



TOWN OF GILFORD

BOARD OF SELECTMEN
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Gilford, NH 03249

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NOTICE OF PUBLIC HEARING BOARD OF SELECTMEN PLANNING & LAND USE FEE SCHEDULE

Wednesday, June 28, 2023
7:00pm
Gilford Town Hall – Conference Room

The Gilford Board of Selectmen will be holding a public hearing pursuant to the provisions of RSA 41:9-a, as authorized by a vote on Article 15 of the 1990 Annual Town Meeting, on a proposed amendment to the existing Department of Planning & Land Use fee schedule.

The proposed fee schedule change is for the establishment of a \$250.00 application fee for short-term rental permit applications to take effect as of July 1, 2023.

Copies of the proposed fee schedule and the existing fee schedule are available at the Selectmen's Office or on line at www.gilfordnh.org. Copies will also be made available at the public hearing. Any interested person may attend this public hearing and/or submit testimony related thereto.



TOWN OF GILFORD


Recreation Center of New Hampshire

DEPARTMENT OF PLANNING & LAND USE

MEMO

Date: June 12, 2023

To: Scott Dunn, Town Administrator

From: John Ayer, Director of Planning & Land Use 

Re: Recommended Fee for Short-Term Rental Applications

The Planning Board has recently discussed an appropriate fee for short-term rental applications. The proposed fee is \$250 and I am writing to request that the Board of Selectmen approve this new fee.

Applicants for short-term rentals (STRs) are required to obtain a conditional use permit from the Planning Board. The current fee for a standard conditional use permit is \$50. Typically such conditional use permits are supplemental to a site plan or subdivision application and require a finding or two, but the STR conditional use permit is much more involved than a standard conditional use permit. It is a stand-alone application requiring more staff time and effort and so it warrants a higher fee. The work involved includes an inspection of the dwelling and property to verify compliance with the short-term rental ordinance, the fire code and life safety requirements, and a review of parking, trash collection, septic system, sleeping quarters, number of guests allowed, and compliance with several other requirements of the ordinance. The fee would cover one initial inspection and a re-inspection if needed.

Please let me know if you have any questions or need further information.

Thank you.



TOWN OF GILFORD
DEPARTMENT OF PLANNING AND LAND USE
Fee Schedule

APPLICATION FEES ARE DUE UPON SUBMITTAL OF APPLICATIONS

BUILDING FEES	
TYPE OF APPLICATION	FEE
Residential	
New and Additions	\$100 plus \$0.15 per gross sq. ft.
Repairs/Remodels/Alterations	\$50
Residential Accessory/Utility	
Structures (attached or detached garage, shed, barn, decks, porches, etc.)	\$0.15 per gross sq. ft.
Pools, fences, large tents, wind generator towers, etc.	\$40
Repair/Remodel	\$30
Commercial/Multi-Family	
New or Reconstruction	\$400 plus \$0.25 per gross sq. ft.
Repair/Remodel	\$150
Manufactured (Mobile) Homes	
New and Replacement	\$100 plus \$0.15 per gross sq. ft.
Repair/Remodel	\$50
Plumbing	
Residential	\$50 for buildings 4,000 sq. ft. and less, plus \$30 for each additional 4,000 sq. ft. charged in 4,000 sq. ft. increments
Commercial	\$100 for buildings 10,000 sq. ft. and less, plus \$75 for each additional 10,000 sq. ft. charged in 10,000 sq. ft. increments
Electrical	
Residential	\$50 for buildings 4,000 sq. ft. and less, plus \$30 for each additional 4,000 sq. ft. charged in 4,000 sq. ft. increments
Commercial	\$100 for buildings 10,000 sq. ft. and less, plus \$75 for each additional 10,000 sq. ft. charged in 10,000 sq. ft. increments
Demolition	\$50 Residential; \$100 Commercial
Signs	\$30 per sign (Each sign requires separate permit application)
Re-inspection Fee (to be paid prior to re-inspection)	\$50
After-the-Fact Application Fee (charged when work was started prior to issuance of permit)	Double the usual permit fee or \$75, whichever is greater

PLANNING AND ZONING FEES	
TYPE OF APPLICATION	FEE
Subdivision	\$150 per lot
Boundary Line Adjustment	\$100
Recording Fee (see DPLU for instructions)	\$25 LCHIP fee, plus \$30 Recording fee per plan sheet
Conditional Use Permit	\$50
Site Plan with Building – Commercial	\$300 plus \$0.06 per building gross sq. ft.
Site Plan with Building – Residential	\$300 plus \$150 per dwelling unit
Site Plan without Building – Commercial	\$300 plus \$30 per acre charged in 1 acre increments
Amended Site Plan	\$200
Home Occupation Permit	\$100
ZBA Application	\$100
Misc. (Change of use, master signage plan, etc.)	\$40
Abutter Notification Fee (charged for each application)	\$8 per abutter
NOTE: Site Plan fees apply to Condo Conversions	
Wetland Application Fees (to Town Clerk)	\$18 Town of Gilford; \$200 State of New Hampshire
Copies of Full Size Plans	\$15 first sheet plus \$5 per sheet after first sheet



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