Zoning, Housing and Residential Building Department Fee Schedule

Zoning Certificates

Residential
Single-Family $40.00
Two or Three Family $40.00
Four or More Family $40.00
Additions, Alterations, Garages, and
Accessory Structures $40.00
Decks or other structures $20.00
Demolition (1 to 3 units) $40.00
Swimming Pool $40.00
Fence and/or Walls over 60” in height $20.00

Commercial
Additions, Alterations $.10 per sq. ft. ($200.00 minimum charge)
B-1, B-2, B-3, B-4, B-4A $100.00 in addition to the following:
$.10 per sq. ft. for up to 10,000 sq. ft.
$.09 per sq. ft. for 10,000 to 30,000 sq. ft.
$.08 per sq. ft. for over 30,000 sq. ft.
Demolition $40.00

Non-Compliance
Projects begun prior to a zoning certificate being issued for a single family residential dwelling shall cost 150% of the applicable fees provided for in this section and for any structure other than a single family residential dwelling shall cost 300% of the applicable fee provided in this section. Work required by emergency repairs shall be exempt from this fee provided the fee is applied for within seventy-two (72) hours of initiating the emergency repairs.

Certificate of Zoning Compliance

$ 140.00 per tenant or separated space
$ 70.00 per mall point of sale, payable annually

Non-Compliance
Projects begun prior to a certificate of zoning use being issued shall cost 300% of the applicable fee provided in this section. Work required by emergency repairs shall be exempt from this fee provided the fee is applied for within seventy-two (72) hours of initiating the emergency repairs.
Building Permit

Residential

- Residential
  - Drainage Plan Review: $400.00 (new construction only)
- Additions/Alterations, Garages
  - $180.00 + $1.00 per 100 sq. ft.
- Decks or other structures attached to decks
  - $90.00
- Accessory structures over 180 SF
  - $40.00
- Residing
  - $40.00
- Re-roofing
  - $40.00 (over 20% of roof deck)
- Fences over 6 feet high
  - $30.00
- And retaining walls Over 48 inches tall
  - $30.00

Additions/Alterations, Garages

- Private Swimming Pools
  - $30.00
- Re-inspection Fee
  - $30.00

Non-Compliance

Projects begun prior to a building permit being issued for a single family residential dwelling shall cost 150% of the applicable fees provided for in this section and for any structure other than a single family residential dwelling shall cost 300% of the applicable fee provided in this section. Work required by emergency repairs shall be exempt from this fee provided the fee is applied for within seventy-two (72) hours of initiating the emergency repairs.

Signs

- Temporary commercial signs
  - $75.00
- Permanent commercial signs
  - $60.00 plus $1.00 per sq. ft. of facing
- Shopping Center Banners
  - $150.00

Non-Compliance

Erection of signs prior to permits being issued shall cost 300% of the normal fee.

Exempt Signs

No fee is required for Instructional, Entrance and Exit signs less than 8 square feet in area or residential real estate signage.

Zoning Verification Letters

- $60.00

Excavation and Earth Hauling Permit and Bond

- Excavation permit
  - $50.00
  1. Street openings: $100/sq ft with a minimum of $2,000 and a maximum of $10,000 for each opening
  2. Sidewalk openings: $10/sq ft with a minimum of $1,000 and a maximum of $5,000 for each opening
3. Unpaved Right-of-Way, driveway apron, or public ground excavation: $10/sq ft with a minimum of $1,000 and a maximum of $5,000 for each opening

4. Homeowner residents doing work on their own residential premises that requires a permit for sidewalk opening or right-of-way opening would need only deposit $200 for each opening

**Earth Hauling permit** $50.00

1. $2,000 bond for each site, in addition to any excavation cash deposit (maximum $10,000 for both items)

**Landlord License Fee (Due annually)**

<table>
<thead>
<tr>
<th>Units</th>
<th>Fee</th>
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</thead>
<tbody>
<tr>
<td>1 unit</td>
<td>$50.00</td>
</tr>
<tr>
<td>2-3 units</td>
<td>$60.00</td>
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<tr>
<td>4-5 units</td>
<td>$70.00</td>
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<tr>
<td>6-25 units</td>
<td>$105.00</td>
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<tr>
<td>26-100 units</td>
<td>$200.00</td>
</tr>
<tr>
<td>101 or more units</td>
<td>$310.00</td>
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</tbody>
</table>

$10.00 late fee issued for every month late after Jan. 1st

Computation of units is based on number of units per parcel.

**Planning Commission**

- Application for rezoning:
  - To R-1, R-2, or R-3 $500.00
  - To R-4, R-5 or R-6 $500.00
  - To B-1, B-2, B-3, B-4, or B-4A $500.00
  - To M-1, M-2, or M-3 $500.00
- For vacating any street $300.00
- For dedicating any street $300.00
- For division of land (per lot as divided) $50.00
- For a major subdivision (over 20 lots) $1,000.00
- For other matters regulated by Zoning Code $300.00
- For each requested additional appearance after final approval is issued by the Planning Commission $300.00
- Allotment Plat $500.00
- Conditional Use Application $400.00

Landscape Plan Reviews, Traffic Study Reviews and Engineer’s Plan Reviews shall cost the actual review cost plus a 10% administrative fee.
Board of Zoning and Building Appeals

Each variance requested in an R-1, R-2 or R-3 Zone $50.00
Each variance requested in other than an R-1, R-2 or R-3 Zone $300.00
Each appeal from decision or ruling of the Zoning Administrator $300.00