

ARTICLE III: DEVELOPMENT SERVICES DEPARTMENT

DESCRIPTION	AMOUNT/UNIT	EFF. DATE	ESTABLISHED BY
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BUILDING SERVICES DIVISION

BUILDING PERMIT FEES: COMMERCIAL PERMIT FEES:

First \$500	\$25.00	11/1/2009	Resolution No. 09-6652
Next \$1,500	\$2.25 per \$100	11/1/2009	Resolution No. 09-6652
Next \$23,000	\$11.50 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$25,000	\$8.50 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$25,000	\$6.25 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$25,000	\$5.25 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$400,000	\$4.50 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$500,000	\$3.75 per \$1,000	11/1/2009	Resolution No. 09-6652
Next \$1,000,000	\$2.25 per \$1,000	11/1/2009	Resolution No. 09-6652
Commercial Plan Review Fee	20% of the calculated fee (estimated) or \$35, whichever is greater	1/1/2015	Resolution No. 14-7129

**Note: Determination of valuation for new buildings and additions is based on the application of the Department's local modifier table to the currently adopted Commercial Data Table published by the International Code Council. Valuation for alterations and repairs shall be the total cost of labor and materials. See Resolution No. 10-6774.*

** Additional fees will not be charged for electrical, plumbing, mechanical and concrete permits issued in conjunction with a building permit for new construction, additions or remodeling.*

RESIDENTIAL PERMIT FEES:

Finished living space	\$0.55 per square foot	1/1/2015	Resolution No. 14-7129
Decks, porch and patio covers, carports and unfinished basements	\$0.20 per square foot	1/1/2015	Resolution No. 14-7129
Garages and sheds	\$0.20 per square foot	1/1/2015	Resolution No. 14-7129
Unfinished to finished	\$0.35 per square foot	1/1/2015	Resolution No. 14-7129
Plan Review Fee (one and two family dwellings, new, additions and remodels).	\$35.00	1/1/2015	Resolution No. 14-7129

**For remodeling, the determination of value shall be the total cost of labor and materials and fees shall be determined by the commercial fee schedule*

**Additional fees will not be charged for electrical, plumbing, mechanical and concrete permits issued in conjunction with a building permit for new construction, additions or remodeling.*

**Residential is defined as one or two family dwellings and associated accessory structures*

REFUNDS:

Permit Fee Refunds subject to the approval of the Building Official	Max of 80%	1/1/2004	Resolution No. 03-5968
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OTHER FEES:			
Outside Business Hours (<i>1 hr min.</i>)	\$60.00 per hour	1/1/2014	Resolution No. 13-7033
TCO Inspections (<i>1st time - no charge</i>)	\$45.00 per hour (<i>per dept.</i>)	1/1/2015	Resolution No. 14-7129
Re-inspection, related to issued building or LSR permits;	\$45.00 per hour (<i>per dept.</i>)	1/1/2015	Resolution No. 14-7129
Neighborhood Services Activity Investigation or Reinstatement Fee	125% of calculated permit fee	1/1/2014	Resolution No. 13-7033
Building Code Amendment Application/Request	\$110.00	1/1/2014	Resolution No. 13-7033
Building Code Appeal Application Fee	\$110.00	1/1/2014	Resolution No. 13-7033
Compliance Agreement (all divisions in Development Services)	\$35.00	1/1/2013	Resolution No. 12-6927
Duplicate Inspection Record Card	\$20.00 per card	1/1/2012	Resolution No. 11-6845
Duplication of Documents	\$10.00	1/1/2012	Resolution No. 11-6845
Neighborhood Park Fee	\$200 (single family) \$300 (multi-family)		
PLUMBING/ELECTRICAL/MECHANICAL/MANUFACTURED HOME PERMITS: (<i>"Plumbing, Mechanical, Electrical Limited Service and Repair Permits and Mobile Home Set/Connection Permits"</i>)			
Permit	\$35.00	1/1/2014	Resolution No. 13-7033
<i>Separate permit fee applies for each category</i>			
MISCELLANEOUS PERMITS:			
Demolition (one or two family dwelling, entire structure)	\$100.00	1/1/2014	Resolution No. 13-7033
Demolition (commercial, multi-family, entire structure)	\$250.00	1/1/2013	Resolution No. 12-6927
Interior demolition (or partial demolition) and buildings which are accessory to one/two family dwellings	\$45.00	1/1/2013	Resolution No. 12-6927
Sign - Wall & Ground	\$26.00 + \$1.10 per sq. ft.	1/1/2014	Resolution No. 13-7033
Billboard Sign	\$300.00	1/1/2014	Resolution No. 13-7033
Sign - Pole & Pylon	\$50.00 + \$1.60 per sq. ft.	1/1/2015	Resolution No. 14-7129
Temporary Use	\$35.00	1/1/2014	Resolution No. 13-7033
Occupancy Certificate	\$65.00	1/1/2014	Resolution No. 13-7033
<i>(Without building permit)</i>			
Change in Zoning Use, without building permit	\$65.00	1/1/2014	Resolution No. 13-7033
Home Occupation	\$35.00	1/1/2014	Resolution No. 13-7033
Building Moving Base Charge	\$110.00	1/1/2015	Resolution No. 14-7129
Building Moving Over Two Miles	\$55 per mile	1/1/2015	Resolution No. 14-7129
Egress Window	\$50.00	1/1/2015	Resolution No. 14-7129
Above Ground Seasonal Pool (inground and permanent pool permit fees are based on values)	\$40.00	1/1/2014	Resolution No. 13-7033
Fence (<i>over 6-foot</i>)	\$35.00	1/1/2014	Resolution No. 13-7033

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*** ALL PERMITS ARE FOR EACH UNLESS OTHERWISE SPECIFIED ***

NEIGHBORHOOD SERVICES DIVISION

Administration Fee - See Article IX - Miscellaneous

Lot Mowing (Not contracted)*

Nuisance Abatement (Not contracted)*

Reinspection fee	\$45.00	1/1/2015	Resolution No. 14-7129
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* Lot Mowing and Nuisance Abatements that are performed by City Staff see fees under Public Works, Street Work Groups.

PLANNING

Administrative Permit (Wireless Facility)	\$140.00 each	1/1/2015	Resolution No. 14-7129
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Administrative Permit (New Cell Tower)	\$500.00	1/1/2013	Resolution No. 12-6927
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Right of Way, Wireless Facility

Administrative Permit	\$250.00	8/11/2014	Resolution No. 14-7127
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Special Permit Application	\$250.00	8/11/2014	Resolution No. 14-7127
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Staff Review, Special Permit	\$40.00 per hour	8/11/2014	Resolution No. 14-7127
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Special Permit Deposit	\$1,000.00	8/11/2014	Resolution No. 14-7127
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The non-refundable special permit application fee shall compensate the City for the zoning administrator's preliminary review of a special permit application. The fee for any application for a special permit, or for any application for an administrative permit that is converted to a request for a special permit, shall additionally include the City's reasonable, actual, and verifiable costs and expenses incurred after the zoning administrator's preliminary review related to City staff time, postage and advertising, retention of expert or consultant assistance and legal fees. The applicant shall submit with any special permit application, or at the time of converting an application for an administrative permit to a request for a special permit, an initial deposit of \$1,000.00 for each wireless facility location that is the subject of the application. After completing the preliminary review, the zoning administrator shall notify the applicant, in writing, of any additional information required to complete the review, and of any anticipated extraordinary costs or expenses for additional City staff time, postage and advertising, retention of expert or consultant assistance, or legal fees. If the zoning administrator identifies anticipated costs in excess of the deposit balance after payment of expenses incurred, the deposit shall be replenished or supplemented to the extent necessary to assure payment of the anticipated costs before the City shall incur those anticipated costs and before any further review of the application shall occur. If the deposit exceeds the City's costs and expenses, the excess shall be returned to the applicant upon completion of the application process.

