

Planning and Development Fee Schedule

Draft

Building Fees					
	Application Type	Proposed Fee	Existing Fee	Difference (\$)	Difference (%)
1.	a. Deck/Gazebo/Covered Porch under 500 sq. ft.	\$200	\$150	\$50	33%
	b. Deck/Gazebo/Covered Porch over 500 sq. ft.	\$400	\$300	\$100	33%
2.	a. Above Ground Pool/Hot Tub/Spa	\$200	\$150	\$50	33%
	b. Inground Pool	\$400	\$300	\$100	33%
3.	Agriculture Exempt Structure	No Charge	No Charge	No Charge	-
4.	a. Residential Service upgrade (Plumbing, Electrical, Mechanical, Structural)	\$100	\$75	\$25	33%
	b. Commercial Service upgrade (Plumbing, Electrical, Mechanical, Structural)	\$200	\$100	\$100	100%
5.	a. Residential Alteration under 250 sq. ft.	\$400	\$300	\$100	33%
	b. Residential Alteration 250 to 600 sq. ft.	\$700	\$575	\$125	22%
	c. Residential Alteration Over 600 sq. ft.	\$900	\$725	\$175	24%
6.	a. Residential Addition - under 500 sq. ft. (includes any alteration to existing portions of structure)	\$600	\$500	\$100	20%
	b. Residential Addition - 500 to 800 sq. ft. (includes any alteration to existing portions of structure)	\$900	\$650	\$250	38%
	c. Residential Addition - over 800 sq. ft. (includes any alteration to existing portions of structure)	\$1,100	\$800	\$300	38%
7.	a. New Residential - under 2,500 sq. ft.	\$3,000	\$2,500	\$500	20%
	b. New Residential - 2,500 to 4,000 sq. ft.	\$4,000	\$3,250	\$750	23%
	c. New Residential - over 4,000 sq. ft.	\$5,000	\$4,000	\$1,000	25%
8.	a. New Residential Accessory Structure under 300 sq. ft.	\$250	\$100	\$150	150%
	b. New Residential Accessory Structure 300 to 600 sq. ft.	\$500	\$250	\$250	100%
	c. New Residential Accessory Structure over 600 sq. ft.	\$800	\$450	\$350	78%
	d. Plumbing - additional fee if included in accessory structure	\$100	\$75	\$25	33%
	e. Electrical - additional fee if included in accessory structure	\$100	\$75	\$25	33%
	f. HVAC - additional fee if included in accessory structure	\$100	\$75	\$25	33%
9.	a. Commercial Alteration, Change of Use, or Tenant Buildout Under 500 sq. ft.	\$1,000	\$500	\$500	100%
	b. Commercial Alteration or Tenant Buildout 500 to 2,000 sq. ft.	\$2,000	\$1,000	\$1,000	100%
	c. Commercial Alteration or Tenant Buildout 2000 to 4,000 sq. ft.	\$3,000	\$2,250	\$750	33%
	d. Commercial Alteration or Tenant Buildout Over 4,000 sq. ft.	\$4,000	\$3,600	\$400	11%
10.	a. Commercial Addition - under 500 sq. ft. (includes any alteration to existing portions of structure)	\$1,500	\$1,000	\$500	50%
	b. Commercial Addition - 500 to 2,000 sq. ft. (includes any alteration to existing portions of structure)	\$3,000	\$2,500	\$500	20%
	c. Commercial Addition - over 2,000 sq. ft. (includes any alteration to existing portions of structure)	\$4,500	\$4,000	\$500	13%
11.	a. New Commercial Structure - under 1,500 sq. ft.	\$2,500	\$2,000	\$500	25%
	b. New Commercial Structure - 1,500 to 4,000 sq. ft.	\$4,000	\$3,650	\$350	10%
	c. New Commercial Structure - over 4,000 sq. ft.	\$5,500	\$5,325	\$175	3%
12.	a. New Commercial Accessory Structure under 600 sq. ft.	\$600	\$400	\$200	50%
	b. New Commercial Accessory Structure over 600 sq. ft.	\$1,200	\$800	\$400	50%
	c. Plumbing - additional fee if included in commercial accessory structure	\$200	\$100	\$100	100%
	d. Electrical - additional fee if included in commercial accessory structure	\$200	\$100	\$100	100%
	e. HVAC - additional fee if included in commercial accessory structure	\$200	\$100	\$100	100%
13.	Privacy Fence	\$100	\$75	\$25	33%
14.	a. Sign - on-premise	\$400	\$100	\$300	300%
	b. Sign - off-premise commercial advertising	\$750	\$500	\$250	50%
15.	a. Demolition - Accessory Structure	\$150	\$75	\$75	100%
	b. Demolition - Residential Structure	\$300	\$125	\$175	140%
	c. Demolition - Commercial Structure	\$500	\$225	\$275	122%
15.	a. Telecommunication Tower	\$2,800	\$1,000	\$1,800	180%
	b. Telecommunication Tower Co-locate	\$1,800	\$500	\$1,300	260%
16.	a. Electric Energy Production Systems (wind or solar) - 0 to 100 kW	\$500 + \$15/kW	\$100 + \$10/kW	Demonstration	179%
	b. Electric Energy Production Systems (wind or solar) - 100 to 500 kW	\$2,000+\$10/kW	\$1,000+\$5/kW	Demonstration	317%
	c. Electric Energy Production Systems; wind or solar over 500 kW and BESS	\$5,000/MW (\$75,000 maximum)	\$3,100+\$2.5/kW	Demonstration	73%
17.	After-the-Fact Permit Application	Double permit fee	Double Fees	-	-
18.	Additional Inspection or Inspection Only Fee (required after the 2nd failed inspection)	\$100	\$75	\$25	33%
19.	Resubmittal Fee (required for the 3rd and all subsequent resubmittals)	25% of original permit fee	25%	-	-
20.	a. Permit Modification Fee (required to change plans after the permit is issued)	25% of original permit fee	25%	-	-
	b. Permit Extension Fee (required to extend the permit by 6 months)	25% of original permit fee	25%	-	-
	c. Permit Reactivation Fee (accepted within 6 months of expiration)	50% of original permit fee	No Current Fee	-	-
22.	Temporary Certificate of Occupancy	\$300	No Current Fee	\$300	-

