

1 **NYE COUNTY RESOLUTION NO. 2024-09**
2 A RESOLUTION ADOPTING A REVISED FEE SCHEDULE FOR NYE
3 COUNTY PLANNING DEPARTMENT

4 WHEREAS, Nye County Code 17.04.060, authorizes the Nye County Board of County
5 Commissioners (“Board”) to adopt fees for local review of applications and land use matters in
6 the areas of zoning, subdivision review and the division of land, respectively; and

7 WHEREAS, while the Board has adopted fees of local land use reviews, following a
8 periodic review of fees charged, the Nye County Planning Department finds the fees charged in
9 the current fee structure are not reasonable fees sufficient to recover incurred costs of review
10 nor do they reflect the Consumer Price Index (CPI) rates over the years; and

11 WHEREAS, the Board finds that the current fees are not reasonable fees sufficient to
12 cover the incurred costs by Nye County in processing planning-related matters; and that the
13 proposed fee changes attached herein are necessary and appropriate; and

14 ACCORDINGLY, IT IS RESOLVED, Nye County Planning Department’s Fee
15 Schedule attached as Exhibit 1, and incorporated by reference, is hereby adopted, effective
16 January 1, 2025.

17 IT IS FURTHER RESOLVED, any fees or fee schedule previously adopted by the
18 Board and related to local review of applications and land use matters in the areas of zoning,
19 subdivision review and division of land respectively, are hereby superseded by this Resolution
20 No. 2024-09.

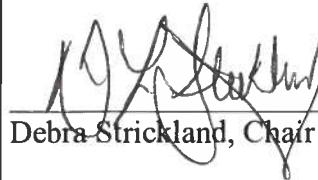
21 BE IT FURTHER RESOLVED, and hereby ordered that the Director of the Nye County
22 Planning Department shall cause this Resolution to be recorded in the office of the Nye County
23 Recorder.

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1 APPROVED this 3rd day of December, 2024.

