



TOWN OF GALENA

101 S. MAIN ST, GALENA, MD 21635

410.648.5151 Planning & Zoning

Schedule of fees - Effective 08/04/2025

Resolution # 2025-03

Permits may require Planning Commission review & approval. Contact the Zoning Coordinator to schedule an appointment.

*MDIA Inspection fees and/or Engineering Fees may also apply. Please **allow at least two (2) weeks for MDIA's review** on all permits if applicable. For more information on Zoning 2020, Land Sub Division 2020, and Comprehensive Plan 2009 (CP 2021 in progress), please visit our website at <https://www.townofgalena.com>

ZONING PERMITS	CURRENT PRICING
Maryland Builder's Guaranty Fee Per Structure	\$50.00 (Required by State of Maryland)
Dwelling Unit (DU) Building Permits R1, R2, C1, C2, I	\$0.15 per square foot or a minimum of \$350.00 plus \$100 Cert. of Occ.
Accessory Building - 200 sq ft or less	50, must provide accurate sketch of location and size to property
Accessory Building - 200 sq ft or more	\$0.15 per square foot or minimum \$100.00 plus MDIA \$150
Backyard Chickens - Accessory Structure	\$100.00 (Resolution 2019-04)
Backyard Chickens - License & Permit	\$50.00 Yearly Renewal
Breezeway, Carport, Deck, Porch, Steps	\$0.15 per square foot or minimum \$100.00 plus MDIA \$150
Doors/Windows/Roof	No Permit required, considered a maintenance.
Fence (R1, R2, C1, C2, I (New Only)	\$50.00
Fireplace & Chimney (2 flues)	\$100 + MDIA \$150
Re-inspection Fee	\$200.00
Signs - All	\$50.00
*Banner- Maximum 20 square foot (Limited time)	
Swimming Pool/IN Ground only	\$100 (not required if pool is temporary)
CERTIFICATE OF OCCUPANCY (ALL)	CURRENT PRICING
All Certificates of Occupancy classes	\$100
Residential-R1 & R2	To receive Certificate of Occupancy all final inspections must be approved
Commercial - C1 & C2	(Water Meter/Pit , Building, Driveway/Apron, Sprinkler & Health Dept. if
Roadside Stand	serving food.
ADDITIONS/RENOVATIONS	CURRENT PRICING
*Additions, Renovations, Demolition - Raze	\$0.15 per square foot or minimum of \$100.00
DRIVEWAY & APRON	CURRENT PRICING
Driveway & Apron Single Pipe/End Sections/Headwalls	\$250.00 See Land Subdivision Standard Road & Street Details
WATER & SEWER ALLOCATION	CURRENT PRICING
Request for Allocation (Part 1 of 3)	\$50.00
Allocation for Water and/or Sewer (Part 2 of 3)	Water: \$6,000.00 Sewer: \$6,000.00
Connection (Part 3 of 3)	\$150.00
WATER METERS & PITS	CURRENT PRICING
Residential - 1, 2, 11-25, Dwelling Unit (DU)	Market Price Includes: Meter, meter pit, frame, cover, node & curb stop
Commercial - 1 acre	
Antenna/Cell Tower	CURRENT PRICING
*Telecommunication Antennas (new) (not server)	Minimum \$5,000 plus 10% of total project.
*Telecommunication Antennas (modification)	5% of Total Cost, \$2,500 Minimum
Commercial Fuel/ Gas Station	\$100
SOLAR	CURRENT PRICING
Solar Panel - Residential	\$100.00
*Solar Panel - Utility Scale	\$.010 per square foot, minimum \$100.00

SITE PLAN	CURRENT PRICING
Lot Line Adjustment	\$200.00
Minor Site Plan	\$200.00
Site Plan - Concept (over 1 lot of disturbance)	\$200.00
Site Plan - Preliminary (over 1 lot of disturbance)	\$200.00
Site Plan - Final (over 1 lot of disturbance)	\$200.00
Extension of Approvals	\$200.00
Minor Amendments	\$250.00
Major Amendments	\$1000, submittal of As Builts required prior to the CO being issued
SUBDIVISION	CURRENT PRICING
Minor Subdivision	\$100 + \$50 per lot
Major Subdivision - Concept	\$150 + \$50 per lot
Major Subdivision - Preliminary	\$150 + \$50 per lot
Major Subdivision - Final	\$150 + \$50 per lot
Extension of Approval	\$150.00
BOARD OF APPEALS	CURRENT PRICING
Variance & Special Exceptions - Administration Reviews	\$200.00
Appeals of Zoning Coordinator's Decision	\$100.00 (See Charter Section 98 Powers of Board of Appeals)
Per Application/Zoning Map-Text Amendment	\$500 each
Growth Allocation (Redevelopment)	\$500.00 per lot (See Charter 146-11)
COMMERICAL	CURRENT PRICING
*4,999 Square Foot or less	\$500.00 (Architectural Stamped)
*5,000 - 9,999 Square Foot	\$1.00 per square foot plus minimum of \$1,500.00 (Architectural Stamped)
*10,000 Square Foot or more	\$1.00 per square foot plus minimum of \$2,500.00 (Architectural Stamped)
*Shopping Center (per storefront)	\$1.00 per square foot plus minimum of \$5,000.00 (Architectural Stamped)
COMMERCIAL PERMITS	CURRENT PRICING
*ADA Chairlift/Vertical Lift (Exterior/Interior)	Residential -No permit fee, Commercial \$150
*Elevator (Interior)	\$50.00
Fence (Commercial)	\$50.00
Tower crane	\$500.00
Use & Occupancy - Temporary Construction Trailer	\$200.00
*Use & Occupancy - Temporary Structures	\$150.00 (1st ten (10) Structures
COMMERICAL SUBSTANTIAL REHAB	CURRENT PRICING
*4,999 Square Foot or less	Minimum \$500.00 (Architectural Stamped)
*5,000 - 9,999 Square Foot or less	\$0.75 per square feet or minimum of \$1,500.00 (Architectural Stamped)
*10,000 Square Foot or greater	\$0.75 per square feet plus minimum of \$2,500.00 (Architectural Stamped)
Additional Town Fees	
Ordinance Violation - Mowing	\$300
Solicitation Permit (Per Person)	\$5,000
Violation of Soliciting without a permit (per person/ occasion)	\$5,000