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23	Secondary Review & Inspection Services (in addition to permit fees)	\$300	No Current Fee	\$300	
Stormwater Management Fees					
Application Type		Proposed Fee	Existing Fee	Difference	Difference (%)
1.	a. General Permit #1	\$350	\$250	\$100	40%
	b. General Permit #2 (Residential)	\$800	\$600	\$200	33%
2.	a. Minor Development; hydrologic disturbance between 5,000 sf and 19,999 sf	\$750	\$600	\$150	25%
	b. Intermediate Development; hydrologic disturbance 20,000 sf - 0.99 acre	\$1,250	\$750	\$500	67%
	c. Major Development; hydrologic disturbance greater than an acre	\$1,500	\$850 + Acreage Fees	\$700	114%
3.	Mining Development	\$3,000	\$1,000	\$2,000	200%
4.	Public Road Development	\$3,500	\$750	\$2,750	367%
5.	Electric Energy Production Facility over 500kW (Solar)	\$5,000 + \$150/acre	\$850 + Acreage Fees	-	150%
6.	a. Minor Stormwater Management System Review; no detention sizing	\$400	\$200	\$200	100%
	b. Major Stormwater Management System Review; detention sizing - RRR	\$800	\$500	\$300	60%
7.	a. Development within floodplain without Base Flood Elevation review	\$400	\$215	\$185	86%
	b. Development within floodplain with Base Flood Elevation review	\$800	\$215	\$585	272%
8.	Wetland and wetland buffer impact review	\$700	\$510	\$190	37%
9.	Permit Determination Letter	\$150	\$75	\$75	100%
10.	Community Acknowledgment Letter	\$300	125 / 250 / 350	\$58	24%
11.	Permit extension	25% of original permit fee	25%	-	-
12.	Preliminary Jurisdictional Determination	Applications referred to SWCD	SWCD	-	-
13.	Resubmittal Fee (required for the 3rd and all subsequent resubmittals)	25% of original permit fee	\$100 per review	-	-
14.	Variance	\$750	300 / 500	\$350	88%
15.	Appeal	\$750	\$200	\$550	275%
16.	Wetland Restoration Fund Request (incorporated community)	\$400	-	\$400	-
17.	a. After-the-Fact permit application	Double Permit Fee	Double Fees	Double Fees	-
19.	Resubmittal Fee (required for the 3rd and all subsequent resubmittals)	25% of original permit fee	25%	-	-
20.	Permit Modification Fee (required to change plans after the permit is issued)	25% of original permit fee	25%	-	-
21.	Permit Extension Fee (required to extend the permit by 6 months)	25% of original permit fee	25%	-	-
23	Secondary Review & Inspection Services (in addition to permit fees)	\$300	No Fee	\$300	-
Zoning Fees					
Application Type		Fee	Existing Fee	Difference	Difference (%)
1.	a. Conditional Use Permit	\$4,000	\$2,300 + Acreage Fees	\$1,700	74%
	b. Additional Conditional Use Permit	\$2,750	\$1,100 + Acreage Fees	\$1,650	150%
	c. Conditional Use Permit Renewal or Amendment	\$2,500	\$1,200 + Acreage Fees	\$1,300	108%
	d. Electric Energy Production Systems; wind or solar over 500 kW and BESS	\$5,000/MW (\$125,000 maximum)	Under CUPs	Demonstration	-
2.	Map Amendment	\$1,750	\$1,200 + Acreage Fees	\$550	46%
3.	a. Variation	\$1,200	\$600	\$600	100%
	b. Variation Privacy Fence	\$400	\$400	\$0	0%
	c. Administrative Variation	\$250	\$75	\$175	233%
4.	Text Amendment	\$2,500	\$1,200	\$1,300	108%
5.	a. Temporary Use Permit	\$250	\$100	\$150	150%
	b. Temporary Use Permit Renewal	\$100	\$50	\$50	100%
	c. Temporary Use Permit Incident Action Plan	\$1,500	No Current Fee	-	-
6.	Site Plan Review Committee Hearing	\$600	\$400	\$200	50%
7.	Pre-Application Meeting	\$400	No Current Fee	-	-
8.	Earth Extraction & Mining Operations Permit	\$2,000	\$1,000	\$1,000	100%
9.	Conditional Use Permit Revocation	\$1,200	\$250	\$950	380%
10.	Zoning Application Withdrawal Refund (>72 hrs)				
	a. Conditional Use Permit Withdrawal	\$900 Refund	50%	-	-
	b. Variation, Map Amendment, Text Amendment	\$300 Refund	50%	-	-
13.	Letter of Buildability	\$150	\$75	\$75	100%
14.	Zoning Interpretation Letter	\$150	\$75	\$75	100%
15.	Parcel Zoning Status Determination Letter	\$150	\$75	\$75	100%
16.	Motel Annual License	\$750	\$150 + 50/Unit (\$550)	\$200	36%
17.	After-the-Fact Application	Double Fees	Double Fees	-	-
18.	Appeal (Refunded if upheld)	\$1,200	\$400	\$800	200%

