

Custer County Planning and Zoning Fee Schedule

Adopted by County Commissioners May 19, 2021 and effective immediately (These fees are non-refundable)

Zoning Permits:	Pre-const.	Post-const.*
Residential intended for habitation (Including Factory Built Dwellings)	\$0.60/sq.ft.	\$1.80/sq.ft.
Accessory Buildings-Enclosed	\$0.60/sq.ft.	\$1.80/sq.ft.
Accessory Buildings-Open on at least one side	\$0.25/sq.ft.	\$0.75/sq.ft.
Decks/balconies greater than 100 sq.ft.	\$50.00	
Copy of Zoning Resolution (free online at CusterCounty-Co.gov)	\$36.25	
County Road & Bridge Driveway Access Permits:	\$75.00	

A permit will not be required for any accessory building of 100 square feet or less.
* Post construction fee is due if the building is started, including dirt work, before a permit is obtained and processed.

Septic Permits:	
New Installation of Standard or Engineered System	\$250.00
New Installation of Vault System or Vault Privy	\$250.00
Modification of Septic System	\$150.00
Repair of Septic System	\$75.00 + \$20.00 State fee
OWTS (Septic) Variance	\$75.00
Contractor licensing	\$75.00 + \$25.00 subsequent years
Copy of Septic Regulations (free online at CusterCountyGov.com)	\$14.50

These fees include inspections for standard systems, vaults, etc., and as required for engineer-designed systems. A \$75.00 per trip will be charged if additional inspections are needed because the system is not ready at the scheduled time or the system fails inspection.

Home Occupation	\$50.00
Xerox Copies Black and white	\$0.25 per page
Xerox Copies Color	\$1.00 per page

Sign Variances:		\$225.00
Zoning Issues:		
	Administrative	Board Action
Lot Line Vacation	\$75.00	\$350.00
Lot Line Adjustment	\$75.00	\$350.00
Lot Line Vacation and Replat		\$350.00
Zoning Change		\$350.00
Over height		\$350.00
Setback		\$350.00
Multi-dwelling		\$350.00
Senate Bill 35 Waiver/Creation of Undersize Lot		\$350.00
Vested Rights		\$350.00
Special Events Permit	\$75.00	\$350.00

(If three (3) or more events are scheduled at one time, the first is \$75.00 and \$25.00 for all others)

If an applicant applies for more than one variance at a time, only the highest fee will be charged.

Special Use Permit (SUP/ Planned Unit Development (PUD) / Subdivision:

SUP	\$450.00 for Presentation \$300.00 for hearing
SUP Modification	\$250.00 + additional fees for professional services and postage, if required
Short Term Rental	\$500.00 for initial permit and \$200.00 Renewal fee
PUD/Subdivision	
Sketch Plan	\$275.00 + additional fees for professional services and postage, if required
Preliminary Plan	\$650.00 + additional fees for professional services and postage, if required
Final Plan	\$650.00 + additional fees for professional services and postage, if required
Modification	\$350.00 + additional fees for professional services and postage, if required

Prior to recording of final plat, the applicant shall deposit with the County Commissioners, one thousand dollars (\$1000.00) per dwelling or commercial unit. The fee is to be divided as follows: Twenty percent (20%) to County General Fund, Thirty percent (30%) to County Capital Improvement Fund, Twenty percent (20%) for the Road and Bridge Department, Ten percent (10%) for the Sheriff's Department, Ten percent (10%) to the C-1 School District, and Ten percent (10%) to Emergency Services.

County Subdivision Road Access Permit:	\$225.00
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Applicants may be required to pay additional postage if postage exceeds 20% of the application fee.
Misrepresentation on an application will cause a permit to be cancelled and will require a new application and fee.