

ORDINANCE NO. 12-27
PORTER COUNTY BOARD
OF COMMISSIONERS

AN ORDINANCE RELATING TO PLAN

COMMISSION FEES AND BUILDING FEES

WHEREAS, The Porter County Board of Commissioners adopted the Porter County Code on Tuesday, December 2, 1997, pursuant to Ordinance No. 97-38; and

WHEREAS, the Porter County Board of Commissioners has deemed it necessary to amend Chapters 15.20 (Plan Commission Fees and Building Fees) of the Porter County Code.

NOW THEREFORE BE IT AND IT IS HEREBY ORDAINED THAT:

1. Chapters 15.20 (Plan Commission Fees and Building Fees) of the Porter County Code, is deleted in its entirety and replaced with new fees to read as follows:

2. Chapters 15.20 (Plan Commission Fees and Building Fees) Sections 15.20.010 is added to the Porter County Municipal Code to read as follows:

15.20.010 Fees

The Following fees apply to the permits issued by the Plan Commission and the Building Department.

Single Family Residential and Two-Family
New Construction and Additions

Fees include square footage for living area, bonus room, attached garage

One and Two-Family Residential: Base Fee \$250, plus \$0.15 per sq ft.

Open Frame Porch: \$100.00

Enclosed Frame Porch: \$200.00

Open Deck: \$75.00

Residential Demolition: \$75.00

Multi-Family Residential: New

Construction and Additions

New Construction and Additions: \$500.00 per unit, plus \$0.15 per sq. ft.

Manufactured Home Park Districts (MP)

Mobile Home (Residential Manufactured Home Community) Includes Electric: \$300.00

Alterations, Repairs, or Remodeling
to all Residential Structures

Interior Remodel: \$0.15 sq. ft. with a minimum of \$85.00

Exterior Remodel (includes re-roofs): \$65.00

Accessory Buildings, Agricultural Buildings
and Detached Garages, New Construction
and Addition

80 sq. ft. to 1300 sq. ft.: \$100.00

1301 sq. ft. to 2399 sq. ft.: \$150.00

2400 sq. ft. and larger: \$200.00

Accessory Structure Demolition: \$75.00

Accessory Buildings - Alterations,
Repairs, or Remodels to Accessory
Structures and Detached Garage

Interior: \$85.00

Exterior: \$65.00

Above-ground and In-ground Pool

In-ground Pool: \$100.00

Above Ground Pool: \$75.00

Fence: \$50.00

Electrical

Permanent, Temporary, Upgrade or Generator:
\$75.00

Commercial, Industrial, and
Non-residential Uses

Primary structure use is non-residential. This fee structure includes structures used for Use Variances and as granted by the Board of Zoning Appeals

New Construction and Addition: Base fee \$300, plus \$0.20 per sq. ft. Maximum \$10,000 for the ground floor elevation. Plus \$0.20 per sq. ft.; Maximum \$5,000 for every floor above and below ground level

Alterations, Repairs, and Remodels: Base fee \$200 plus \$0.20 per sq. ft. Maximum \$10,000

Commercial Re-roof: \$130

Mini-warehouse, New Construction and Additions: Base fee \$200 plus \$0.08 per sq. ft.

