

## RESOLUTION 12-04-02

### A RESOLUTION ADOPTING A SCHEDULE OF FEES, CHARGES AND EXPENSES FOR PERMITS, CHANGE OF ZONE, APPEALS AND OTHER MATTERS PERTAINING TO THE CITY OF TEA ZONING ORDINANCE.

WHEREAS, the Tea City Council has determined a need to adjust the schedule of fees, charges and expenses for permits, change of zone, appeals, and other matters pertaining to the City of Tea Zoning Ordinance; and,

WHEREAS, pursuant to Section 15.02 of the City of Tea Zoning Ordinance, the City Council has the authority to establish the schedule of fees, charges and expenses for permits, change of zone, appeals, and other matters;

THEREFORE BE IT RESOLVED by the Tea City Council the following schedule of fees is hereby adopted.

**A. GENERAL REGULATIONS.** Under no conditions shall any fee required hereunder be refunded after said application has been heard by the Planning Commission or board of adjustment.

**B. ZONING.**

1. **Change of Zone.** A charge of \$350.00 shall be made for filing an application to change to any zoning district except the planned development district. Applications which require exhibits will be charged an additional \$125.00.
2. **Planned Development District.** A charge of \$350.00 shall be made for filing an application to change to the planned development district. Applications which require exhibits will be charged an additional \$125.00
3. **Major Amendment.** A charge of \$350.00 shall be made for filing an application for a major amendment to a planned development district. Applications which require exhibits will be charged an additional \$125.00
4. **Minor Amendment.** A charge of \$150.00 shall be made for filing an application for a minor amendment to a planned development district.
5. **Minimal Amendment.** A charge of \$60.00 shall be made for filing an application for a minimal amendment to a planned development district.
6. **Conditional Use.** A charge of \$200.00 shall be made for filing an application for a conditional use.
7. **Variance.** A charge of \$100.00 shall be made for filing an application for a Variance.
8. **Board of Adjustment.** A charge of \$75.00 shall be made for filing an application for an appeal to the board of adjustment.
9. **Exemption for City Filing on its Own Behalf.** No fee shall be required when any action is recommended by the city council on its own motion or by any person or group officially designated to participate in the administration of this resolution.
10. **Zoning Permit.**
  - 1) A fee of \$25.00 shall be paid for all zoning permits not requiring a building permit fee.
  - 2) A fee of \$25.00 shall be paid for all fence permits; however a double fee may be charged when fences are erected prior to obtaining a fence permit.
11. **Fees for Zoning Verification Letters.** A fee of \$50.00 shall be charged for any property compliance letter where the legal description is the same as the legal description on the Certificate of Occupancy on file for that property. A fee of \$100.0 shall be charged for any property compliance letter where the legal description cannot be matched to a certificate of occupancy on file.
12. **Future Land Use Plan Amendments.** A charge of \$250.00 shall be made for filing an application for a comprehensive plan amendment.
13. **Special Meetings.** A fee of \$250.00 shall be charged for a request to hold a Special Meeting.

**C. LAND DEVELOPMENT.**

1. **Annexations.** A charge of \$250.00 shall be made for filing an application for a petitioned annexation. An impact fee of \$400.00 for water and \$400.00 for sewer per acre shall be filed with the Petition to Annex.
2. **Engineer Design Review.**
  - 1) **Initial Development Plan.** No Charge.

- 2) **Preliminary Plan.** A charge of \$300.00 shall be made for filing a Preliminary Subdivision Plan.
- 3) **Development Engineering Plan.** A charge of \$300.00 plus a fee of \$10.00 for each lot shall be made for filing a Final Subdivision Plan. .
- 3) **Construction Plan.** A charge of \$300.00 shall be made for filing a Construction Subdivision Plan.
- All plans which require more than one submittal shall be charged an additional \$125.00 per review. All subdivision plans require review by the City Engineer, Planning and Zoning and City Council. A letter of approval shall be required prior to Planning and Zoning Board review.**
3. **Plats.** A charge of \$90.00 for the first two lots, plus \$10.00 for each additional lot shall be made for a final plat.
4. **Replat.** A charge of \$110.00 for the first two lots, plus \$10.00 for each additional lot shall be made for a replat.
5. **Site Plan Review.** A charge of \$150.00 shall be made for filing a site plan for commercial and industrial development. Approval by Engineering and Planning and Zoning are required prior to construction.
6. **Site Plan Review Outside the City of Tea.** A charge of \$200.00 shall be made for filing a site plan outside the city limits of Tea but within the platting jurisdictional area as outlined by the Comprehensive Plan and Major Street Plan.
7. **Floodplain Development Permit.** A charge of \$225.00 shall be made for filing a Floodplain Development Permit with the Floodplain Administrator.
8. **Excavation & Grading Permit.** A charge of \$75.00 shall be made for filing a excavation & grading permit.

