

**Town of Windham**  
**Master Fee Schedule**  
**of License, Permit, & Application Fees**

Last Amended by Council ~~October 14, 2025~~ **December 9, 2025**

			<b>FEE</b>
<b>CH</b>	<b>7</b>	<b>ALARM SYSTEMS</b>	
		False Alarms	\$25
<b>CH</b>	<b>11</b>	<b>AMUSEMENTS</b>	
		Special Amusement Permit; Entertainment with dancer(s)	\$800
		Special Amusement Permit; Entertainment no dancer(s)	\$150
		Coin-Operated Devices	\$100
<b>CH</b>	<b>15</b>	<b>ANIMALS</b>	
		Dog License [7 M.R.S.A. § 3921]	
		Unaltered dog	\$11
		Spayed/neutered dog	\$6
		Late fee after Jan. 31	\$25
		Kennel License	
		Inspection fee for kennel license issuance	\$20
		Impoundment	
		Municipal Impoundment fee	\$25
		Municipal Impoundment fee; 2nd within year	\$50
		Municipal Impoundment fee; 3rd and more within year	\$100
<b>CH</b>	<b>28</b>	<b>BUILDING CONSTRUCTION</b>	
		<b>Building Permit Application Fees</b>	<b>Residential/Commercial</b>
		Finished Area	\$0.50 per sq. ft.
		Unfinished Area	\$0.45 per sq. ft.
		Demolition	\$50
		Swimming Pool	\$50
		Re-inspection Fee	\$100

Building Without Permit  
Missed Scheduled Inspection

Double Amount of Permit Fee  
\$100

**Renovation/Alteration Permit Application Fees**

Up to \$5,000  
\$5,000 - \$10,000  
\$10,001 +

**Residential/Commercial**

\$50  
\$60  
\$7 per thousand

**Electrical Permit Application Fees**

Application Fee  
Overhead Service  
Underground Service  
New Construction / Alterations  
Swimming Pool  
Generator  
Solar Panels

**Residential/Commercial**

\$50  
\$30  
\$50  
\$0.06 per sq. ft / \$0.10 per sq. ft.  
\$50  
\$50  
\$50 plus \$7 per unit

\* **INTERNAL PLUMBING PERMIT FEES (\*State Mandated)**

Plumbing code fixture fees:

Minimum fee, including up to four fixtures  
Each additional fixture  
Hook-up to public sewer  
Hook-up to existing subsurface system  
Piping relocation with no new fixtures  
Permit transfer  
Surcharge fee (existing Town fee)

\$40  
\$10  
\$10  
\$10  
\$10  
\$10  
\$25

\* **SEPTIC SYSTEM PERMIT FEES (\*State Mandated)**

Complete Disposal System Permits and Variances

Engineered system  
Non-engineered system  
Primitive system (includes one alternative toilet)  
Separate gray waste disposal field  
Seasonal conversion permit

\$200 + \$15 DEP surcharge  
\$250 + \$15 DEP surcharge  
\$100  
\$35  
\$50

First time system variance	\$20
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**Permits for Separate Parts of a Disposal System**

Alternate toilet (only)	\$50
Disposal field only (engineered system)	\$150
Disposal field only (non-engineered system)	\$150
Treatment tank only (non-engineered system)	\$150
Treatment tank (engineered system)	\$80
Minimum Lot Size Waiver	\$50
Holding tank	\$100
Septic Surcharge fee (existing Town fee)	\$25
Other components (complete pump station, piping, other)	\$30
Re-inspection Fee	\$100

Late permit fee: A party who starts construction without first obtaining a plumbing permit will be subject to double the permit fee.

**Mechanical Systems Application Fees**

A/C System (Portable-Window Mounted) A/C not incl.	\$0.50 per 1,000 BTU
Furnace Only	\$1 per 1,000 BTU
Complete HVAC System	\$1.25 per 1,000 BTU

**Miscellaneous Permits**

Change of Use (does not incl. building permit fees)	\$50
Use/Events - Permanent	\$300
Use/Events - Temporary	\$100
Gas Hook-Up	\$50
Moving	\$50
Chimney only	\$50

**CH 34 CABLE TELEVISION**

Cable Television Franchise Filing Fee	\$25
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**CH 39 CEMETERIES**

