1,000 + \$225/lot + legal ad fee.	\$500 + \$10/linear foot of road + legal ad fee					Included in Preliminary/Definitive fees	Included in fees. City/Town performs		\$500 + \$50 legal ad fee				
STERLING	7,941	\$50 + \$25/lot	<10 parking spaces = \$400 + \$1,000 review fee. >10 parking spaces = \$600 + \$2,000 review fee.	\$400 + \$1,000 review fee for 10 or less parking spaces or \$2,000 review fee for more than 10 spaces. Modification or extension = \$300	\$200 + \$100/lot + \$3,000 review fees for 1st 6 lots + \$200/lot thereafter.	\$500 + \$200/lot + review fees of (\$4,000 + \$600/lot)				\$50	see other sections						Prelim=\$100 + \$50/lot + \$50 for drainage structure changes + Review fee: \$3,000 for 1st 6 lots + \$200/lot >6 lots. Defini.=\$200 + \$100/affected lot + \$50 for affected roadway + \$50 for drainage change + Review fee of \$3,000 for 1st 6 lots + \$200/lot >6 lots.	
AYER	7,913	\$50 + \$25/lot or parcel	\$300		\$250 or \$35/lot, whichever is greater	W/in 7 mos of Preliminary = \$500 or \$100/lot, whichever is greater. W/ no Preliminary = \$1,000 or \$150/lot, whichever is greater.				N/A								
WESTMINSTER	7,462	\$100 ≤2 lots, \$100 + \$100/lot for ≥3 lots	\$100 + \$250 if <10K ft ² , + \$500 if >10Kft ² + legal ad fee	\$200 + legal ad fee	\$500 + \$50/lot + legal ad fee	\$1,500 + \$5/linear feet of roadway + legal ad fee				N/A	53G extra if needed	Applicant completes	\$75		\$200 to complete roadway	\$500 + \$1/ft of modified road + \$5/additional ft of roadway		
SHIRLEY	7,337	\$100 + \$75/lot	Preliminary sketch/review = \$0 Additional Prelim reviews = \$150 App fee: structure <5Kft ² =\$300 structure 5K-10Kft ² =\$600 structure >10Kft ² =\$1200 All plus legal ad fees & review fees	Multifamily=\$300 + \$50/dwelling unit. All other Special Permit = \$350 For both site plan & Sp P add \$50. All plus legal ad fees & review fees.	\$600 + \$125/lot plus legal ad fees & review fees	If Preliminary w/in 7 months = \$1600 + \$175/lot. If no Preliminary = \$2,200 + \$300/lot All plus legal ad fees & review fees.	Pre-submission review=\$0. Concept Sp Permit = \$150 + \$75/lot. Definitive = \$600 + \$100/lot + legal ad fees & review fees.			\$300 plus legal ad fees & review fees.			\$600			Sp Permit=\$350. For approved subdivision = \$350 + \$75/lot. For stormwater = \$600.		
HARVARD	6,568	\$150/lot	W/ Special Permit = \$180/req'd permit + \$1,000 review fee deposit. W/out Special Permit = \$500 + \$1,000 review fee deposit. Driveway Site Plan = \$180. All plus legal ad fees directly billed by newspaper.	\$500/required permit + \$1,000 deposit review fee. Approval of Covenant=\$100. Plus legal ad fees directly billed by paper.		\$600 + \$3/linear ft roadway + engineering/consultant review fees		\$2,500 plus legal ad fees billed directly by paper		\$150	53G extra if needed	Included in fees. City/Town performs			Half of original fee.	Half of original fee.	Approval of Covenant=\$100	
ASHBURNHAM	6,181	\$50 for 1 lot. \$100 + \$100/lot for 2 or more lots.	\$50 Minor (existing) \$200 Major (new construction) See Peer Review.	Common Driveway=\$200. See Peer Review. Accessory Dwelling=\$50. OSRD=\$500 + \$50/lot w/out Definitive Plan; \$500 + Definitive fee w/ Definitive Plan. All other Special Permits=\$100	\$500	W/ Preliminary = \$1500 + \$100/lot. W/out Preliminary = \$2000 + \$100/lot. See Peer Review.	Simplified LID = \$100 Simplified LID w/ engineering review = \$100/lot.			\$100	Definitive/OSRD: 2-15 lots or units=\$4,000, 16-20 lots or units=\$6,000, 21-25 lots or units=\$10,000, >25 lots or units=\$15,000. Common Driveway Special Permit=\$2,000. Site Plan Review=\$1,000. Performance Guarantee Cost Calculation=\$1,500.		\$100/request		To complete road = \$200	Definitive(minor)=\$50. Definitive(major)=\$250. OSRD(minor)=\$50. OSRD(major)=\$250.		

* If Planning Board is SPGA
** If City/Town is covered under NPDES Planning Board is Stormwater Authority
***OSPD=Open Space Preservation Development, OSMD=Open Space MultiFamily Development
OSRD=Open Space Residential Dev.