**D. Building Permits. Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit or inspection shall be paid as required. The fee schedule for the issuance of a building permit shall be as follows:

**Table No. 1-A. Residential Building Permit Fees**

<i>Total Valuation</i>	<i>Fee</i>
\$1.00 to \$1,100.00	\$20.00
\$1,101.00 to \$2,000.00	For valuation in excess of \$1,100.00, \$10.00 for the first \$500.00, plus \$1.50 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$32.50 for the first \$2,000.00, plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$170.50 for the first \$25,000.00, plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$283.00 for the first \$50,000.00, plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,000.00 and up	\$433.00 for the first \$100,000.00, plus \$2.50 for each additional \$1,000.00 or fraction thereof

**Table No. 1-B. Commercial Building Permit Fees**

**Commercial Building Permit Fees Groups A, B, E, F, H, I, M, S, Group R Divisions 1, 2, and 4 (including Group U's accessory to the R-1, R-2, and R-4 occupancies)**

<i>Total Valuation</i>	<i>Fee</i>
\$1.00 to \$700.00	\$20.00
\$700.01 to \$2,000.00	For values in excess of \$700.00, \$15.00 for the first \$500.00, plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$45.00 for the first \$2,000.00, plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001 to \$50,000.00	\$252.00 for the first \$25,000.00, plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00, plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00, plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00, plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,001.00, plus \$2.00 for each additional \$1,000.00 or fraction thereof

**Table No. 1-C. Other Inspections and Fees**

1. Inspection outside of normal business hours, per hour\* (minimum charge--one hour) . . . \$70.00
2. Reinspection fees, per hour\* (minimum charge-one hour) . . . 70.00
3. Inspections for which no fee is specifically indicated, per hour\* (minimum charge--one-half hour) . . . 70.00
4. Additional plan review required by changes, additions, or revisions to approved plans, per hour\* (minimum charge--one-half hour) . . . 70.00

\*Or the total hourly cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

5. Wrecking (razing) permit . . . 25.00
6. Swimming pool fence enclosures . . . 25.00
7. Residential reshingle . . . 25.00
8. Residential reside (Group R and U occupancies) . . . 25.00

9. Residential Window replacement with no structural modifications (Group R and U occupancies)...\$25.00

10. When submittal documents are required by Section 107, a plan review fee shall be paid when it is deemed that a plan review is required. Said plan review fee shall be 25% percent of the building permit fee as specified on Table 1-B. The plan review fee specified herein is a separate fee from the building permit fee and is in addition to the building permit fee. When submittal documents are incomplete or changed so as to require additional plan review or when a project involves deferred submittals as defined in Section 107.3.4.2, an additional plan review fee may be charged at 25 percent of the building permit fee specified on Table 1-B.

**Table No. 1-D. Building Permit Valuation/Fee Schedule Group R Division 3’s, Group R Division 4’s and Accessory Group U Occupancies**

The base valuation to determine permit fees for residential buildings and additions are based on a dollar per square foot schedule per the following. The bid price must be quoted for renovations or remodels.

<u>Dwellings – Single-family, duplexes, townhouses</u>	<u>Fee</u>
Finished Habitable Space.....	\$70.00 per square foot
Finished Basements (New Construction & Existing).....	\$30.00 per square foot
Unfinished Space (New Construction – basement & upper levels)....	\$20.00 per square foot
Attached Garages .....	\$22.00 per square foot
Detached Garages .....	\$20.00 per square foot

<u>Apartments – A building containing three or more dwellings units</u>	
Apartment Valuation .....	\$56.00 per square foot
Basement Garages – Type I construction .....	\$38.00 per square foot
Attached Garages – Type V construction – Wood framed .....	\$22.00 per square foot
Detached Garages – Type V construction .....	\$20.00 per square foot

<u>New Commercial/Industrial Buildings:</u>	
Office/Retail Space .....	\$100 per square foot
Interior Build-Out .....	\$60 per square foot
Cold Storage.....	\$30 per square foot
Unfinished Space (includes all site plan requirements).....	\$55 per square foot

<u>E. Connection Fees:</u>	<u>Water</u>	<u>Sewer</u>
1 inch water service	\$750	\$750
1 ½ inch	\$1000	\$1000
2 inch	\$1500	\$1500
4 inch	\$2000	\$2000
6 inch	\$2500	\$2500

**F. Water Meters: Cost plus 25%**

Adopted this 16<sup>th</sup> day of April, 2012.

(Seal)

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John M. Lawler, Mayor

ATTEST:

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Dawn R. Murphy, Finance Officer

Published:

Effective: