

Town of Wales, Maine

Incorporated Feb. 1, 1816

175 Centre Rd.
Wales, ME 04280

Phone: (207) 375-8881
Fax: (207) 375-8811
email: townofwales@roadrunner.com

ESTABLISHED FEES

Board of Appeals Application: \$50.00 plus \$250.00 Escrow ¹

Building Permits

Standard Building Permit Application: \$50.00
Standard Building Permit – Approved: \$0.25 per Square Foot

Covers Permit applications for:

- ▶ Placement or replacement of a structure or a mobile home or an ADU
- ▶ Garages and sheds, attached or detached
- ▶ Decks, attached or detached, with in-ground or above-ground pools
- ▶ Additions, in-ground pools
- ▶ Barns, Silos, Bunker Silos

Solar Development Permit Application: \$50.00
Solar Development Permit – Approved:
▶ Roof or Ground-mounted \$0.25 per Square Foot of all panels

Demolition Permit: \$0.00 No Charge

Driveway (or entrance) Permit: \$100.00

Flood Hazard Development Permit: \$25.00 minor development
\$35.00 major development

Shore land Zoning Permit: \$100.00 & CEO to Inspect

Site Review for Land Use Application: \$250.00 plus \$250.00 Escrow ¹

Subdivision Application Fees:

Minor or Preliminary Major Subdivision Plan: \$750.00 plus \$250.00 per lot Escrow ²

Final Major Subdivision Plan: \$400.00 plus \$25.00 per lot ³

Amendment to Final Subdivision:

- ▶ No additional lots or substantial changes to roads or drainage systems: \$25.00
- ▶ With 3 or fewer new lots \$150.00 per additional lot
- ▶ The fee for any amendment with substantial changes to roads/drainage systems or more than 3 lots shall be all fees and escrow amounts required by a new application.

¹ Plus all other applicable expenses incurred by the town relating the application.

² Plus additional Escrow as estimated by consultant for needed review should the planning board require consultant services

³ Plus additional Escrow if applicable as determined by the Code Enforcement Officer, Planning Board, and/or the Board of Selectmen

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Tower (telecommunications) Applications: \$1500.00 plus Planning Board Review Escrow \$500.00
Antenna additions: \$150.00 per antenna

Fines & Penalties:

**Projects Begun Prior to Obtaining Appropriate Permits or
Project Exceeding the Permit Issued by the Town = Double the permit fee**

(These fees are in addition to the fees noted herein. Additional fines may also be imposed in accordance with Title 30-A, MRSA §4452.)

Administration and Applicability

Building Permits:

A building permit shall be obtained from the CEO, except as allowed under Article 4.1 of the Land Use Ordinance (LUO), prior to any construction, relocation, placement, replacement, demolition, conversion, or alteration that changes the square footage or volume of any structure or part thereof. If necessary, a permit for a driveway entrance shall be obtained from the Road Commissioner, as outlined in Article 4.3 of the LUO, prior to obtaining a building permit from the CEO.

Exception: 4.1 Accessory Structures

An accessory structure that does not exceed 144 square feet in floor area or 10 feet in height does not need a building permit, as long as the structure complies with the setback requirements from a right-of-way line and the side or rear property line.

Fines and Penalties:

Fines and Penalties may be assessed against any project requiring a permit or application that is begun prior to obtaining a permit or application approval from the town or the town's representative or any project that exceeds a permit or approved application obtained from the town or the town's representative.

Plumbing Fees

Plumbing fees are assessed by the Plumbing Inspector in accordance with state law.

General Office Fees:

Photocopies/Prints:	\$0.00 No Charge for Residents \$0.25 per page for Non-residents
Fax:	No Charge to Residents for outgoing or incoming Non-residents: \$1.00 per page for non-toll-free outgoing faxes, no charge for incoming
Maps:	
Up to 11x17	No Charge for Residents; \$0.25 for Non-residents
Large format Maps	(market price, plus postage if applicable)

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Electronic-No Charge

**Use of Community Room/Conference Room: No charge for residents
Not available for non-residents**

Cemetery Fees:

▶ **Lot prices:**

Full lot: 8x20 \$2000.00

Half lot: 8x10 \$1500.00

Natural/Alternative Burials only:

Single Soul: \$2000.00

▶ **Burial Fees:**

○ **Cremains:**

\$500 weekdays + \$100 administrative fee

\$750 weekends + \$100 administrative fee

\$1000 holidays + \$100 administrative fee

○ **Full Casket/Natural:**

\$1000 weekdays + \$100 administrative fee

\$1500 weekends + \$100 administrative fee

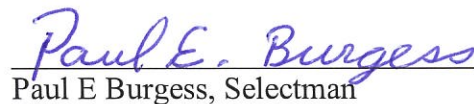
\$2000 holidays + \$100 administrative fee


Effective: 09/09/2025

Last Updated: 09/09/2025


Authorized by,
Town of Wales
Board of Selectmen on September 9, 2025


Eric L Gagnon, Chairman


Paul E Burgess, Selectman


Randall A Greenwood, Selectman

Certified and attested: 9/9/25


Sharon Siegel, Municipal Clerk