

Section 1.- Projects, inspections and certificates of occupancy (C of O's)/certificates of compliance (C of C)

1.	Single-family dwelling	\$175.00	plus \$0.06 per total sq. ft. (Including covered porches, garages, basements, attics with access and stairways.) plus \$25.00 for the C/O.
2.	Two-family dwelling	250.00	plus \$0.06 per total sq. ft. plus \$50.00 for the C/O.
3.	Multi-family dwelling (of any construction type or ownership classification)	250.00	plus \$85.00 per unit plus \$25.00 per unit C/O.
4.	Dwelling additions, attached garage	150.00	plus \$0.06 per sq. ft. plus \$25.00 for the C/O.
5.	Dwelling remodels	100.00	plus \$0.06 per sq. ft. plus \$25.00 for the C/O.
6.	Detached garage (pole barns, hobby farm buildings, personal stables, carports, storage buildings and other accessory buildings without HVAC, interior partitions, second floor area, offices, stairs, plumbing and structures except swimming pools and spas.)	125.00	plus \$0.06 per sq. ft. over 586 sq. ft. plus \$25.00 for the C/O.
	a. With HVAC, interior partitions, second floor area, offices, stairs, and plumbing.	165.00	plus \$0.06 per sq. ft. over 586 sq. ft. plus \$25.00 for the C/O.
7.	Decks, porches, gazebo, etc. mini-barns, satellite antennas	65.00	plus \$0.03 per sq. ft. over 150 sq. ft. plus \$25.00 for the C/O.
8.	Temporary structures (construction trailers, subdivision sales structures)	150.00	first year
		75.00	each additional year
9.	Moving a structure onto a different location on the same parcel		
	a. Residential	75.00	
	b. Other	150.00	

10.	Specific structural modification (replacing foundations, etc.)		
	a. Residential	60.00	
	b. Other	125.00	
11.	Electrical permits		
	a. Residential	55.00	
	b. Commercial, institutional, other	75.00	
12.	Ponds		
	a. Residential/farm/commercial, etc.	65.00	
13.	Signs		
	a. Housing projects	250.00	
	b. Home occupations/boarding house	25.00	
	c. Institutional uses	75.00	
	d. Commercial uses -Ground	150.00	
	e. Recreational uses	40.00	
	f. Commercial uses - Window	40.00	
	g. Single tenant building	40.00	
	h. Real estate - Over 9 sq. ft.	40.00	
Temporary signs			
	a. Housing Project Construction	250.00	
	b. Non-Residential Construction	125.00	
	c. Temporary Uses	15.00	
	d. Grand Openings/Closings	15.00	
14.	Swimming pools/spas		
	a. Residential	85.00	plus \$0.05 per sq. ft. pool and deck/patio/walkway area plus \$25.00 for the C/O.
	b. Other	150.00	plus \$0.05 per sq. ft. pool, deck/patio/walkway area plus \$50.00 for the C/O.
15.	Home Occupations	65.00	

16.	Temporary (six month maximum) Road Side Sales		
	a. Business and/or building including tents	75.00	plus \$25.00 for the C/O.
17.	Certificates of Occupancy/Compliance		
	a. Residential	25.00	
	b. Commercial, Industrial, Institutional, etc.	50.00	
18.	Demolition		
	a. Residential	75.00	
	b. Other	125.00	
19.	Commercial (including agricultural confinement feeding operations), Industrial, Institutional	300.00	plus \$0.10 per sq. ft. plus \$50.00 for the C/O.
20.	Commercial, industrial or institutional		
	a. Accessory buildings	150.00	plus \$0.10 per sq. ft. plus \$50.00 for the C/O.
21.	Commercial, industrial or institutional		
	a. Additions/remodeling	150.00	plus \$0.10 per sq. ft. plus \$50.00 for the C/O.
22.	Parking lots - Commercial, institutional, other	100.00	
23.	Change of use	65.00	
24.	Improvement location permit commercial, industrial, institutional, subdivisions, P.U.D., etc.	100.00	plus \$5.00 per acre
25.	Any submitted applications that are amended or changed after a filing number or docket number has been issued.	35.00	
26.	All inspections and re inspections		
	a. Residential	40.00	
	b. Commercial, industrial institutional, other	75.00	
27.	Timed inspections in addition to other inspection fees	40.00	
28.	Permit Time Extensions		
	a. 1 - 3 months	\$40.00	
	b. 4 - 6 months	80.00	

c. 6 - 9 months	120.00	
d. 10-12 months	160.00	

(Ord. No. 6-27-05-A, 6-27-2005)

Section 2. - Development changes.

