

Ordinance 2023-009

AN ORDINANCE AMENDING ORDINANCE NO. 2019-005 TO ESTABLISH A NEW FEE SCHEDULE FOR THE CITY OF EAGLEVILLE, THEREBY RESCINDING ALL PRIOR FEE SCHEDULES REFERENCED IN ORDINANCES 2016-002 and 2019-005.

Whereas, the Eagleville City Council wishes to update the fee schedule relative to the development process;

Whereas, rezoning, subdivision, building, and other land use review procedures are a required prerequisite to the issuance of building permits;

Whereas, the Eagleville City Council desires to provide an Administrative and Building fee schedule that can be equitably applied; and

Whereas, this fee schedule will supersede the fee schedule previously adopted as Ordinance 2016-003;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville City Council that the following fee schedule is hereby adopted:

FEE SCHEDULE

BUILDING PERMITS *The City of Eagleville adopts the Residential Building Permit Fees and Commercial Building Permit Fees which are subject to changes and amendments. For reference, copies of the Residential Building Permit Fees with charts (Exhibit 2023-009A) and Commercial Building Permit Fees with charts Exhibit 2023-009B are attached.*

Building Permit costs include the cost of related inspections, except that follow-up inspections required as a result of failed inspections will be billed at \$95.00 per inspection (after second inspection). Certificates of Occupancy will not be approved until any re-inspection costs are paid in full.

BUILDING PLAN REVIEW – COMMERCIAL/INDUSTRIAL/MULTI-FAMILY

Plan Review Fee = 30% of anticipated building permit fee (Minimum \$100 / Maximum \$750)
Review fee is due at the time Building Plans are submitted to the City
Plans may take up to 2-weeks to review. Two complete sets of plans required. Building Plan Review Fee is separate from the cost of the Building Permit cost.

BUILDING PLAN REVIEW – RESIDENTIAL \$250.00, *but is only applicable for proposed homes that are:*
5,000 sq. feet or greater, OR
Basement homes

Penalty Fees:

1. Licensed Contractor – fails to obtain original permit – Notice with penalty double permit fee. Professional responsibility comes with the License with the knowledge that permits and inspections are required.
2. Homeowner fails to obtain permit – Notice – responds by date on notice – standard permit fee
3. Homeowner fails to obtain permit in a timely manner – double fee permit fee
4. Repeat offenders – Contractor or homeowner – triple permit fee

REZONING APPLICATIONS	\$400.00 per application
ANNEXATION APPLICATIONS	\$350.00 per application

BZA AND PLANNING APPLICATIONS

Variances	\$350.00 per application
Special Exception Use Permit (R-2 Ag. Use)	\$100.00 per application*
Special Exception Use Permit (all others)	\$350.00 per application
Special Called Meeting	\$250.00 per request
Appeal of a Code Violation	\$50.00 per violation appealed
Natural State Application	\$250.00 per property
Other Requests	\$150.00 per application

** Fees for R-2 Agriculture special accessory use applications will not be applied to any applications received until six-months following the enactment of this ordinance.*

CODE ENFORCEMENT

Actual cleanup cost + 20% administrative fee + attorney costs + lien filing fee + lien release fee

SUBDIVISIONS

Preliminary/Final Plats (under 10 lots)	\$350.00 per application plus \$50.00 per lot*
Preliminary/Final Plats (10 plus lots)	\$500.00 per application plus \$50.00 per lot*
Minor Changes to Preliminary/Final Plats	\$150.00*
Minor Plats	\$150.00 per application*
Minor Plat Changes	\$50.00 per application*

DEVELOPMENT FEE:

Applicant/builder/owner is solely responsible to the County for any adopted fees. The City reserves the right to adopt its own development fees.

SITE PLANS (Commercial/Industrial)	\$500.00 per application*
MINOR OR REVISED SITE PLANS (Commercial/Industrial)	\$200.00 per application*

DEVELOPMENT REVIEW FEES*

Requests requiring review/plans/specifications out of the normal scope of review may be billed at the City Manager's discretion depending on the nature of the request and the cost likely to be incurred by the City in fielding the request. Such requests may also relate to review and approval of culverts and other proposed work in the City's right-of-way, conceptual planned uses, or other scenarios not listed herein.

OTHER FEES

Copies	\$.25 cents per page black & white
	\$ 1.00 dollar per color copy
Fax	\$ 1.00 per page local
	\$ 2.00 per page long distance
Research Copies	Based on <u>Section 6 of Public Chapter 1179, Acts of 2008</u>
Newspaper Ad	\$ 100.00 (for requests that require public hearing advertisement other than those already included)
Bond Extensions	\$100.00 as needed
Indemnification Letter	\$250.00
Notary	\$2.00 after first signature

BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:



Chad Leeman, Mayor

ATTEST:



Christina Rivas, City Recorder

Passed First Reading: *December 14, 2023*
Passed Second Reading: *January 25, 2024*
Public Hearing Held: *January 25, 2024*
With 15 day notice given in the Rutherford Reader

APPROVED AS TO FORM:



Stephen Aymett, City Attorney



CITY OF EAGLEVILLE

Exhibit 2023-009B

COMMERCIAL BUILDING PERMIT FEES

CLASSIFICATION	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet hall	274.09	265.93	257.34	249.54	232.96	227026	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and Industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H-2, 3 & 4 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	187.67
Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multi family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67