Outdoor Advertising Structures (new or modified): \$300.00

Permanent Ground Sign: \$200.00

Permanent Wall Sign: \$100.00

Temporary Event Sign: \$40.00

Solid Waste Facility: \$1000.00

Wind Energy Conversion Systems (large) per tower: \$500.00

Wind Energy Conversion Systems (small
per site): \$100.00

on-site): \$100.00
 Solar Energy Conversion Systems (large):
 \$2500.00
 Solar Energy Conversion Systems (small
 on-site): \$100.00
 Commercial Demolition Permit: \$150.00
 Parking Lot Expansion (more than four (4)
 spaces): \$450.00
 Telecommunication Towers
 and all other Towers
 New Construction (Towers and Equipment):
 \$1,250.00
 Antennas, Cell, TV or Microwave: \$500 each
 Early Bird Fine
 Start construction prior to permit issuance: The
 amount of the permit X (times) 2 (e.g. \$100 =
 \$100 X 2 = \$200)
 Re-inspection Fee
 Erosion control measures not in place or in
 need of maintenance, re-inspection after Red
 Card is issued by Plan Commission Office
 and/or Building Department: \$100
 Plan Commission
 Primary Plat, Secondary Plat, Replat and De-
 velopment Plan Applications (Fee paid when
 application has been deemed complete. Staff
 will notify petitioner when application is com-
 plete)
 Primary, Secondary, and Replats: Base Fee
 \$650.00 Plus \$12.00 per lot
 Development Plan Applications: Base Fee
 \$650.00 Plus \$12.00 per acre
 Amendments: \$650.00
 PUD Concept Plan: \$650.00
 PUD Detailed Plan: Base Fee \$650.00 plus,
 \$12.00 per acre
 PUD Final Plan: Base Fee \$650.00 plus,
 \$12.00 per acre
 Vacation of Subdivision: \$400.00
 Easements (and Right-Of-Way) Modification,
 Termination, or Vacations: \$250
 Zoning verification or re-build letter: \$40.00
 Appeals from the Development Review Com-
 mittee/Plat Committee and Administrative Deci-
 sions: \$150.00
 Special Meeting: \$1,200.00
 Design Waiver: \$500.00
 Design Waiver Storm Water: \$600.00 plus inde-
 pendent storm water review
 Development Review Committee/Plat
 Committee and Administrative Review
 Minor Subdivision (incl. primary, secondary) Re-
 plat of Minor Sub. \$500.00
 Development Plan: \$500.00
 Administrative Subdivision: \$150.00
 Administrative Development Plan: \$200.00
 Administrative PUD Secondary Plat: \$350.00
 Independent Storm Water Review
 Residential Subdivisions: \$125.00 plus \$25.00
 per lot or \$40.00 per acre (whichever is greater)
 Commercial/Industrial Subdivisions Develop-
 ment Plan and Parking Lot Expansion: \$125.00
 plus \$55.00 per lot or \$55.00 per acre (which-
 ever is greater)
 Field Inspection after submission of As-built
 Plans (fee to be paid to release of Performance
 Guarantees): \$200.00
 If substantial changes are made to a Primary
 Plat Application during the review process prior
 to the Plan Commission hearing, the independ-
 ent storm water engineer may charge an hourly
 rate above the fee stated in this schedule. Said
 fee structure is shown below. Said fee covers
 two (2) reviews; after two (2) reviews, an hourly
 rate will be charged in addition to calculated
 fee.
 Administrative fee: \$100.00
 Independent Storm Water
 & Erosion Control Review
 Registered Engineer: \$125.00 per hour
 Registered Land Surveyor: \$125.00 per hour
 Non-Registered Engineer: \$100.00 per hour
 Technician: \$85.00 per hour
 Clerical: \$55.00 per hour
 Mileage: Current federal rate
 Administrative Processing Fee: \$100.00
 Fees shall be collected for the Erosion Control
 Review prior to the Plan Commission hearing.
 Failure to submit plan prior to said hearing will
 result in automatic continuance of case.
 Subdivision and Development Plan
 Infrastructure Inspection - Engineer
 Registered Engineer: \$125.00 per hour
 Registered Land Surveyor: \$125.00 per hour

Registered Land Surveyor: \$125.00 per hour
Engineering Intern: \$100.00 per hour
Technician: \$85.00 per hour
Topographic Survey Crew: \$175.00 per hour
One Person GPS Crew: \$160.00 per hour
CAD Technician: \$80.00 per hour
Mileage: Current Federal Rate

Site Improvement/Erosion Permit

Subdivision, PUDS, and Development Plans (permits are not required for One and Two-Family residential construction permits): \$200

Early Bird Construction Fine; Infrastructure construction prior to approval as per Porter County UDO: \$50.00 per day, up to \$2,500

Temporary Use Permits

Contractor's Trailer (Includes Electrical): \$80.00/ annual renewal

Farm Stand (includes electrical): \$80.00/annual renewal

Model Home: \$80.00/annual renewal

Board of Zoning Appeals

Development Standards Variances (Chapters 2 and 5 UDO): \$375.00

Development Standards Variances, Subdivision, Development Plan (Chapter 7 UDO): \$500.00

Development Standards Variance (Chapter 7.28 Storm Water Standards; General UDO): \$600.00 - plus independent storm water review fee (if applicable)

Use Variance: \$375.00

Special Exceptions: \$400.00

Special Exceptions Use: Telecommunication Facilities over 150 feet requiring Special Exception or Use Variance: \$650.00

Special Exceptions: Large WECS Aggregate Project: \$2,000.00

Special Exception: Small WECS: \$250.00

Annual Renewal of Use Variance and Temporary Certificate of Occupancy (Mobile Home): \$50.00*

*Renewal fee must be paid prior to scheduling of case for renewal to the Board of Zoning Appeals

Appeals of the Executive Director's Decision: \$150.00

Appeals of the Building Commissioner's Decision: \$150.00

Home Occupations: \$200.00

Mineral Extraction Permits: \$1,000.00

Special Meeting: \$950.00

Copy Fees

8 1/2 x 11: \$0.10

8 1/2 x 14: \$0.10

11 x 17: \$0.15

18 x 24: \$2.50

24 x 36: \$3.00

30 x 30: \$4.00

30 x 42: \$5.00

Return Check Fee

Insufficient Funds: \$30.00

Payment will only be accepted in cash, cashier's check or money order after a return check has been received.

Plan Commission fees and Building Department fees shall be reviewed on an annual basis prior to the first day in June. The staff of the Building and Planning Departments with the Plan Commission and County Commissioners shall conduct said review.

Effective date of fee structure upon passage of this Ordinance January 1, 2013.

This Ordinance passed and adopted this 20 day of November, 2012.

Porter County Board of Commissioners

John A. Evans

Nancy Adams

Carole Knoblock

Attest: Robert J. Wichlinski, Auditor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Robert W. Thompson, Jr., AICP

Executive Director/County Planner

(November 29, December 6, 2012)