

**APPLICATION FEES
AND
BONDING PROCEDURES**

Effective July 1, 2004, the following application fees and bonding procedures shall be instituted by the Town of Rocky Hill.

In accordance with Section 8-k of the Connecticut General Statutes regarding fees for processing applications, the Town of Rocky Hill has assigned the following fee schedule:

Planning and Zoning Commission

Public Hearing	\$250.00
Subdivision Application	*\$200.00 plus \$50.00/lot
Site Plan	*\$280.00
Site Plan Amendment (within 5 years of approval)	*\$100.00
Special Permit	*\$280.00
Zoning Amendment	*\$250.00

Zoning Board of Appeals

Appeals and Applications	*\$120.00
Motor Vehicle and Service Station	*\$200.00

The Town of Rocky Hill has also instituted the following bonding procedures.

Site Plan Bond

Site Plan bonds established by the Planning and Zoning Commission of \$5,000.00 or less shall be posted in cash only with a bank check or certified check made out to the Town of Rocky Hill.

Site Plan bonds over \$5,000.00 are to be posted by providing forty percent (40%) of the total or \$5,000.00, whichever is greater, in the form of cash as noted above and the remaining sixty percent (60%) in the form of surety collateral on a form provided by the Town.

The applicant may also choose to post the entire bond in the form of cash.

All bonds must be posted within ninety (90) days after the signing of the approved plans by the Commission. Bonds not posted within ninety (90) days of the signing of the plans will render the Commission's approval null and void. The Commission may grant for good cause an extension of the established time limit if, in its opinion, unusual circumstances prohibit completion within the approved schedule.

At the request of the developer, the Commission may reduce the required bond amount by not less than fifty percent (50%) of the original bond amount as site improvements are completed. Upon release of the funds, the Town will retain as an administrative service charge an amount equal to one-half (1/2) of the interest earned over the life of the account established but not exceeding five hundred dollars (\$500.00)

Subdivision Bond

Subdivision bonds established by the Planning and Zoning Commission shall be posted in the following manner. Fifteen percent (15%) of the total bond shall be posted in cash in the form of a bank or certified check made out to the Town of Rocky Hill. The remaining amount, eight-five percent (85%), shall be provided in the form of lot liens placed on selected lots or all the lots of the subdivision as determined by the Planning and Zoning Commission. A lot lien will be released upon the posting of a cash bond equal to the amount of the lien, the completion of the bonded items or a bond reduction and cash bond equal to the required bond amount.

The applicant may also choose to post the entire bond in the form of cash.

All bonds must be posted within ninety (90) days after the signing of the approved subdivision plan. The Commission may grant for good cause an extension of the established time limit if, in its opinion, unusual circumstances prohibit completion within the approved schedule.

At the request of the developer, the Commission may reduce the required bond amount by not less than fifty percent (50%) of the original bond amount as site improvements are completed. Upon release of the funds, the Town will retain as an administrative service charge in amount equal to one-half (1/2) of the interest earned over the life of the account established but not exceeding five hundred dollars (\$500.00).

***(All Land Use Applications are required by State Statutes to include a \$60 charge in addition to the set fees above)**