One Gravesite - Windham resident	\$400
One Gravesite - nonresident	\$500

		One lot (4 adjoining sites) - Windham resident	\$1,600
		One lot (4 adjoining sites) - nonresident	\$2,000
		Cremation Garden (2 sites) - Windham resident	\$200
		Cremation Garden (2 sites) - nonresident	\$275
<b>CH</b>	<b>82</b>	<b>FLOODPLAIN MANAGEMENT</b>	
		Flood Hazard Development Permit	\$50
<b>CH</b>	<b>87</b>	<b>FOOD AND BEVERAGE BUSINESSES</b>	
		Article I, Mobile Food Services	
		Annual pushcart license fee	\$50
		Annual mobile food service unit license fee	\$100
		Background check fee	\$20 per person
		Article II, Bottle Clubs	
		Bottle Club annual fee	\$100 + cost of Advertising
		Article III, Victualers	
		Victualer License - Food Only (no Liquor)	\$100
		Victualer License - With onsite consumption of beer & wine	\$250
		Victualer License - With onsite consumption of liquor	\$400
		Victualer License - Nonprofit Organization	\$1
		Article IV, Liquor Licenses	
		Application Fee	\$25
		Background Check (new Applicants only)	\$25
		Article V, Off-Premise Catering Licenses	
		Off-Premises Catering License	\$10 per day
<b>CH</b>	<b>101</b>	<b>GROWTH MANAGEMENT</b>	
		Growth Permit	\$100
<b>CH</b>	<b>108</b>	<b>HISTORIC PRESERVATION</b>	
		Certificate of Appropriateness Application	\$75
<b>CH</b>	<b>120</b>	<b>LAND USE ORDINANCE</b>	
		100 - General	

Zone Change Request [Effective 7/28/2011]	\$600
Contract Zone Request [Effective 7/28/2011]	\$800 (\$500 Review Escrow)

#### **500 - Performance Standards**

Accessory Apartment (does not include building permit) [Effective 2/25/2020]	\$100
Conditional Use [Effective 7/28/2011]	\$400 (\$250 Review Escrow)
Farm Enterprise	\$50
Home Occupation [Effective 2/25/2020]	
Home Occupation 1	\$50
Home Occupation 2	\$50
Retail Sales, Outdoor [Effective 2/25/2020]	Major \$300 / Minor \$100
Shipping Container	\$0.15 per sq ft
Streets, Private Roads Not Part of a Subdivision	
New Roadway (up to 2 lanes wide)	\$50 Application Fee plus 0 ft - 100 ft = \$1.50 per linear ft; 101 ft - 300 ft = \$0.75 per linear ft; 301 ft - 1,000ft = \$0.50 per linear ft; 1,000 ft + = \$0.25 per linear ft

#### **600 - Mineral Extraction [Effective 7/28/2011]**

New Operation	\$100 + \$100 per acre (\$500 Review Escrow)
Expansion over 5 acres	\$100 + \$100 per acre (\$500 Review Escrow)
Renewal	\$50
Renewal, Late Fee	\$50

#### **700 - Signs [Effective 2/25/2020]**

Banner	\$50
Construction	\$50
Permanent Free Standing	\$50
Permanent Building	\$50
Construction/Subdivision	\$50
Temporary	\$50

#### **800 - Site Plan Review**

Development Team [Effective 10/22/2009]	(\$100 Review Escrow)
Minor or Major Site Plan Sketch Plan [Effective 7/28/2011]	\$200 (\$300 Review Escrow)
Minor Site Plan Final Plan [Effective 7/28/2011]	\$850 (\$2,000 Review Escrow)

Major Site Plan Final Plan [Effective 7/28/2011]

\$1,300 plus \$25 each 1K s.f. over 5K s.f. GFA  
(Review Escrow: 2K to 5K s.f. GFA = \$2,000;  
5K to 15K s.f. GFA = \$3,000;  
15K to 35K s.f. GFA = \$4,000;  
over 35K s.f. GFA = \$5,000)  
\$350 (\$250 Review Escrow)  
\$50

Amended Site Plan - Each Revision [Effective 7/28/2011]

Minor Revision to Approved Site Plan

**900 - Subdivision Review**

Development Team [Effective 10/22/2009]

Minor or Major Subdivision Sketch Plan [Effective 7/28/2011]

Minor Subdivision - Final Plan [Effective 7/28/2011]

Major Subdivision - Preliminary Plan [Effective 7/28/2011]

\$100 Review Escrow  
\$200 (\$300 Review Escrow)  
\$900 1-4 Lots (\$1500 Review Escrow)  
\$1,300 5-10 Lots + \$300 per lot over 10  
(Review Escrow: Up to 10 lots = \$2,500;  
11-15 lots = \$3,000; 16-30 lots = \$4,000;  
30+ lots = \$5,000)  
\$350 (\$250 Review Escrow)  
\$350 (\$250 Review Escrow)

Major Subdivision - Final Plan

Amended Subdivision - Each Lot/Revision [Effective 7/28/2011]

