

Custer County Planning and Zoning Fee Schedule

Adopted by County Commissioners November 1, 2022 and effective January 1, 2023 (These fees are non-refundable)

Zoning Permits:	Pre-const.	Post-const.
Residential intended for habitation (Including Factory Built Dwellings)	\$0.75/sq ft	2.25/sq ft
Accessory Buildings-Enclosed	\$0.75/sq ft	2.25/sq ft
Accessory Buildings-Open on at least one side	\$0.45/sq ft	1.35/sq ft
Decks/balconies greater than 100 sq.ft., if not part of original structure	\$75.00	
Copy of Zoning Resolution (free online at custercounty-co.gov)	\$40.00	
County Road & Bridge Driveway Access Permits:	Fees and permits are issued through Road & Bridge	

A permit will not be required for any accessory building of 100 square foot or less.

Post construction fee will be due if building is started, including excavation, before a permit is obtained.

Septic Permits:	
New Installation of Standard or Engineered System	\$350.00
New Installation of Vault System or Vault Privy	\$350.00
Modification of Septic System	\$200.00
Repair of Septic System	\$100.00 + \$20.00 State Fee
OWTS (Septic) Variance	\$100.00
Contractor Licensing	\$100.00 + \$50.00 subsequent yrs
Copy of Septic Regulations (free online at custercounty-co.gov)	\$30.00

Home Occupation \$75.00

Xerox Copies:	
Black and White	\$0.25
Color	\$1.00

Sign Variances: \$250.00

Zoning Issues:	Administrative	Board Action
Lot Line Vacation	\$100.00	\$400.00
Lot Line Adjustment	\$100.00	\$400.00
Lot line Vacation and Replat		\$400.00
Zoning Change		\$400.00
Over height		\$400.00
Setback		\$400.00
Multi-dwelling		\$400.00
Senate Bill 35 Waiver/Creation of Undersize Lot		\$400.00
Vested Rights		\$400.00
Special Events Permit	\$100.00	\$400.00
(If three (3) or more events are scheduled at one time, the first is \$100.00 and \$45.00 for all others)		

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

SUP	\$525.00 for Presentation \$325.00 for hearing
SUP Modification	\$350.00 + additional fees for professional services and postage, if required
STR	\$700.00 For initial permit and \$400.00 Renewal
PUD/Subdiv Sketch Plan	\$300.00 + additional fees for professional services and postage, if required
Preliminary Plan	\$700.00 + additional fees for professional services and postage, if required
Final Plan	\$700.00 + additional fees for professional services and postage, if required
Modification	\$400.00 + 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%) to 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: \$275.00

Applicants may be required to pay postage

Misrepresentation of an application will cause a permit to be cancelled and will require a new application and fee.