KeyCite Yellow Flag - Negative Treatment
Proposed Legislation

Connecticut General Statutes Annotated
Title 8. **Zoning**, Planning, Housing and Economic and Community Development (Refs & Annos)
Chapter 124. **Zoning** (Refs & Annos)

C.G.S.A. § 8-1c

§ 8-1c. **Fees** for municipal land use **applications**

Effective: October 1, 2021
Currentness

(a) Any municipality may, by ordinance, establish a schedule of reasonable **fees** for the processing of **applications** by a municipal **zoning** commission, planning commission, combined planning and **zoning** commission, **zoning** board of appeals or inland wetlands commission. Such schedule shall supersede any specific **fees** set forth in the general statutes, or any special act or established by a planning commission under section 8-26.

(b) A municipality may, by regulation, require any person applying to a municipal **zoning** commission, planning commission, combined planning and **zoning** commission, **zoning** board of appeals or inland wetlands commission for approval of an **application** to pay the cost of reasonable **fees** associated with any necessary review by consultants with expertise in land use of any particular technical aspect of such **application**, such as regarding traffic or stormwater, for the benefit of such commission or board. Any such **fees** shall be accounted for separately from other funds of such commission or board and shall be used only for expenses associated with the technical review by consultants who are not salaried employees of the municipality or such commission or board. Any amount of the **fee** remaining after payment of all expenses for such technical review, including any interest accrued, shall be returned to the applicant not later than forty-five days after the completion of the technical review.

(c) No municipality may adopt a schedule of **fees** under subsection (a) of this section that results in higher **fees** for (1) development projects built using the provisions of section 8-30g, or (2) residential buildings containing four or more dwelling units, than for other residential dwellings, including, but not limited to, higher **fees** per dwelling unit, per square footage or per unit of construction cost.

Credits
(1982, P.A. 82-282; 1993, P.A. 93-124, § 2; 1994, May 25 Sp.Sess., P.A. 94-1, § 9, eff. July 1, 1994; 2021, P.A. 21-29, § 2, eff. Oct. 1, 2021.)

Editors' Notes

Relevant Additional Resources
Additional Resources listed below contain your search terms.

HISTORICAL AND STATUTORY NOTES

RECEIVED
By Marc J Garofalo MPA,MMC,MCTC at 11:48 am, Jun 01, 2026

Amendments

1993 Amendment. 1993, P.A. 93-124, § 2, add reference to **fees** established by a planning commission under § 8-26.

1994 Amendment. 1994, May 25 Sp.Sess., P.A. 94-1, § 9, inserted "or" preceding "any special act".

2021 Amendment. 2021, P.A. 21-29, § 2, designated the previously undesignated paragraph as subsection (a) ,and added subsections (b) and (c).

RESEARCH REFERENCES

Treatises and Practice Aids

9 Connecticut Practice Series § 15:14, **Application** and Other **Fees** Charged by the Agency.

Relevant Notes of Decisions (3)

View all 3

Notes of Decisions listed below contain your search terms.

Processing of applications

Phrase "processing of **applications**" as used in statute authorizing municipality to assess **fees** for processing of **applications** by municipal **zoning** commission includes diversified procedures of the several commissions that can involve both preapproval and postapproval costs associated with subdivision **application**. Pollio v. Planning Com'n of Town of Somers (1995) 652 A.2d 1026, 232 Conn. 44. **Zoning** And Planning 1382(4)

Engineering review

Statute authorizing **fees** for municipal land use **applications** allows municipality to establish and collect reasonable **fees** to cover costs of engineering review of construction plans and inspection of subdivision improvements during construction in connection with **application** for subdivision. Pollio v. Planning Com'n of Town of Somers (1995) 652 A.2d 1026, 232 Conn. 44. **Zoning** And Planning 1382(4)

Town was not limited to a $250 base **application** processing **fee** and could impose and collect **fees** to recover costs of engineering review of construction plans in connection with subdivision. Pollio v. Planning Com'n of Town of Somers (1995) 652 A.2d 1026, 232 Conn. 44. **Zoning** And Planning 1382(4)

C. G. S. A. § 8-1c, CT ST § 8-1c

The statutes and Constitution are current with all enactments of the 2021 Regular Session and the 2021 June Special Session.

End of Document

© 2021 Thomson Reuters. No claim to original U.S. Government Works.

RECEIVED
By Marc J Garofalo MPA,MMC,MCTC at 11:48 am, Jun 01, 2026