

ORDINANCE NO. 09-12-2022-A

AN ORDINANCE ESTABLISHING A SCHEDULE OF FEES, CHARGES AND EXPENSES FOR THE JURISDICTIONAL AREA OF THE HAMILTON COUNTY PLAN COMMISSION

WHEREAS, the Hamilton County Advisory Plan Commission (hereinafter "Commission") oversees the operations of the Hamilton County Planning Department (hereafter "Department"); and

WHEREAS, the Department is charged with issuing permits, conducting inspections, processing zoning petitions, and various other tasks, and

WHEREAS, the Department charges certain fees, charges, and expenses as a means of offsetting some of the costs for providing these services; and

WHEREAS, from time to time it is appropriate to review and update these fees based upon the Department's then current costs; and

WHEREAS, the current fees, which have been in place since 2016, are outdated and do not reflect current costs; and

WHEREAS, the Commission, after providing proper notice, conducting a public hearing, and being duly advised, determined that the new Schedule of Fees proposed in Ordinance No 09-12-2022-A should be adopted and has forwarded said Ordinance to the Hamilton County Commissioners with a positive recommendation; and

WHEREAS, the Hamilton County Commissioners, upon the recommendation of the Commission, find that Ordinance No 09-12-2022-A is appropriate and should be adopted.

NOW, THEREFORE, BE IT ORDAINED by the County Commissioners of Hamilton County, Indiana, as follows:

1. The Schedule of Fees, which is attached and incorporated as Exhibit A, is hereby adopted.
2. The Schedule of Fees shall go into effect ninety (90) days after notice of this Ordinance's adoption is published as required by Indiana law.
3. That all prior schedules of fees, charges, and expenses for the Planning Department shall remain in effect until such time as this Ordinance goes into effect.

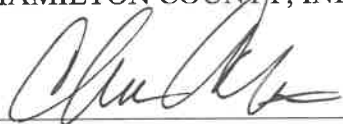
4. That all prior schedules of fees, charges, and expenses for the Planning Department shall terminate and be of no further force and effect after this Ordinance goes into effect.

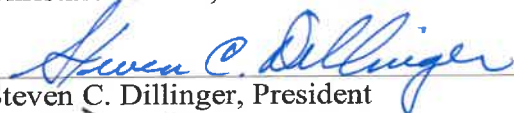
5. That, except as modified herein, all provisions of the Hamilton County Unified Development Ordinance and all other county ordinances, remain in full force and effect.

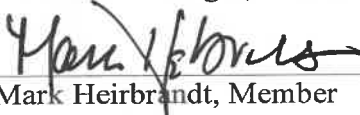
This Ordinance is duly certified by the Plan Commission of Hamilton County, Indiana, on this 17th day of August 2022.

THIS ORDINANCE IS HEREBY PASSED AND ADOPTED by the County Commissioners of Hamilton County, Indiana, this 12 day of September 2022.

COUNTY COMMISSIONERS OF
HAMILTON COUNTY, INDIANA


Christine Altman, Vice President


Steven C. Dillinger, President


Mark Heirbrandt, Member

ATTEST:


Robin M. Mills, Auditor

9/12/2022
Date

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law."
C.J. Taylor, Director

Prepared by:
C.J. Taylor, Director
Hamilton County Plan Commission
Suite 306
One Hamilton County Square
Noblesville, IN 46060

Filing Fees

Fees for applications and petitions filed pursuant to the provisions of this Ordinance shall be paid to and collected by the Hamilton County Plan Commission and shall be deposited according to procedures established by the county auditor. No part of any fee shall be returnable to the applicant.

Any person or persons who shall initiate construction of a structure or change of use of a structure or property prior to obtaining an Improvement Location Permit/Building Permit, or any Plan Commission or BZA reviews and approvals, or any other required permits shall pay up to three times the amount of the nominal permit fee. First (1st) offence - 1.5 times the regular permit fee, Second (2nd) offence - 2 times the regular permit fee, Third (3rd) offence - 3 times the regular permit fee.

No application fee shall be required to be paid by any Hamilton County or Township governmental agency for construction or remodeling of any public building or structure

No fee or permit shall be required for normal maintenance and repair operations, including, but not limited to, roofing, flooring repairs, plumbing, and heating repairs and replacement, insulation and minor adjustments or replacements to building openings, such as doors and windows.

Single Family Dwelling \$200 + \$0.10 per total sq. ft. (including covered porches, garages, basements, attics with access and stairways)+ \$95 for the C/O

Two Family Dwelling \$250+ \$0.10 per total sq. ft. (including covered porches, garages, basements, attics with access and stairways)+ \$95 for the C/O

Multi Family Dwelling \$300+ \$0.10 per total sq. ft. + \$85 per unit+ \$95 per unit for the C/O

Dwelling Additions, Attached Garage \$175+ \$0.10 per sq. ft.+ 95 for the C/O

Dwelling Remodel \$150+ \$0.10 per sq. ft.+ 95 for the C/O

Detached Garage (Pole Barns, Hobby Farm Buildings, Personal Stables, Carports, Storage buildings >200 sq. ft., and other accessory buildings without HVAC, interior partitions, second floor area, offices, stairs, plumbing and structures). \$150.00 + \$0.10 per sq. ft. + \$95 for the C/O

With HVAC, interior partitions, second floor area, offices, stairs, plumbing and structures). \$200+ \$0.10 per sq. ft.+ \$95 for the C/O

Agricultural Buildings (working farm only, not hobby farm)

A. Without Electrical \$120
 B. With Electrical \$200

Decks, Porches, Gazebo, Pergola, Mini-Barn \$65 +\$0.06 per sq. ft.+ \$50 for the C/O

Additions to Accessory Structures \$65+ \$0.06 per sq. ft. + \$50 for the C/O

Temporary Structures (construction trailers, subdivision sales structures, etc.) \$300 First year or any part thereof/\$150 Each additional year or any part thereof.