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Subdivision Fees						
Application Type	Pre-	Preliminary Plat	Final Plat	Pre-Application	Preliminary Plat	Final Plat
1. Plat of Subdivision						
a. Base Fee	\$500	\$2000 + \$150/lot	\$2000 + \$150/lot	\$250	\$1000 + \$100/lot	\$1000 + \$100/lot
b. Stormwater Permit Fee (calculated above)	-	70% of fee	30% of fee	-	70% of fee	30% of fee
c. Base Flood Elevation Fee Determination (calculated above)	-	100% of fee	-	-	100% of fee	-
d. Conservation Design	-	25% of base fee	25% of base fee	-	20% of base fee	20% of base fee
e. Additional Meeting Fee (if >2 review mtgs required)		\$750/mtg.	\$750/mtg.		\$750/mtg.	\$750/mtg.
2. Plat of Subdivision Amendment						
a. Base Fee	\$250	NA	\$1500 + \$1500/lot	\$250	NA	\$1250 + \$100/lot
b. Stormwater Permit/Modification Fee (calculated above)	-	NA	100% of fee	-	NA	100% of fee
3. Plat of Subdivision Vacation						
a. Base Fee	NA	NA	\$1,500	NA	NA	\$1,500
b. Stormwater Permit/Modification Fee (calculated above)	NA	NA	100% of fee	NA	NA	100% of fee
Plans, Ordinances, Maps, Copies and Printing, and Postage						
Documents			Fee			
1.	2030 Comprehensive Plan		\$30		Provided online	
2.	2030 Comprehensive Plan Future Land Use Map (26X36 Color)		\$12		Provided online	
3.	Historic Preservation Ordinance		\$5		Provided online	
4.	Stormwater Management Ordinance		\$25		Provided online	
5.	Stormwater Management Technical Reference Manual		\$75		Provided online	
6.	Unified Development Ordinance		\$25		Provided online	
7.	Unified Development Ordinance Zoning Reference Map (36X48 Color)		\$15		Provided online	
8.	Floodplain and Wetland Maps		\$5		Provided online	
9.	Custom Mapping		\$40 per hour + printing charge		Not offered	
Copies and Printing			Fee			
1.	36X48 Black & White		\$15		\$10	
2.	24X36 Black & White		\$12		\$8	
3.	18X24 Black & White		\$8		\$4	
4.	11X17 Black & White		\$4		\$2	
5.	8.5X14 Black & White		\$2		\$0.50	
6.	8.5X11 Black & White		\$1		\$0.25	
7.	36X48 Color		\$20		\$15	
8.	24X36 Color		\$15		\$12	
9.	11X17 Color		\$8		\$5	
10.	8.5X14 Color		\$5		\$3	
11.	8.5X11 Color		\$4		\$2.50	
Postage			Fee			
1.	Permit Card Mailing Fee		\$6		Digitally processed	
2.	3X42 shipping tub; 1-4 maps		\$9		Digitally processed	
3.	3X42 shipping tub; 5-8 maps		\$10		Digitally processed	
4.	3X42 shipping tub; 9-12 maps		\$11		Digitally processed	
5.	Small Envelope (10X13); 1-2 maps		\$6		Digitally processed	
6.	Large Envelope (14-18); 1-6 maps		\$8		Digitally processed	
Fee Schedule Notes:						

