

Liberty Township Fees
Effective November 3, 2025
All Fees are Non-Refundable

Note: If work is started prior to application for permit or without a permit, Zoning Fees will be **Doubled**.

<u>Public Records</u>	<u>Fee</u>
Copies (8.5" x 11")	\$0.25 per page
Zoning Resolution (printed copy)*	\$20
Zoning Map (printed copy 11" x 17")*	\$5
Zoning Resolution and Zoning Map (on zip drive)*	\$20
Comprehensive Land Use Plan (printed copy)*	\$20
Future Land Use Map (printed copy 11" x 17")*	\$5
Comprehensive Land Use Plan and Future Land Use Map (on zip drive)*	\$20
Audio recordings of meetings (on zip drive)	\$20
*Zoning Resolution, Zoning Map, Comprehensive Land Use Plan, and Future Land Use Map can be downloaded for free from the Township website.	
<u>Zoning Permits (Article IV)</u>	<u>Fee</u>
Driveway (on Township roads only)	
Gravel Driveway	\$110
Concrete Driveway	\$220
Residential Construction	
New Home	\$1,100
Addition to Existing Home	\$550
Residential Accessory Building/Addition to Accessory Building (Section 10.3)	
250 sq. ft. or less	\$165
More than 250 sq. ft.	\$330
Commercial Construction	
New Building	\$2,500 + \$0.30 per sq.ft. over 1,000 sq.ft.
Building Addition	\$2,200 + \$0.30 per sq.ft. over 1,000 sq.ft.
Deck/Gazebo/Porch/Patio/Pergola (Section 10.3)	
Stand-Alone	\$165
Attached	See Fees for Additions
Swimming Pool (in ground) (Section 10.4)	
Private Residential	\$165
Community or Commercial	\$330
Above-ground	No Fee
Fence (Section 10.5)	
Residential	\$55
Commercial	\$1 per lineal ft.
Home Occupation (Section 10.6)	\$100
Sign (Section 10.8)	
Church Sign	No Fee
Billboard	\$1,650
All Other Signs	\$220
Windmill/Wind Turbine (non-agricultural)	
Wind Turbine if Permitted by Zoning Resolution (Section 10.10)	\$550 per turbine
Small Wind Farm (Conditional Use Approval Required) (Section 11.13)	\$550 per turbine + Conditional Use Fee
Portable Home Storage Unit (Section 10.14)	
Days 1-90	\$100
Days 91+	\$500.00 per 90 days (or part thereof)
Solar Panels (Section 10.15)	\$330 per ½ acre
Telecommunications/Cellular Tower	
Tower in RR-1 District (Conditional Use Approval Required) (Section 11.1)	\$2,200 per tower + Conditional Use Fee
Tower in All Other Districts if Permitted by Zoning Resolution	\$2,200 per tower

Grave Open and Close (Township-Maintained Cemeteries)	\$1,100
Certificate of Zoning Compliance (needed before use or occupancy of new or enlarged homes and commercial building, including additions) (Section 4.7)	Included in application fee
Miscellaneous Fee for Items not Listed	Determined by Board of Trustees
<u>Storm Water Management and Drainage, Erosion, and Sediment Control Plan Review</u>	<u>Fee</u>
Drainage, Erosion, and Sediment Control Plan (DESC) Review Fee for Land Disturbing Activities (Section 4.3(C) and Section 10.11))*	
Residential 1 acre or greater	\$500
Commercial 1 to 5 acres	\$3,000
Commercial 5.01 + acres	\$4,500
*Fees established by Fairfield Soil and Water Conservation District (SWCD) and are subject to change	
<u>Road Department Fees</u>	<u>Fee</u>
Any work in township road right of way*	\$500 + applicable permit fees
* Township road ROW fee is refundable upon completion so long as there is no damage to township infrastructure (road, culverts, etc.) and the ROW, including ditch, is graded and seeded to previous condition or better. Any needed repairs or work by township will be billed to the landowner.	
<u>Appeals and Applications to Board of Zoning Appeals</u>	<u>Fee</u>
Appeal from Decision of Zoning Inspector (Section 7.2)	\$1,830
Application for a Variance (Section 7.2)	\$1,830
Application for Conditional Use (Section 7.3)	\$1,830 + applicable permit fees
Change from One Nonconforming Use to Another Nonconforming Use (Section 5.6(B))	\$1,830 + applicable permit fees
Enlargement of Building Containing a Nonconforming Use (Section 5.6(C)(1))	\$1,830 + applicable permit fees
Expansion of a Nonconforming Use (not involving a Structure or Building) (Section 5.6(C)(2))	\$1,830
Application for a Zoning Permit for a Similar Use Not Specifically Listed in Permitted or Conditional Use Classifications in the Zoning District (Section 8.5)	\$1,830 + applicable permit fees
Additional Costs Possible:	
Continuation of Hearing	\$865 per continuation
Extra Meeting or Hearing (over 1 meeting and 1 hearing)	\$865 per meeting or hearing
Extra Notices to Property Owners (over 50)	\$2 per notice
Notice in Newspaper of Public Hearing (if needed)	\$750 per notice
Facility Rental for Public Hearings (if necessary)	Actual Cost
Other Expenses of Appeal or Application	Determined by Board of Zoning Appeals
<u>Application for Amendment to Zoning Resolution and/or Zoning Map (Rezoning)</u>	<u>Fee</u>
Amendment to Zoning Resolution (Section 7.1)	\$3,760
Amendment to Zoning Map (Rezoning) (Section 7.1)	\$4,210 + \$100/acre (or part) (max \$15,000)
Application to Subject Property to PRCD Provisions (Section 7.6)	\$4,210 + \$100/acre (or part) (max \$15,000)
Additional Fees Possible:	
Continuation of Zoning Commission Hearing	\$940 per continuation
Extra Zoning Commission Meeting or Hearing (over 1 meeting and 1 hearing)	\$940 per meeting or hearing
Continuation of Board of Trustees Hearing	\$940 per continuation
Extra Board of Trustees Meeting or Hearing (over 1 meeting and 1 hearing)	\$940 per meeting or hearing
Extra Property Sign (over 1)	\$250 per sign
Extra Notices to Property Owners (over 50)	\$2 per notice
Notice in Newspaper of Public Hearing (if needed)	\$750 per notice
Facility Rental for Public Hearings (if necessary)	Actual Cost
Other Expenses of Application	Determined by Zoning Commission

<u>Application for Planned Rural Business/Community Service District (PRB/CS) (Section 7.4),</u>	
<u>Planned Unit Development (PUD) (Section 7.5), or</u>	
<u>Planned Residential Conservation Development (PRCD) (Section 7.6)</u>	Fee
Sketch Plan Review and Site Visit (Pre-Application)	\$2,820
Application Fee and Development Plan Review	\$1,880 + \$100/dwelling (PUD or PRCD) or \$100/acre (PRB/CS) (no max)

Note: The PRB/CS, PUD, and PRCD application fee is in addition to the Amendment to Zoning Map (Rezoning) fee

Additional Fees Possible:

Extra Site Visit (over 1)	\$940 per site visit
Extra Meeting for Sketch Plan Review (over 2)	\$940 per meeting
Extra Meeting for Development Plan Review (over 2)	\$940 per meeting
Modification of Approved Development Plan	\$940 per meeting or site visit
Extension of Timeline	\$940 per meeting to consider extension
Other Expenses of Application	Determined by Zoning Commission

Note: For all types of applications and appeals, if additional Township costs are incurred due to additional hearings or meetings, additional site visits, continuances, extensions, modifications, advertising, notices, court reporters, professionals such as engineers or architects, or other expenses beyond those included in the above fees, those will be charged at the township's cost to the applicant or appellant.

Note: If the Zoning Inspector, Board of Zoning Appeals, Zoning Commission, or Board of Trustees determines that any application, appeal, or other township function or processes should be split and treated as multiple applications, appeals, or processes (to due size, complexity, or other factors), the township may charge separate fees for each application, appeal, or other process.