MONTACHUSETT REGION PLANNING BOARD PERMIT FEES

COMMUNITY	POPULATION (DOR as of 5/15/17)	ANR	SITE PLAN	SPECIAL PERMIT	PRELIMINARY PLAN	DEFINITIVE PLAN	LOW IMPACT DEVELOPMENT (LID)	WIRELESS COMMUNICATION TOWER	EARTH REMOVAL *	SCENIC ROADS	PEER REVIEW	ABUTTER MAILINGS	LOT RELEASE	STORMWATER **	EXTENSION	MODIFICATION	COMMENTS
HUBBARDSTON	4,523	\$175	\$150 + legal ad fee	\$150 + legal ad fee	\$25/lot w/\$100 minimum.	\$200/lot + legal ad fee + abutter notice mailings			Small=\$1,000 for <1,000yd ³ /year, Large=\$2,000 for >1,000yd ³ /year	N/A	53G extra if needed			N/A			
ASHBY	3,209	\$100 + \$25/new lot			\$500 + \$.50/foot of roadway	\$1,000 (including Preliminary fee) + \$1/ft of road + legal ad fees + review fees + abutter mailings.										\$1,500 + \$200/each new lot. Plus legal ad fee & abutter mailings	
PHILLIPSTON	1,734									N/A				N/A			
ROYALSTON	1,269									N/A				N/A			
PETERSHAM	1,246									N/A				N/A			

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MONTACHUSETT REGION COMMUNITY ECONOMIC STATISTICS

COMMUNITY	POPULATION (DOR as of 5/15/17)	DOR INCOME	DOR INCOME PER CAPITA	EQUALIZED VALUATION (EQV)*	EQV PER CAPITA	AVERAGE SINGLE FAMILY TAX BILL	% LAND ASSESSED AS RESIDENTIAL & OPEN SPACE	% LAND ASSESSED AS COMMERCIAL/INDUSTRIAL/ PERSONAL PROPERTY	MEDIAN HOUSEHOLD INCOME	MEDIAN FAMILY INCOME	% BELOW POVERTY LEVEL
LEOMINSTER	41,445	\$1,090,701,000	\$26,317	\$3,443,640,600	\$83,089	\$4,565	78.4	21.6	\$58,955	\$74,560	13.1
FITCHBURG	40,499	\$724,704,000	\$17,894	\$2,306,844,100	\$56,961	\$3,535	77.3	22.7	\$48,724	\$56,792	19.4
GARDNER	20,270	\$400,013,000	\$19,734	\$1,186,613,100	\$58,540	\$3,553	79.3	20.7	\$43,905	\$55,949	19.1
CLINTON	13,750	\$384,120,000	\$27,936	\$1,197,036,900	\$87,057	\$4,017	83.9	16.1	\$62,805	\$76,189	9.1
ATHOL	11,626	\$220,269,000	\$18,946	\$673,223,300	\$57,907	\$2,766	84.6	15.4	\$47,598	\$60,841	16.8
GROTON	11,225	\$741,249,000	\$66,036	\$1,635,643,200	\$145,714	\$7,822	94.2	5.8	\$116,642	\$135,444	3.2
LUNENBURG	11,110	\$381,509,000	\$34,339	\$1,293,035,700	\$116,385	\$5,338	90.4	9.6	\$80,572	\$101,250	9.2
WINCHENDON	10,609	\$224,274,000	\$21,140	\$664,223,900	\$62,609	\$2,989	89.9	10.1	\$59,661	\$81,127	8.6
TOWNSEND	9,408	\$308,469,000	\$32,788	\$837,732,800	\$89,045	\$4,674	90.9	9.1	\$81,047	\$97,287	3.7
TEMPLETON	8,168	\$194,856,000	\$23,856	\$590,377,600	\$72,279	\$3,045	89.1	10.9	\$65,194	\$82,813	10.4
LANCASTER	8,111	\$265,787,000	\$32,769	\$892,728,400	\$110,064	\$6,043	85.3	14.7	\$96,813	\$99,207	9.2
STERLING	7,941	\$371,217,000	\$46,747	\$1,034,769,600	\$130,307	\$5,441	86.2	13.8	\$87,039	\$117,975	4.9
AYER	7,913	\$238,283,000	\$30,113	\$1,102,998,400	\$139,391	\$4,282	65.3	34.7	\$74,659	\$92,399	12.0
WESTMINSTER	7,462	\$293,601,000	\$39,346	\$922,494,100	\$123,626	\$4,556	82.4	17.6	\$88,902	\$98,008	3.4
SHIRLEY	7,337	\$192,199,000	\$26,196	\$627,194,900	\$85,484	\$4,662	89.3	10.7	\$67,896	\$79,708	12.3
HARVARD	6,568	\$435,978,000	\$66,379	\$1,112,579,800	\$169,394	\$10,196	95.1	4.9	\$126,061	\$140,365	8.2
ASHBURNHAM	6,181	\$198,573,000	\$32,126	\$600,324,900	\$97,124	\$4,688	95.0	5.0	\$87,615	\$106,352	7.4
HUBBARDSTON	4,523	\$143,008,000	\$31,618	\$417,293,300	\$92,260	\$3,751	94.3	5.7	\$81,757	\$94,485	5.8
ASHBY	3,209	\$92,062,000	\$28,689	\$288,229,500	\$89,819	\$4,197	93.1	6.9	\$82,019	\$88,409	8.0
PHILLIPSTON	1,734	\$43,050,000	\$24,827	\$192,525,000	\$111,029	\$3,336	94.0	6.0	\$78,523	\$81,198	4.0
ROYALSTON	1,269	\$30,248,000	\$23,836	\$129,382,800	\$101,957	\$2,401	93.6	6.4	\$58,750	\$68,021	14.1
PETERSHAM	1,246	\$37,025,000	\$29,715	\$155,803,200	\$125,043	\$3,855	88.8	11.2	\$64,000	\$88,977	2.4

Data Sources: MA DOR Website Databank Reports. ACS 2011-2015 Estimates.

*EQV = estimate of the full and fair cash value of property

Revised 8/2/2017