Moving a structure onto a different location on the same parcel
(if footer is required)

A. Residential \$75
B. Other \$150

Specific Structural Modifications (replacing foundation, etc.)

A. Residential \$75
B. Other \$150

Electrical Permits

A. Residential \$90
8. Other \$175

Ponds \$125

Signs

A. Housing Projects \$250
8. Home Occupation \$25
C. Institutional Uses \$75
D. Commercial Uses (ground, wall, canopy) \$150
E. Commercial Uses (window) \$75
F. Recreational Uses \$75
G. Real Estate over 9 sq. ft. \$75

Temporary Signs

Less than 30 days - No Charge

A. House Project Construction \$250
8. Non-Residential Construction \$250
C. Temporary Uses \$50
D. Grand Opening/ Closing \$25

Swimming Pools

A. Residential \$150+\$0.10 per sq.ft. (pool, patio, deck, walkway area)+\$95 for the C/O
8. Other \$200+\$0.10 per sq.ft. (pool, patio, deck, walkway area)+\$125 for the C/O

Hot Tub, Spa

A. Residential \$90
8. Other \$150

Home Occupations \$65

Temporary Roadside Sales (6mo. Maximum per calendar year) \$75+ \$25 for the C/O

Demolition

A. Residential 1st. Structure	\$125
B. Residential Each Additional Structure	\$25
C. Other 1st. Structure	\$175
D. Other Each Additional Structure	\$50

Commercial Primary Structure (Including Ag CFO.) \$350+ \$0.15 per sq.ft.+ \$125 for the C/O

Commercial Accessory Structure \$250+ \$0.15 per sq. ft. + 125 for the C/O

Commercial Additions (all) \$250 + \$0.15 per sq. ft. + 125 for the C/O

Commercial Remodels \$200 + \$0.15 per sq. ft.+ 125 for the C/O

Parking Lots (commercial new and expansion) \$125

Change of Use \$100

Improvement Location Permit (commercial, industrial, subdivisions, \$200+\$5 per acre
HUD D., etc.

Any Submitted Application that is amended or changed (after filing
\$SO and docket number has been assigned.)

Inspections

A. Residential	\$100
B. Residential Re-Inspection	\$125
C. Commercial	\$150
D. Commercial Re-Inspection	\$175
Timed Inspection (in addition to other inspection fees)	\$100

Permit Extensions

A. 1-3 Months	\$40
B. 4-6 Months	\$80
C. 6-9 Months	\$120
D. 10-12 Months	\$160

Minor Subdivision (1-4 lots)

A. Conceptual Plan	\$50
B. Primary Plat	\$150
C. Construction Plans	200 + Engineer Reimbursement
D. Final Plat	\$75
E. Plat Amendment	\$100
F. Replat	\$100
Waiver	\$50 (per section of the ordinance)

Major Subdivision (5+ lots)

A. Sketch Plan	\$100 + \$3 per lot
B. Primary Plat	\$300 + \$10 per lot
C. Construction Plans	400 + Engineer Review Reimbursement
D. Final Plat	\$150
E. Amendment	\$200
F. Waiver	\$100 (per section of the ordinance)

Rezoning(text and/ or map amendment)

\$350

WEC's and SES's

\$350 + Engineer Review Reimbursement

Variances

A. Development Standards Variance	\$175 + \$35 for each additional section varied
B. Land Use Variance	\$400 + \$35 per acre
C. Renewal of Variance	\$75 each renewal

Special Uses

A. Residential	\$200
B. Other	\$400
C. Amendment	\$100

Development Plan and P.U.D.

A. Original Development Plan	\$400 + \$10 per acre
B. Amendment	\$150

Appeal

\$50

overlay District Review

A. Original Plans	\$200
B. Amendment	\$100

Mobile Home Parks	\$225 + \$15 per mobile home space
A. Change or Addition to the park	\$100 + \$15 per additional mobile home space

Wind Energy Conversion System (WECS) Overlay District

A. Commercial WEC5Tower	\$1000 each
B. Commercial WECS Accessory Structure	\$S00each
c. Non-Commercial WECS Tower	\$300each
D. Residential WECS Tower	\$200each

Commercial Solar Energy System (SES) Overlay District

A. Commercial SES Permit	\$1000 each+ \$100 per megawatt (rated)
B. Commercial SES Accessory Structure	\$S00each
C. Non-Commercial SES system (Business/Farm Use)	\$300 each
D. Residential SES system	\$200each

Additional Inspections

Footing and Under slab Plumbing

A. Residential	\$100
B. Other	\$150

Electrical

A. Residential	\$100
B. Other	\$150

Rough-in

A. Residential	\$100
B. Other	\$150

Final - Structure

A. Residential	\$100
B. Other	\$150

Final - Site

A. Residential	\$100
B. Other	\$150

All Other Inspections

A. Residential	\$100
B. Other	\$150

Missed Inspections (per project)

1st.	\$150
2nd.	\$300
3rd or more	\$500 each

Occupying or using any structure or any part of a structure or fixture prior to a Certificate of Occupancy/Compliance being Issued.

A. 1st Occurrence	\$1,200
B. Each Additional Occurrence by the Same Company	\$2,400

Each day a violation occurs or continues constitutes a separate offense.

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 Ordinance, or the removal of any use or condition in violation of this Ordinance.

Any person who violates any provision of this ordinance 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.