1.	Minor subdivision		
	a. Conceptual plan	\$50.00	
	b. Primary plat	150.00	
	c. Construction plans	100.00	
	d. Final plat	75.00	
	e. Amendment/re-plat	100.00	
	f. Variance/waiver	50.00	per section of ordinance
2.	Major subdivision		
	a. Sketch plan	\$125.00	plus \$3.00 per lot
	b. Primary plan	225.00	plus \$10.00 per lot
	c. Construction plans	200.00	
	d. Secondary/final plan	150.00	
	e. Amendment/replat	100.00	
	f. Variance/waiver	50.00	per section of ordinance
3.	Rezoning		
	a. Zoning ordinance amendment (text or map)	350.00	
4.	Developmental standards variance	125.00	plus \$25.00 for each addition section of zoning ordinance varied
5.	Land use variance	300.00	
6.	Renewal variance	75.00	each renewal
7.	Special uses		
	a. Residential	150.00	
	b. Other	300.00	
	c. Amendment	100.00	
8.	Development plan and P.U.D's		

	a. Original development plan	400.00	plus \$10.00 per acre
	b. Amendment	150.00	
9.	Appeal	50.00	
10.	Aesthetic Review Overlay District		
	a. Original plans	200.00	plus \$10.00 per acre
	b. Amendment	100.00	
11.	Horizontal property		
	a. Initial plans	250.00	
	b. Amendment	100.00	
12.	Mobile home parks	225.00	plus \$15.00 per mobile home space
	a. Change or addition	100.00	
13.	Wind Energy Conversion System (WECS) Overlay District		
	a. Commercial WECS tower	1,000.00	each
	b. Commercial WECS accessory structures	500.00	for each structure
	c. Non-commercial WECS	250.00	each
	d. Private WECS	100.00	each

(Ord. No. 6-27-05-A, 6-27-2005; Ord. No. 11-22-10-A, 11-22-2010)

Section 3. - Additional inspections.

(Fees for initial inspections are included in the cost of the Improvement Location Permit fees.)

1.	Footing and underslab plumbing:		
	a. Residential	40.00	per inspection
	b. Commercial/industrial/other	75.00	per inspection
2.	Electrical - New meter base, meter base relocation and panel upgrades:		
	a. Residential	40.00	per inspection
	b. Commercial/industrial/other	75.00	per inspection
3.	Rough-in (electrical, plumbing, heating and air conditioning):		
	a. Residential	40.00	per inspection

	b. Commercial/industrial/other	75.00	per inspection
4. Final structure:			
	a. Residential	40.00	per inspection
	b. Commercial/industrial/other	75.00	per inspection
5. Final site:			
	a. Residential	40.00	per inspection
	b. Commercial/industrial/other	75.00	per inspection
6. All Other inspections:			
	a. Residential	40.00	per inspection
	b. Commercial/industrial/other	75.00	per inspection

(Ord. No. 6-27-05-A, 6-27-2005)

Section 4. - Additional fees.

1. Missed inspections - Per each project.		
1st		\$75.00
2nd		150.00
3rd or more		250.00 each
2. Same company or individual - Additional projects.		
1st		\$150.00
2nd or more		300.00
3. Occupying or using any structure or part of a structure or fixture prior to a Certificate of Occupancy/Compliance being issued.		
\$250.00		
4. Same company or individual - Additional projects.		
1st		\$250.00
2nd or more		400.00

Section 5. Fines and penalties

The board of zoning appeals and/or plan commission, whichever board has jurisdiction, by mandatory injunction in the circuit and/or superior court of the county against the owner or possessor of the real estate, may require the removal of a structure erected in violation of this article, or the removal of any use or condition in violation of this article.

Any person who violates any provision of this article or any regulation of the plan commission or the board of zoning appeals hereunder enacted, shall be fined not less than \$10.00 and not more than \$2,500.00. Each day a violation occurs or continues constitutes a separate offense.

Payment of any violation shall be made to the Hamilton County Plan Commission who shall deposit the funds in the General fund or plan commission fund as determined by the auditor's office. A receipt of payment must be recorded and a receipt issued to the person making the payment.

(Ord. No. 6-27-05-A, 6-27-2005)

Section 6. - Appeals or trials.

Any person receiving a notice of violation and/or fines may appeal the violation and/or fine to the board of zoning appeals within 30 days after receiving a notice of violation then to the court of jurisdiction.

(Ord. No. 6-27-05-A, 6-27-2005)

Section 7. - Permit time limits.

- a. Initiation of work: If the work described in any building permit or Improvement Locations Permit has not begun within three months from the date of issuance, said permit shall expire; no written notice shall be given to the persons affected.
- b. Completion of work: If the work described in any Improvement Location Permit has not been completed within 18 months of the date of issuance thereof for primary structures and nine months for an accessory structures, said permit shall expire; no written notice of expiration shall be given to the persons affected. Work shall not proceed unless and until a new Improvement Location Permit has been obtained and inspections completed.

(Ord. No. 6-27-05-A, 6-27-2005)