**1000 - Administration**

Change of Use [Effective 2/25/2020]

\$50

**1100 - Board of Appeals**

Variances & Appeals [Effective 7/28/2011]

\$400

**1200 - Impact Fees\***

Sidewalk Impact Fee [Effective 10/14/2025]

5 feet of sidewalk x (GFA/100) x \$114 per foot  
(Engineering Note Report Cost Index)

**Recreational Impact Fee (per dwelling unit) [Effective 4/10/2014]**

Single Family Detached

\$1,080

Single Family attached (duplex/condos)

\$800

Manufactured Housing

\$800

Multifamily (3+ unit) Apartment Structure

\$600

Accessory Apartment

\$400

**North Route 302 Road Improvement Fee [Effective 8/26/2014]**

\$382.65 per primary peak hour trip through Route  
302/Anglers Rd/ Whites Bridge Rd intersection

**Open Space Impact Fee [Effective 2/28/2020]**

**Open Space Impact Fee [Effective 2/28/2020]**

Single-Family Home

2 or less bedroom	\$608
3 bedrooms	\$989
4 or more bedrooms	\$1,163
Attached or Multifamily Housing or Accessory Apartment	
1 bedroom	\$450
2 bedrooms	\$712
3 or more bedrooms	\$824
Mobile Home in a MH Park	
1 bedroom	\$535
2 bedrooms	\$743
3 or more bedrooms	\$1,267
<b>Public Safety Impact Fee [Effective 8/28/2020]</b>	
<b>Residential Uses (per dwelling unit)</b>	
Single Family Detached	\$1,602
Townhouse	\$1,379
Two Unit Structure	\$1,406
Multifamily (3+ Unit) Apartment Structure	\$1,008
Manufactured Housing	\$1,264
Senior Apartments (55+ or 62+)	\$1,828
Nursing or Assisted Living Licensed Bed	\$3,519
<b>Commercial Uses (per square foot)</b>	
Retail-Food-Entertainment-Lodging	\$1.35
Office, Banks, Professional Services	\$1.32
Other General Commercial & Services	\$1.43
Industrial, Transportation, Warehouse, Storage	\$0.63
Private Institutional Except Licensed Care	\$2.04
Medical Service Centers	TBD*
Other Uses not specified	\$1.21
<b>Municipal Office Impact Fee</b>	
<b>Residential Uses (per dwelling unit)</b>	
Single Family Detached	\$562
Townhouse	\$468
Two Unit Structure	\$468
Multifamily (3+ Unit) Apartment Structure	\$333
Manufactured Housing	\$421

Senior Apartments (55+ or 62+)	\$333
Nursing or Assisted Living Licensed Bed	\$333
Commercial Uses (per square foot)	\$0.20

**\*Notes :**

- "K" = 1,000; • "s.f." = Square Feet; • "GFA" = Gross Floor Area ( *See Section 300 Definitions* )
- Postage - Notification cost requirement applies to all applications
- Performance Bonds & Post Approval Inspection Fee must be established with the Town prior to the commencement of construction.
- Building Permits - Contact the Code Enforcement Department or download from [www.windhammaine.us](http://www.windhammaine.us)
- NPDES Post Construction Inspection Fee - See Post Construction Ordinance.

\*See Section 1200 of the Windham Land Use Ordinance for more details and applicability. A project's impact fee shall be paid prior to the issuance of any building permits.

**CH 128 MARIJUANA BUSINESS LICENSING**

Adult Use Marijuana Store	\$10,000 new license / \$2,500 renewal license
Marijuana Cultivation Facility – Tier 1 (Up to 500 square feet plant canopy)	\$1,000 new license / \$1,000 renewal license
Marijuana Cultivation Facility – Tier 2 (500- 2,000 square feet plant canopy)	\$5,000 new license / \$1,500 renewal license
Marijuana Cultivation Facility – Tier 3 (2,000-7,000 square feet plant canopy)	\$7,500 new license / \$2,000 renewal license
Marijuana Cultivation Facility – Tier 4 (7,000-20,000 square feet plant canopy)	\$10,000 new license / \$2,500 renewal license
Marijuana Manufacturing Facility	\$2,500 new license / \$1,000 renewal license
Marijuana Manufacturing – High Hazard (manual or chemical)	\$5,000 new license / \$2,000 renewal license
Medical Marijuana Registered Caregiver– cultivation conducted on site	\$500 new license / \$300 renewal license
Medical Marijuana Caregiver (Home Occupation) – cultivation not conducted on site	\$300 new license / \$150 renewal license
Medical Marijuana Caregiver Retail Store	\$10,000 new license / \$2,500 renewal license
Medical Marijuana Dispensary	\$10,000 new license / \$2,500 renewal license
Medical Marijuana Registered Dispensary with two locations	\$10,000 first location / \$5,000 second location
Marijuana Testing Facility	\$3,500 new license / \$1,000 renewal license
Education Fee – Payable for Each Licensed Marijuana Business Use	40% of License Fee (\$100 minimum); *capped at \$1,000 for Renewals and \$2,000 for New Licenses



\*Education fee is capped if you have multiple businesses with the exact same legal name. If they are different a fee is paid for each.