S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

N.P. = not permitted

TOTAL VALUATION	PERMIT FEE
\$1 - \$500	\$24
\$501 - \$2,000	\$24 for the first \$500 + \$3 per additional \$100 or fraction thereof, up to and incl. \$2,000
\$2,001 - \$40,000	\$69 for the first \$2,000 + \$11 per additional \$1,000 or fraction thereof, up to and incl. \$40,000
\$40,001 - \$100,000	\$487 for the first \$40,000 + \$9 per additional \$1,000 or fraction thereof, up to and incl. \$100,000
\$100,001 - \$500,000	\$1,027 for the first \$100,000 + \$7 per additional \$1,000 or fraction thereof, up to and incl. \$500,000
\$500,001 - \$1,000,000	\$3,827 for the first \$500,000 + \$5 per additional \$1,000 or fraction thereof, up to and incl. \$1,000,000
\$1,000,001 - \$5,000,000	\$6,327 for the first \$1,000,000 + \$3 per additional \$1,000 or fraction thereof, up to and incl. \$5,000,000
\$5,000,000 and over	\$18,327 for the first \$5,000,000 + \$1 per additional \$1,000 or fraction thereof

COMMERICAL PLANS REVIEW FEES (Minor) \$125.00
Commercial Addition (if proposed additional SF is less than 10% of existing) | Shell only (no utilities)

ALL OTHERS 20% OF PERMIT FEE

TYPES OF CONSTRUCTION
IA & B – Fire Resistant Construction – building elements exterior and interior are of non-combustible materials (3hr & 2hr)
IIA & B – Fire Resistant Construction – building elements exterior and interior are of non-combustible materials (1hr & 0hr)
IIIA & B – Type of construction in which the exterior walls are of non-combustible materials and interior are any building element permitted by the code
IV – Type of construction in which the exterior walls are of non-combustible materials and the interior building elements are of solid wood, laminated wood, heavy timber (HT) or structural composite lumber
VA & B – Type of construction in which structural elements, exterior and interior walls are of any material permitted by code.
VA – Structural members are protected to provide a 1hr rating.



CITY OF EAGLEVILLE

RESIDENTIAL BUILDING PERMIT FEES

Exhibit 2023-009A

NEW DWELLING | ADDITON OF NEW LIVING SPACE

PERMIT FEE = \$0.70 PER SQUARE FOOT (SF) UNDER BEAM*

(*Includes all square footage under beam, finished/unfinished, conditioned/unconditioned, interior/exterior)

OTHER FEES

THE FEES FOR THE PROPOSED PROJECTS LISTED BELOW SHALL BE CALCULATED BY MULTIPLYING THE PROPOSED SF BY THE CORRESPONDING VALUE REFELCTED TO COMPUTE A TOTAL VALUATION (ROUND UP TO THE NEAREST THOUSAND).

REMODEL / FINISH EXPANDABLE AREA	\$74.00 / SF
FINISH EXPANDABLE/BASEMENT	\$74.00 / SF
MOVED-IN DWELLING	\$74.00 / SF
ACCESSORY STRUCTURE (e.g. garage/barn)	\$74.00 / SF
STORAGE BUILDING (PORTABLE)	\$45.00 / SF
NEW/REPLACEMENT DECK/PORCH/CARPORT	\$20.00 / SF
NEW MOBILE HOME	CONTRACT VALUE (\$110.00 MIN)
SWIMMING POOL	CONTRACT VALUE (\$110.00 MIN)
SIGN (WHEN PERMIT IS REQUIRED)	CONTRACT VALUE (\$110.00 MIN)
TENT	\$85.00
MOVING PERMIT	\$235.00
INDEMNIFICATION LETTER	\$235.00
PROCESSING FEES	\$85.00

THE BUILDING PERMIT FEE IS CALCULATED USING THE FORMULA BELOW.

TOTAL VALUATION = PERMIT FEE

\$0 - \$20,000 = \$110 MINIMUM FEE

\$20,001 - \$50,000 = \$110 for the first \$20,000 + \$5 per additional \$1,000 or fraction thereof, over \$20,000

\$50,001 - \$100,000 = \$260 for the first \$50,000 + \$4 per additional \$1,000 or fraction thereof, over

Ordinance 2023-009 - Administrative and Development Fee Schedule – Page 6 of 7

\$50,000

\$100,001 - \$500,000 = \$460 for the first \$100,000 + \$3 per additional \$1,000 or fraction thereof, over \$100,000

\$500,001 and above = \$1,660 for the first \$500,000 + \$2 per additional \$1,000 or fraction thereof, over \$500.00

FLAT FEES

PLUMBING PERMIT (WHOLE HOUSE)	\$175.00
PLUMBING PERMIT (ADDITION/REMODEL/MH/ACC)	\$110.00
PLUMBING PERMIT COMMERCIAL (WHOLE BLDG)	
PLUMBING PERMIT COMMERCIAL (ADDITION NEW)	
GAS PERMIT	\$40.00 BASE FEE + \$6.50 PER FIXTURE
MECHANICAL PERMIT (NEW EQUIPMENT)	\$35.00 PER TON
SOLAR PANEL INSTALLATION	\$25.00 BASE FEE + \$5.00 PER PANEL
RETAINING WALL (EXCEEDING 4' H)	\$25.00 BASE FEE + \$1.00 PER LF
SPECIAL FOUNDATION PERMIT (B.O. AUTH ONLY)	\$110.00
DEMOLITION (PER STRUCTURE)	\$175.00
TEMPORARY PARKING PERMIT (B.O. AUTH ONLY)	\$110.00 (180 DAYS)
BEER/SAFETY PERMIT	\$110.00
CHANGE OF OCCUPANCY	\$110.00
RE-INSPECTION FEE (3 RD AND SUBSEQUENT RE-INSP)	\$95.00
TEMPORARY CERTIFICATE OF OCCUPANCY	\$600.00 DEPOSIT + \$95.00 ADMIN. FEE