Appeal to Board of Zoning Appeals	\$150.00 each	1/1/2015	Resolution No. 14-7129
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Conditional Use Permit

Within Existing Structure	\$135.00 each	1/1/2014	Resolution No. 13-7033
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Within Proposed Structure	\$225 each	1/1/2014	Resolution No. 13-7033
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DESCRIPTION	AMOUNT/UNIT	EFF. DATE	ESTABLISHED BY
Consumer Fireworks Facility			
Temporary Use Permit application fee	\$515.00	1/1/2012	Resolution No. 11-6845
Consumer Fireworks Facility			
Temporary Use Permit fee (payable as a precondition of issuance of an approved permit)	Base Fee of \$2,050 for a facility of 1,500 sq. ft. or less, plus \$2.55 per sq. ft. over 1,500 sq. ft.	1/1/2012	Resolution No. 11-6845
<u>Map Amendment</u>			
<u>Commercial & Industrial</u>			
Over 5 acres	\$500.00 each	1/1/2015	Resolution No. 14-7129
5 acres or less	\$425.00 each	1/1/2015	Resolution No. 14-7129
<u>Residential and Other</u>			
Over 5 acres	\$425.00 each	1/1/2015	Resolution No. 14-7129
5 acres or less	\$325.00 each	1/1/2015	Resolution No. 14-7129
<u>Planned Commercial District</u>			
Final Site Plan	\$500.00 each	1/1/2015	Resolution No. 14-7129
	\$200.00 each	1/1/2015	Resolution No. 14-7129
<u>Planned Development District</u>			
Preliminary Development Plan	\$500.00 each	1/1/2015	Resolution No. 14-7129
Final Development Plan	\$200.00 each	1/1/2015	Resolution No. 14-7129
Special Permit - Wireless Facility	\$500.00 each	1/1/2014	Resolution No. 13-7033
Special Use Permit-Open Air Market	\$150.00 each	1/1/2014	Resolution No. 13-7033
<u>Subdivision Plats:</u>			
Preliminary Plats	\$275 + \$4.25 per lot	1/1/2015	Resolution No. 14-7129
Final Plats	\$165.00 + \$2.25 per lot	1/1/2015	Resolution No. 14-7129
<i>For subdivision outside but within 1 mile of the city limits, the fee is one-half of the amount shown for both preliminary and final plats.</i>			
<u>Variances</u>			
Administrative	\$85.00 each	1/1/2014	Resolution No. 13-7033
Board of Zoning Appeals	\$165.00 each	1/1/2014	Resolution No. 13-7033
<u>Zoning Ordinance</u>			
Text Amendment	\$250.00 each	1/1/2014	Resolution No. 13-7033
<u>Miscellaneous</u>			
Lot Splits	\$85.00 each	1/1/2014	Resolution No. 13-7033
LOMA/LOMR application	\$60.00 each	1/1/2014	Resolution No. 13-7033
assistance for submittal to FEMA	\$35.00	1/1/2014	Resolution No. 13-7033

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DESCRIPTION	AMOUNT/UNIT	EFF. DATE	ESTABLISHED BY
Base Flood Elevation Determination	\$35.00	1/1/2014	Resolution No. 13-7033
Flood Plain Development Permit	\$35.00 each	1/1/2015	Resolution No. 14-7129
Zoning Certificate or Letter	\$60.00 each	1/1/2015	Resolution No. 14-7129
Street Name Change	\$150.00	1/1/2014	Resolution No. 13-7033
Heritage Conservation Designation		1/1/2012	Resolution No. 11-6845
District	\$225.00	1/1/2015	Resolution No. 14-7129
Landmark	\$60.00	1/1/2015	Resolution No. 14-7129

Applications not elsewhere specified pay Miscellaneous fee.

PARTIAL WAIVER OF PLANNING AND ZONING FEES:

Planning and zoning fees in excess of direct out-of-pocket expenses shall be waived for not for profit organizations who's primary mission is to provide social services to low and moderate income individuals and families