

Buffalo County Zoning Administrative Fee Schedule

EFFECTIVE 1/1/2026

Zoning Administrator Only			
Document Filing	Base Fee	Publishing Fee (+ Base Fee, where applicable)	Per Lot Fee (+ Base Fee, where applicable)
Publication Filing Fee - each publication	\$30.00	-	-
Zoning Permit	\$200.00	-	-
Development Permit (Flood Plain)	\$150.00	-	-
Board Of Adjustment Only			
Document Filing	Base Fee	Publishing Fee (+ Base Fee, where applicable)	Per Lot Fee (+ Base Fee, where applicable)
Appeal/Variance	\$285.00	\$30.00	-
Planning Commission & Board of Commissioners			
Document Filing	Base Fee	Publishing Fee (+ Base Fee, where applicable)	Per Lot Fee (+ Base Fee, where applicable)
Conditional/Special Use Permits	\$410.00	\$60.00	-
Preliminary Subdivision Plat Application	\$410.00	\$60.00	\$50.00
Preliminary Subdivision Plat Amendment	\$205.00	\$60.00	\$50.00
Vacation/Replat Preliminary (of Plat or Part)	\$410.00	\$60.00	-
Code Amendment (Text change)	\$330.00	\$60.00	-
Comprehensive Plan Amendment	\$330.00	\$60.00	-
Rezoning/Amendment to Zoning Map	\$330.00	\$60.00	-
Conservation or Preservation Easements	\$410.00	\$60.00	-
Fee for Postponement of Public Hearing	\$160.00	-	-
Fee for Process if Not Otherwise Stated	\$160.00	-	-
Board of Commissioners Only			
Document Filing	Base Fee	Publishing Fee (+ Base Fee, where applicable)	Per Lot Fee (+ Base Fee, where applicable)
Final Subdivision Plat Application (applied to each portion, if staged)	\$205.00	\$30.00	\$50.00
Administrative Subdivision	\$350.00	\$30.00	\$50.00
Administrative Subdivision - Modifications after filing, plus filing fees set by Register of Deeds	\$175.00	\$30.00	\$50.00
Vacation/Replat Administrative Subdivision (of Plat or Part)	\$330.00	\$30.00	-
Minor Subdivision Changes	\$150.00	-	-

Notes:

1. Subdivision Fees do not include filing fees set by the Register of Deeds, unless codes state otherwise.
2. Adopted by Board of Commissioners on December 23, 2025 and effective January 1, 2026.
3. There shall be a three (3) percent annual increase for one year following the adoption of proposed revisions, along with a \$10.00 rounding-up caveat, then the percentage will be re-evaluated based on market conditions on an annual basis.

History of Zoning Fee Adaptations :

*Last Passed at Board of Supervisors meeting on May 28, 2002 - (Zoning Permits, Conditional/Special use Permits, Rezoning, Amendments to Comprehensive Plan, Zoning Regulations, Subdivision Regulations and Zoning Map).

** Last Passed at Board of Supervisors meeting on February 24, 2009 - (Administrative Subdivision Fees, Non-Administrative Subdivision Fees, Other Processes or Events Fees).

*** Last Passed at Board of Supervisors meeting on September 14, 2010 - (Preliminary Plat Fee, Final Plat Fee).

****Last Passed at Board of Supervisors meeting on November 23, 2010 - (Conservation or Preservation Easements Fees).

*****Last Passed at Board of Supervisors meeting on June 11, 2013 retroactive to May 14, 2013 - (Vacation of Plat or part thereof, Fees plus cost of publication at time of filing for administrative subdivisions).

*****Last Passed at County Commissioners meeting on April 25, 2017 effective July 1, 2017 - (Zoning Permit Fees, Administrative Subdivision filing fees plus cost of publication at time of filing, Administrative Subdivision Modification fees plus cost of publication at time of filing, Administrative Subdivision per lot fee, Preliminary Plat fee, Final Plat Fee, Minor Subdivision fee plus cost of publication fee at time of filing, Variance fee plus cost of publication at time of filing).