<b>CH</b>	<b>131</b>	<b>MASS GATHERING</b>	
		Non-Profit Organization (any size)	\$1
		For Profit Organization Minor Gathering (500-999 persons)	\$100
		For Profit Organizations Major Gathering (1000+ persons)	\$250
<b>CH</b>	<b>137</b>	<b>MOTION-PICTURE THEATERS</b>	
		Motion-Picture Theater License Application	\$200 per screen
<b>CH</b>	<b>153</b>	<b>PAWNBROKERS AND SECONDHAND DEALERS</b>	
		Pawn Shop License [Maine statutes, Title 30-A M.R.S.A. §3961]	\$50
<b>CH</b>	<b>157</b>	<b>PEDDLING AND SOLICITING</b>	
		Article 1 - Door to Door	
		Peddler/Solicitor	\$50 per peddler
		Background Check	\$20
<b>CH</b>	<b>181</b>	<b>SEWERS</b>	
		<b>A. SOUTH WINDHAM SEWER DISTRICT</b>	
		Residential/Commercial Connection	\$1,000 per unit + \$20 inspection
		Industrial Connection	\$1,000 per unit + \$20 inspection
		Readiness to serve fee [Effective July 1, 2020 through June 30, 2022]	\$30 per month
		Readiness to serve fee [Effective July 1, 2022 through June 30, 2023]	\$30 per month
		Readiness to serve fee [Effective July 1, 2023 through June 30, 2024]	\$30 per month
		Sewer User fee [Effective July 1, 2021 through June 30, 2022]	\$48.84 per month minimum for 500 cubic feet or less of water use; and \$7.00 per 100 cubic feet in excess of the 500 cubic foot minimum
		Sewer User fee [Effective July 1, 2022 through June 30, 2023]	\$48.84 per month minimum for 500 cubic feet or less of water use; and \$7.75 per 100 cubic feet in excess of the 500 cubic foot minimum

		Sewer User fee [Effective July 1, 2023 through February 29, 2024]	\$48.84 per month minimum for 500 cubic feet or less of water use; and \$9.77 per 100 cubic feet in excess of the 500 cubic foot minimum
		Sewer User fee [Effective March 1, 2024]	\$51.00 per month minimum for 500 cubic feet or less of water use; and \$10.20 per 100 cubic feet in excess of the 500 cubic foot minimum
		<b>B. NORTH WINDHAM SEWER DISTRICT</b>	
		Buy-in Fee	\$3,500/unit
		Buy-in Fee after January 1, 2026	\$5,000/unit
CH	185	<b>SHORELAND ZONING*</b>	
		Planning Board Review [Effective 10/24/2002]	\$100 + \$50 for Public Hearing
		Code Enforcement Review [Effective 11/26/2002]	
		<del>Minor</del> Clearing or Removal of Vegetation	<del>\$50</del> \$75
		<del>Major</del> Shoreland Zoning Review	<del>\$100</del> \$250
		<i>*Note: All applicants are responsible for postage costs of all notification requirements.</i>	
CH	192	<b>SOLID WASTE</b>	
		Article 1 Disposal	
		Commercial	\$500
		Residential	\$500
		Article 2 Transporters	
		Commercial	\$500
		Residential	\$500
CH	201	<b>STORMWATER MANAGEMENT</b>	
		Art. I, Surface Water Protection	
		Soil and Erosion Control Permit [Effective 2/25/2020]	\$50
		Variance Application	\$200
		Art. II, Post-Construction Stormwater Management	
		Annual Certification Payment	\$50
CH	204	<b>STREETS AND SIDEWALKS</b>	
		Excavation permit	\$100
CH	215	<b>TOWING AND TOWING BUSINESSES</b>	

License registration fee for rotation list	\$100 plus \$50 for each tow vehicle
Maximum Rates for Towing Services	
Non-crash tow	Daytime \$95 / Nighttime \$115
Crash tow	Daytime \$110 / Nighttime \$130
Snow removal tow	Daytime \$95 / Nighttime \$115
Pull out same as non-crash	Daytime \$95 / Nighttime \$115
Storage fees after 24 hours	Outside \$50 per day / Inside \$75 per day
Recovery/extraction fees	\$90 per hour plus \$22.50 per 15 minutes after first hour
After hours release between 6:00 PM and 6:00 AM, and when business is closed on weekends and holidays	\$35