1 \$100 or 25% of total building and stormwater management permit fees (including any double fee) and BFE determination Fees which ever is greater, is due on application submittal and is non-refundable.

2 Balance of building and stormwater management permit fees and BFE determination fees are due with first resubmittal, if any, or at permit issuance, if no resubmittal is required.

3 All other fees are due in their entirety at the time of application submittal.

4 Each subdivision phase requires payment of an additional fee.

5 For zoning petitions, applicants are also responsible for paying the direct cost for mailing, publication, and hearing transcript as well as costs associated with a change in venue for the ZBA hearings.

6 Fees are waived for all applications filed by government agencies.

7 Staff only issues refunds for good cause shown, including, but not limited to, a miscommunication from a government body with apparent or actual authority which is directly related to a fee, a miscalculation or over payment of fees and for zoning petitions withdrawn at least 72 hours before the public hearing. All other fee refunds, fee reductions, and fee waivers require County Board approval.

8 The base fee for Plat of Subdivisions, Plat of Subdivision Amendments, Plat of Subdivision Vacations, and site plan reviews shall be distributed as follows: Department of Health: 30%; Division of Transportation: 20%; Department of Planning and Development: 50%.

9 The after-the-fact permit fee is not applied if the work was completed by a prior property owner, was caused by a flood, fire, or other natural disaster.

10 Where refunds, resubmittals, modifications, extensions, or other administrative operations that require 25% of the original permit fee are calculated to be less than \$100, the fee shall be no less than \$100