

NEVIS ISLAND ADMINISTRATION
Ministry of Communication & Works Public Utilities & Post,
Physical Planning, Natural Resources & Environment
Liburd Yard, Main Street, Charlestown, Nevis
Tel: (860) 469-5521 ext 2025, Fax: (869) 469-0096
Email: planningministry@yahoo.com

FEE SCHEDULE **Nevis Physical Planning & Development Control Ordinance, 2005**	
CLASS	**DEVELOPMENT APPLICATION FEES**
1. Application fee (Non-refundable)	$60.00
2. Proposal review fee (Concept Consideration)	$300.00 (to be paid on submission)
3. EIA	Limited $2000 Full $5000 (to be paid on submission)
4. Environmental Statement	$1000 (to be paid on submission)
5. Placement of prefab/built structure	$90
6. Demolition	$90
7. Fencing	$100
8. Land Clearing	Up to one acre - $75; each additional acre or part thereof $50.00 (for clearing that is not in preparation for construction)
9. Driveway connection to road	$150
10. Sporting Fields (Tennis Courts, etc.)	$1000
11. Swimming Pool construction	Private Residence $500; Hotel/Guest houses $1000
12. Re-stamping of approved Plans*	$80
13. Stamping of NEVLEC Forms*	$20
14. Review of unofficial submission*	$60
15. Redesign/revision of an approved plan*	$0.30 per square foot
16. Overseas Architect	$500
17. Photocopying	**$1.00 per page Black and white (letter 8.5 x 11 or legal 8.5 x 14)**
	$2.00 per page Black and white (Tabloid 11 x 17)
	50 cents per page (Planning Documents)

NB: '*' - None refundable application fee does not apply.

CLASS	SUBDIVISION	NEW DEVELOPMENT	MODIFICATION/ALTERATION/ADDITION	CHANGE OF USE
18. Detailed Residential i. Single family	Up to 10,890 sqft: $75.00 per lot	Single: $0.30 per sqft	Same as new development	Residential to Commercial = $550.00 Residential to Institution = $500.00 Residential to Light Industrial = $300.00 Single Family to Multi-family = $500.00 Multi-Family to Tourism = $1500.00
ii. Muli-family/Apartments	More than 10,890 sqft: $85.00 per lot	Multi/apartment: $0.40 per sqft		
19. Detailed Tourism i. Hotel/Resort ii. Guesthouse, iii. Inn iv. Hostel v. Villa/Condo/Town houses **vi.** etc	N/A	$0.60 cents per sqft	$0.60 per sqft	Tourism to any other use class = $1,000.00
20. Detailed Commercial i. Supermarket ii. Grocery store iii. Convenience store	Up to 10,890 sqft: $80.00 per lot	$0.50 per sqft	$0.50 per sqft	Commercial to residential= $300.00

iv. Office v. Liquor store & rum shop vi. Beauty parlor vii. Eatery viii. Clothing store ix. Pharmacy x. Nursery xi. Bakery etc	More than 10,890 sqft: $90.00 per lot			

CLASS	SUBDIVISION	NEW DEVELOPMENT	MODIFICATION/ALTERATION/ADDITION	CHANGE OF USE
21. Detailed Industrial i. Mechanic shop/garage ii. Wood working shop iii. Warehouse – household goods iv. Lumber yard v. CMU plant vi. Cellular base/antenna vii. Waste disposal facility viii. Waste treatment facility ix. Desalination plant x. Concrete batch-mixing plant xi. Quarry xii. Power plant xiii. Warehouse-toxic material xiv. Shipwright/boat building xv. Laundromat xvi. Metal work	Up to 10,890 sqft: $80.00 per lot More than 10,890 sqft: $90.00 per lot	$0.50 per sqft	$0.50 per sqft	Industrial to Commercial $300.00

etc				
22. Detailed Transport i. Parking lot ii. Bus terminal iii. Pier iv. Jetty v. Marina vi. Airport vii. Helipad viii. Bridge Etc.	N/A	$500.00 $1500.00 Piers and jetties - 5 meters or less: $250.00 Greater than five meters $100.00 for each additional meter	N/A $50.00 per metre	N/A
23. Coastal Defense Structures i. Groin ii. Breakwater iii. Bulkhead iv. Sea wall v. Artificial reefs etc	N/A	5 meters or less: $250.00 Greater than five meters $100.00 for each additional meter	$100.00 for ach meter to be altered or modified	N/A

CLASS	**SUBDIVISION**	**NEW DEVELOPMENT**	**MODIFICATION/ ALTERATION/ ADDITION**	**CHANGE OF USE**
24. Advertisement	N/A	For signs displayed on the same premises as the business being advertised: $150 Banners: $75.00 Non-profit – no charge Business name – no charge Institutional – 1 sign = no charge 2’x2’ or less $50.00 2’x2’ to 4’x4’ = $150.00	$50.00	N/A

		4'x4' to 8'x4' = $300.00 8'x4' = $500.00 Approval period = 1 Year		
25. All other use class -Non-profit organizations -Institutional (churches, schools {public & private), medical facilities etc) NB. Public Schools = no charge	First five lots: $50.00 per lot Each additional lot: $60.00 per lot	3000 sqft or less: -$200.00 Greater than 3000 sqft but less than 6000 sqft: -$500.00 Greater than 6000 sqft add $100.0 for every 200 sqft	3000 sqft or less: 400.00 Greater than 3000 sqft but less than 6000 sqft: $800.00	From other use class: $200.00

FEE SCHEDULE **Nevis Physical Planning & Development Control Ordinance, 2005**	
Details of Physical Planning Offence	**PENALTY FEES**
1. Proceeding with works after the issuance of a **Enforcement Notice**	**$ 3000.00**
2. Proceeding with works after the issuance of a **Stop Notice**	**$ 4000.00**
3. Proceeding to next stage of development without physical planning inspection and approval	**$ 500.00**
4. Undertaking development without planning permission	**$ 1000.00**