2 NYE COUNTY BOARD OF
3 COUNTY COMMISSIONERS:

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5 Debra Strickland, Chair

6 ATTEST:
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11 Cori Freidhof, Nye County Clerk
12 And Ex-Officio Clerk of the Board
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Nye County Planning Applications	CURRENT Fees adopted 2017	Jan 2017 - June 2023 CPI Inflation calculation	Proposed Fee Changes
Abandonment: Road	\$500 + \$175 PHN Fee	\$628.21 / \$220.29 Noticing Fee	\$850.00
Address Street Number for New Lots	\$10.00	\$12.59	\$15.00
Administrative Extension of Time: Map	\$150.00	\$188.46	\$250.00
Administrative Extension of Time: Zone Change	\$300.00	\$376.93	\$495.00
Administrative Minor Deviation	\$300.00	\$376.93	\$495.00
Agricultural Exemption	No Fee		
Appeals			
Non Public Hearing	\$200.00	\$251.29	\$330.00
Public Hearing	\$200 + \$175 PHN Fee	\$251.29 / \$220.29 Noticing Fee	\$425.00
Directors Decision (Non Public Hearing)	\$100.00	\$125.64	\$125.00
Boundary Line Adjustment (PRPD)	\$500.00	\$628.21	\$630.00
Boundary Line Adjustment (outside PRPD)	\$500.00	\$628.21	
Business License Review Application			
Home Occupation Permit	\$20.00	\$25.18	\$25.00
Mobile Food Vendors	\$50.00	\$62.94	\$65.00
Certificates of Amendment (each)			
No survey monuments, property line or boundary line changes.	\$100.00	\$125.64	\$125.00
Changes to monuments, property line or boundarly line.	\$200 plus Surveyor Fees	\$251.29	\$250 + Surveyor Fees
Conditional Use Permit	\$200 + \$175 PHN Fee	\$251.29 / \$219.87 Noticing Fee	\$425.00
Conditional Use Permit: Class I Liquor Service	\$500 + \$175 PHN Fee	\$628.21 / \$219.87 Noticing Fee	\$850.00
Conditional Use Permit: Class II Liquor Service	\$500 + \$175 PHN Fee	\$628.21 / \$219.87 Noticing Fee	\$850.00
Conditional Use Permit: Class III Liquor Service	\$500 + \$175 PHN Fee	\$628.21 / \$219.87 Noticing Fee	\$850.00
Conditional Use Permit: Highly Hazardous Materials	\$750 plus \$25/acre	\$942.32 / \$31.41 per acre	\$1,415 / + \$30 per acre
Continuance & Rehearing (Applicant Requested)	\$250	\$314.11	\$415.00
County Surveyor Fee	See attached fee schedule		
Deed Execution	\$100.00	\$125.64	\$125.00
Development Agreement	\$6,500	\$8,182.34	\$10,710.00
Amended Development Agreement	\$1,000	\$1,258.82	\$1,650.00
Document Research (as work load allows)	\$50 per hour with \$50 minimum	\$62.82	\$62.00
Easement Deed Preparation	\$100.00	\$125.64	\$125.00
Elevation Certificate Review	\$75.00	\$94.23	\$95.00
Extention of Time			
Public Hearing	\$275 / + \$175 PHN Fee	\$345.52 / \$219.87 Noticing Fee	\$565.00
Family Cemetery Designation (outside PRPD)	\$100.00	\$125.64	\$125.00
Field Review Fee (Site not surveyed, etc)	\$100, plus mileage	\$125.64	\$125, plus mileage
Flood Damage Permit	\$175.00	\$219.87	\$220.00
Improvement Agreement			
Parcel Map	500.00	\$628.21	\$830.00
Subdivision	750.00	\$942.32	\$1,240.00
Security Release (all or part)	150.00	\$188.46	\$250.00
Release Preparation Fee	No charge		
Large Format Maps	2'x3' \$10; 3'x4' \$20	\$12.56 / \$25.13	\$15 / \$25
Map of Reversion/Merger Re-Subdivision			
Inside PRPD	\$300.00	\$376.93	\$495.00
Outside PRPD	\$650.00	\$816.68	\$980.00
Master Plan Map Amendment (Major)	\$1500 / \$175 PHN Fee	\$1884.64 / \$219.87 Noticing fee	\$1,885.00
Master Plan Text Amendment (Minor)	\$1000 / \$175 PHN Fee	\$1256.43 / \$219.87 Noticing Fee	\$1,430.00
Maintenance and Operation Agreement			
Sewer System	\$500-each	\$628.21	
Water System	\$500-each	\$628.21	
Parcel Map	\$850 plus the cost of travel for outside PRPD and \$10.00 per lot	\$1067.96 / \$12.59 per lot	\$1280 / plus \$12.60 per lot
Administrative Second Approval	\$200.00	\$251.29	\$250.00