**CH 236 WIND ENERGY**

Art. I, Small Wind Energy Ordinance	
CEO Review	\$200 + mailing costs
Planning Board Review	\$400 + mailing costs

**CH 240 WIRELESS TELECOMMUNICATIONS FACILITIES\***

Planning Board Review [Effective 7/28/2011]	\$400
Co-Location Application	\$250

*\*Note : All Applicants are responsible for postage costs of all notification requirements*

**ADMINISTRATIVE FEES**

**ASSESSING DEPARTMENT**

Street Maps	\$3 Black & White, \$5 Color
Photocopies	\$0.50 per page

**FIRE-RESCUE DEPARTMENT**

EMS Fees	
BLS	\$700
ALS-1	\$1,000
ALS-2	\$1,400
Per Transporting Mile	\$18
Medic Intercept	\$300

**Fire Fees (per hour)**

Ambulance	\$100
Brush Truck	\$140
Engine	\$125
Extrication	\$400
Ladder/Tower	\$150
Personnel	Current Assigned Hourly Rate
Squad Truck	\$125
Tanker	\$125

**Permits/Reports**

Sprinkler Permit	\$75
Copy of Reports	\$10
False/Nuisance (3 in 30 day period)	\$100

**Violations/Penalties**

Second Offense	\$500
Third Offense	\$1,000
Fourth and any subsequent	\$2,000

**Inspections**

Second Re-inspection	\$150
Any subsequent re-inspection	\$300

**Fire Lane**

Parked in lane	\$100
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**LIBRARY**

Fax	Local: \$1 first page, \$.25 each additional page;  Long Distance: \$3 first page, \$1 each additional Incoming fax: \$.25 per page
Lost/Damaged Items	List price + \$3 processing fee
Non-resident Usage Fee	\$25 annual
Photocopies (self-service)	\$.10 per page black & white, \$.25 per page color

## PARKS & RECREATION DEPARTMENT

### Dundee Park Season Passes

Windham Residents	\$65
Windham Seniors	\$45
Non-residents	\$80
Non-resident Seniors	\$60
Veterans & Active Military (Military ID required)	Same as senior rate

### Dundee Park Daily Rates

Windham Residents	\$5 per adult; \$3 per child (ages 2 -11)
Non-Resident	\$6 per adult; \$4 per child
All Seniors (55+)	\$4 anytime
After 5:00 pm	\$3 per adult; kids FREE
Concert nights	FREE after 5:00pm
Group Rates	\$3 per person

## POLICE DEPARTMENT

Report Records - Paper*	\$.50 per page for standard 8 1/2 x11 inch black and white copy of record
Report Records - CD/DVD	\$10 per disc
Crash Reports (state form 1320)	\$20 per report or \$15 by obtaining online at <a href="http://buvcrash.com">buvcrash.com</a>
Reports requiring extensive preparation*	\$25 per hour after 2nd hour (estimates available upon request)

*\*These fees are subject to change in accordance to MRSA Tite 1 Chapter 13 Section 408-a Subsection 8*

## PUBLIC WORKS DEPARTMENT

Street and Driveway Permits	\$100 per permit
Street Signs	Varies by style
Street Sign Post & Hardware	\$40.45
Recycling Bins (available at town hall)	\$10 each
Trash Bags (available at town hall)	\$13.50 per roll

**TAX COLLECTION / MOTOR VEHICLE REGISTRATION**

Demand+PO (Charged for lien notices)	\$3 plus cost of certified mail
Insurance Fax	\$1
Lien Fees	Cost at Registry of Deeds + Postage for certified mail
Notary Service	\$5 per seal
Passport Fees [Fees set by the US Department of State]	
Recreational Vehicle Registrations (ATV, Snowmobiles, Boats) [Fees set by Department of Inland Fisheries pursuant to Title 12, Ch 933 §13003 as amended]	
Vehicle Registrations [Fees set by the Secretary of State's Office, Department of Motor Vehicles pursuant to Title 29-A, §2 as amended]	

**TOWN CLERK'S OFFICE**

Dedimus Justice Service	Donation
Genealogy Search	\$3 per record
Marriage Ceremony	Donation
Notary Service	\$5 per seal
Photo Copies	\$.50 per page
Voter Registration List [Fees set by the Secretary of State's Office Division of Corporations, Elections, & Commissions pursuant to Title 21-A]	