



2025 - 2026 Fee Schedule, Effective July 1, 2025

Talbot County Department of Planning and Zoning

Board of Appeals	Account Code	Fee
Variance and Special Exception	BOARD	*\$500.00
Extension Request to Board for S.E. and Variances	BOARD	* 200.00
Administrative Appeals - (<i>Application fee is returned if party prevails but not Adv. fee</i>)	BOARD	* 500.00
Reasonable Accommodations to Disabled Citizens	BOARD	* 500.00
*Advertising deposit in addition to filing fees	ADV	300.00
Postage or provide stamps – for application mailings	MISINCAPPEALS5110	TBD
Tape Copies - See Transcript Policy	MISINCAPPEALS5160	20.00 per CD
Xerox Copies	XEROX APPEALS	.10 BW / .25 Color
Xerox Copies for PIA Request (See Rules & Regs.)	XEROX APPEALS	Varies

Planning Commission	Account Code	Fee
Minor Variance or Minor Special Exception /Modification (Planning Com.)	ADM VAR	\$450.00
Expansion of Non-Conforming Structure	PZ NONC	450.00
Zoning Change/Text Amendment /Map Amendment	REZONI	750.00
Growth Allocation - Land 25 acres or Less	REZONI	2,500.00
Growth Allocation - Land >25 but <50 acres	REZONI	5,000.00
Growth Allocation - Land 50 acres or Greater	REZONI	10,000.00

Planning and Zoning Misc.	Account Code	Fee
Xerox Copies	XEROX PZ	10 BW / .25 Color
Xerox Copies for PIA Request (See Rules & Regs.)	XEROX PZ	Varies
Land Use Table - (<i>Charge per page, see Xerox Copy fee above</i>)	XEROX PZ	TBD
Tape Copies - See Transcript Policy	MISINCPZ5160	20.00 per CD
Postage or Provide Stamps for Major Projects	MISINCPZ5110	TBD

Manuals	Account Code	Fee
Zoning Ordinance	Z ORDI	TBD
Subdivision Regulations or Design Manual	Z ORDI	TBD
Comprehensive Plan	Z ORDI	TBD

Subdivision	Account Code	Fee
∞ MINOR - except if there is a "New Road" then charge MAJOR prices		
Waiver	SUBDIV	\$35.00
∞Minor Subdivision (Non Critical) 3 lots or less	SUBDIV Base Fee \$400.00 + (Per Lot)	300.00
∞Minor Subdivision (Critical Area) 3 lots or less	SUBDIV Base Fee \$400.00 + (Per Lot)	350.00
Major/Small Scale Subdivision (Non Critical)	SUBDIV Base Fee \$600.00 + (Per Lot)	500.00
Major/Small Scale Subdivision (Critical Area)	SUBDIV Base Fee \$600.00 + (Per Lot)	875.00
Minor Revision Plat (Line Revision)	SUBDIV	300.00
Major Revision Plat (Line Revision)	SUBDIV	450.00
Re-Evaluation (Repay every Prelim./Final/CRM)	SUBDIV – All Subdivisions	1/3 Orig. Fee

Site Plans	Account Code	Fee
Site Plan - Waiver	SITE P	\$35.00
Site Plan - Administrative Site Plan Review	SITE P	150.00
Site Plan Review - Minor	SITE P	400.00
Site Plan Review - Major		
❖ Building up to 10,000 sq. ft.	SITE P	750.00
❖ Building over 10,000 sq. ft. - 15,000 sq. ft.	SITE P	1,500.00
❖ Building over 15,000 sq. ft.	SITE P	3,000.00
Re-Evaluation (Repay for each Prelim./Final/CRM)	SITE P – All Site Plans	1/3 Orig. Fee

Forestry & Buffer Management Plans	Account Code	Fee
Forestry Declaration of Intent (DOI)	FOREST	\$50.00
Forest Conservation Ordinance	Z ORDI	TBD
Forest Conservation Manual	Z ORDI	12.00
Simplified Forest Stand Delineations	FOREST	150.00
Intermediate Forest Stand Delineations	FOREST	300.00
Full Forest Stand Delineations	FOREST	450.00
Forest Conservation Plans	FOREST	450.00
Forest Conservation-Surety (Non-C/A)	REFORE	TBD
Property Maintenance Permit - Outside the Buffer	CA PRES	75.00
Forest Conservation Fee In Lieu - (Non C/A)	REFORE	.30 per sq. ft
Forest Conservation Penalty Fee - (Non C/A)	REFORE	.90 per sq. ft
Simplified Buffer Mgmt Plan - Within the Buffer	CA PRES	100.00
Minor Buffer Mgmt Plan	CA PRES	150.00
Major Buffer Mgmt Plan	CA PRES	220.00
Forest Preservation Plan (BMP)	CA PRES	150.00
Forest Preservation-Mitigation CA Surety	PLANT	TBD
Fee-In-Lieu (CA) - Outside the Buffer	PLANT	.30 per sq. ft.
Fee-In-Lieu (CA) - Within the Buffer	BUFFER	1.50 per sq. ft.
Landscape Plan - Surety	LANDSC	TBD
Landscape Plan	LANDSC	75.00

Misc. Applications, Licenses & Fines	Account Code	Price
Bed and Breakfast License - Annual	BED AN	\$100.00
Home Occupation License - Biennial	HOME O	100.00
Wireless Communications Facility License - Annual	PZWIRE	1,300.00
Produce Stand License - Annual	PRODUC	75.00
Pre-Application (Commercial Property)	PRODUC	25.00
Request to the Planning Officer	PRODUC	50.00
Civil Sign Violations	Z VIOL	TBD
Short Term Rental License - Initial	SHORT	400.00
Short Term Rental License - Renewal	SHORT	250.00
Short Term Rental Inspection	PERMITS 4055	75.00
Short Term Rental Re-Inspection	PERMITS 4055	75.00
Roadside Vendors License (up to 7 days)	ROADSI	50.00
Roadside Vendors License (Long Term up to 1 year)	ROADSI	750.00
Use Certificate	PRODUC	100.00
Enforcement Fines	PZFINE	TBD
Road Signs	ROADS 5620	200.00