Nye County Planning Applications	CURRENT Fees adopted 2017	Jan 2017 - June 2023 CPI Inflation calculation	Proposed Fee Changes
Large Parcels Map Tentative (Outside PRPD)	\$650 plus the cost of travel for outside PRPD and \$10.00 per lot	\$816.68 / \$12.59 per lot	\$980, + cost of travel for outside PRPD / + \$12.60 per lot
Large Parcels Map (Final) (Outside PRPD)	\$350 plus the cost of travel for outside PRPD and \$10.00 per lot	\$439.75/ \$12.59 per lot	\$530 / + \$12.60 per lot
Large Parcels Map (Final) (PRPD)	\$200 plus \$10.00 per lot	\$251.29 / \$12.59 per lot	\$250 / + \$12.60 per lot
Large Parcel Map (Tentative) (PRPD)	\$500 plus \$10.00 per lot	\$628.21 / \$12.59 per lot	\$630 / + \$12.60 per lot
Planned Unit Development	\$550 plus \$25.00 per acre	\$691.03 / \$31.41 per acre	\$900 / \$30 per acre
Pre-Development Meeting (no charge for first meeting)			
Additional Pre-Development Meetings	\$100.00	\$125.88	\$125.00
Reconsideration of Conditions of Approval			
Non Public Hearing	\$250.00	\$314.71	\$415.00
Public Hearing	\$625 + \$175 PHN Fee	\$786.76 / \$220.29 Noticing Fee	\$915.00
Sign Review Application	\$25 per sign/\$100 max per application	\$31.47 / \$ 125.88 max	\$32 / \$125 max
Site Development (includes 3 Reviews)			\$750.00
ALL Commercial/Industrial Buildings/Accessory Buildings	\$20 per sq ft for the first 10,000 Sq-Ft, and \$.02 for any additional Sq-Footage.		
Each additional Site Development Review			\$250 each
Each additional final site inspection	\$100.00	\$125.64	\$125.00
Solid Waste Permit	\$1500 / + 175 PHN fee	\$1,884.64	\$1,880.00
Renewal	\$500.00	\$628.21	\$630.00
Special Use Permit	\$350 / + \$175 PHN Fee	\$439.75 / \$219.87 Noticing Fee	\$660 + Actual Noticing Fee's
Cannabis Applications	\$1,500.00	\$1,884.64	\$1,880.00
Cannabis Amendments	\$750.00	\$942.32	\$945.00
			MW Capacity / Solar Only / Solar + Battery Storage
			0-500 Megawatts / \$75,000 / \$100,000
			500-1000 Megawatts / \$125,000 / \$150,000
			1000 Megawatts and above / \$175,000 / \$200,000
(SECS-1) Solar Energy Conversion System—Tier 1			
(SECS-2) Solar Energy Conversion System—Tier 2			Electricity used primarily for on-site use primarily behind the meter, generation for a single property owner (10-acre limit). Fee: Not Applicable
Street Name Change (Public or Private Street)			
One Intersection	\$500 / + \$175 PHN Fee / plus all sign costs	\$628.21 / \$220.29 Noticing Fee	\$850 / plus all sign costs
Two to Four Intersections	\$750 / + \$175 PHN Fee / plus all sign costs	\$942.32 / \$220.29 Noticing Fee	\$1160 / plus all sign costs
More than Four Intersections	\$1000 / + \$175 PHN Fee / plus all sign costs	1256.43 / \$220.29 Noticing Fee	\$1475 / plus all sign costs
Subdivision Map			
Tentative Residential (PRPD)	\$750.00 plus \$10 per lot	\$944.12 / \$12.59 Per lot	\$1240 / + \$12.60 per lot
Modified Tentative Map (PRPD)	1/2 of original application fee		\$620.00
Final Map	\$300 plus \$10 per lot	\$377.65 / \$12.59 per lot	\$495 / + \$12.60 per lot
Amended Final Map (PRPD)	\$350.00	\$440.59	\$580.00
Subdivision Map (outside PRPD)			
Tentative (Outside PRPD)	\$1200 plus \$10 per lot	\$1510.59 / \$12.59 Per lot	\$1800/ + \$12.60 per lot
Final Map (Outside PRPD)	\$850 plus \$10 per lot	\$1070 / \$12.59 Per lot	\$1280 / + \$12.60 per lot
Amended Final Map (Outside PRPD)	\$650.00	\$818.23	\$980.00
Mobile Home Park / RV Parks (outside PRPD)	\$500 plus \$10/lot or space	\$628.21 / \$12.59 per lot	\$755 / + \$12.60 per lot
Temporary Use Permit			
Annual Renewal	\$30.00	\$37.69	\$50.00
Tenant Improvement Application	\$10.00	\$12.59	\$15.00

Nye County Planning Applications	CURRENT Fees adopted 2017	Jan 2017 - June 2023 CPI Inflation calculation	Proposed Fee Changes
Waiver (Public Hearing)	\$350 / + 175 PHN fee	\$439.75 / \$220.29 Noticing Fee	\$755.00
Waiver of Design or Document Submittal Standards (Administrative Waiver)	\$25.00	\$31.47	\$30.00
Zoning District Amendment (Zone Change) Application	\$550 / plus \$175 PHN fee plus \$25 per acre	\$691.03 / \$31.47 per acre	\$1085 / \$30 per acre
Zone Change Extension of Time (Public Hearing)	\$275 plus /\$175 PHN fee /plus \$10 per acre	\$345.52 / \$220.29 Noticing Fee/ \$12.59 per acre	\$630 / \$12.60 per acre
Zoning Ordinance Text Amendment	\$750.00	\$942.32	\$1,240.00
Zoning Review Application	Lot development and/or Accessory Structures < 400 Sq. ft. \$10.00; SFR, Guest Residence, or Accessory Structures > 400 Sq. Ft. \$25.00	\$12.59 / \$31.47	\$15 / \$30

2% Technology fee will be added to every application