

ORDINANCE NO. 2023-03

AN ORDINANCE AMENDING AND SUPPLEMENTING SECTIONS 286.08 AND 286.09 OF THE CODIFIED ORDINANCES TO UPDATE THE FEES SET FORTH THEREIN.

WHEREAS, an evaluation of the building and zoning fees of surrounding jurisdictions indicated Monroe was deficient in charging appropriate fees reflective of market conditions for these services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: Section 286.08 of the Codified Ordinances is hereby amended and supplemented to read as follows:

“286.08. Planning and Zoning Code.

Fees for applications and requests under the provisions of this Planning and Zoning Code shall be as follows:

Subdivisions: (Residential and Commercial)

A. Minor Subdivision (5 lots and under)

Site Plan Review	\$200 + \$20/dwelling (includes up to one (1), initial, site plan review and one (1), revision review). Thereafter 100% of professional services** shall be payable by applicant.
Amendments to Final Plan (prior to recording of original submission)	50% of original fee and 100% of professional services** shall be payable by applicant

B. Major Subdivision (6 lots and above)

Preliminary Site Plan Review	\$200 + \$20/dwelling (includes up to one (1), initial, site plan review and one (1), revision review). Thereafter 100% of professional services** shall be payable by applicant.
Construction Drawings Review	1.5% of Engineers Estimate
Bonds (Performance/Maintenance)	Based on Engineers Estimate

Final Site Plan Review \$200 + \$20/dwelling (includes up to one (1), initial, site plan review and one (1), revision review). Thereafter 100% of professional services** shall be payable by applicant

Amendments to Preliminary or Final (prior to recording of original submission) 50% of original fee and 100% of professional services** shall be payable by applicant

**Professional services may include but are not limited to engineering reviews, inspections, GPS surveying and mapping of improvements, and legal services. Prior to granting final approval, issuing a building permit, and/or granting conditional or final acceptance, all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

(1) Administrative appeal to the board of zoning appeals \$100.00

(2) Variance:

Residential/Agricultural \$300.00

Commercial/Industrial/Business park \$500.00

(3) Conditional use \$300.00 (residential and commercial)

(4) Lot consolidation or lot split \$50.00

(5) Zoning review for multi-family dwelling (new construction), per unit \$80.00

(6) Planned Unit Development

Minor Subdivision \$250.00 (Residential and Commercial)

Major Subdivision \$500.00 (Residential and Commercial)

(7) Zoning review for single-family dwelling or addition (new construction) \$100.00

(8) Temporary sign \$30.00

(9) Permanent sign \$75.00

(10) Sign face change \$25.00

(11) Zoning Map and Text Amendment \$500.00 (residential and commercial)

(12) Home occupation (except non-profit organizations, which shall be exempt from a permit fee) \$75.00

(13) Planned Unit Development amendments:

Minor amendment \$250.00

Major amendment \$500.00

(14) Preliminary plat, final plat or plat amendments \$100.00

(15) Accessory use or structure zoning review \$30.00

(16) Site plans:

Application fee \$100.00

Review and inspection fees (based upon estimated real property improvement value, not including land):

\$0 to \$250,000.00 \$200.00

\$250,001.00 to \$500,000.00 \$300.00

\$500,001.00 to \$1,000,000.00 \$500.00

\$1,000,001.00 to \$10,000,000.00 \$600.00

\$10,000,001.00 to \$20,000,000.00 \$800.00

\$20,000,000.00 to \$50,000,000.00 \$1,000.00

\$50,000,001.00 and over

plus \$0.01 per square foot of structure \$2,000.00

(17) Administrative waiver \$50.00

(18) Zoning review for new business/use \$100.00

(19) Street tree planting waiver fee per tree \$600.00

(20) Fence permit \$30.00 (residential and commercial)

(21) Alternative equivalent compliance \$25.00

(22) Public hearing notification Total Actual cost of publication and mailing

(23) Temporary Use \$30.00

(24) Addition/Extension \$100 (residential and commercial)

(25) Demolition

Residential \$50.00

Commercial \$100

(26) Certificate of Zoning Compliance

Residential \$100.00 plus \$0.01 per sq. ft.

Commercial/Industrial \$200.00 plus \$0.01 per sq. ft.

(27) Zoning Verification \$50.00”

SECTION 2: Section 286.09 of the Codified Ordinances is hereby amended and supplemented to read as follows:

“286.09. Building permit fees.

- (a) One-, Two- and Three-Family Residential Building permit applications shall be accompanied by a fee of \$260.00.

- (b) Residential building permit applications (other than (a) above) shall be accompanied by a fee of \$100.00.
- (c) Commercial building permit applications shall be accompanied by a fee of \$500.00.
- (d) The commercial building plan and inspection fee scheduled shall be based upon the following schedule:

Commercial and industrial buildings (OBC)		
Minimum building fee		\$500.00
Use groups A-Assembly, B-Business, E-Education, I-Institutional, M-Mercantile and R-Residential (excluding 1, 2 and 3 family structures) per the Ohio Building Code		
Structural fees:		
New construction/addition	multiply the sq. ft. times	\$0.45
Or, partial permits:		
Footing/foundation	multiply the sq. ft. times	\$0.15
Shell	multiply the sq. ft. times	\$0.15
Interior finish	multiply the sq. ft. times	\$0.20
Use groups F-Factory, H-High Hazard, S-Storage and U-Utility/Miscellaneous Per Ohio Building Code		
Structural Fees:		
New construction/addition	multiply the sq. ft. (up to 100,000 sq. ft.) times	\$0.25
Multiply sq. ft. of the portion of building over 100,000 sq. ft.		\$0.17
Or partial permits:		
Footing/foundation	multiply the sq. ft. (up to 100,000 sq. ft.) times	\$0.15
Multiply sq. ft. of the portion of building over 100,000 sq. ft.		\$0.12
Shell	multiply the sq. ft. times	\$0.15
Multiply sq. ft. of the portion of building over 100,000 sq. ft.		\$0.12
Interior finish	multiply the sq. ft. of finished area times	\$0.07
Multiply sq. ft. of the portion of building over 100,000 sq. ft.		\$0.07
Warehouses without changes after shell approval		\$500.00 + plan review fee
Electrical fees: minimum base fee		\$225.00 plus \$6.00 per 100 sq. ft. of total floor area
Mechanical fees: Use groups A.B.E.I.M.R. minimum base fee		\$225.00 plus \$4.50 per 100 sq. ft. of total floor area
For Use Groups F, H, S, U,		\$225.00 plus \$200.00 per

		unit (no duct work)
If adding duct work to existing shell approval		\$225.00 plus \$2.50 per sq. ft. of duct work
Fire suppression fees: minimum base fee		\$225.00 plus \$6.00 per 100 sq. ft. of total floor area
Fire alarm fee: minimum base fee		\$225.00 plus \$4.50 per device
Minor alteration: per each type of permit		\$80.00 (Bldg, Elec, HVAC, Gas, Fire Protection)
Permanent signs: under 30 sq. ft.	structural	\$80.00
	electrical	\$80.00
Over 30 sq. ft.	structural	\$170.00
	electrical	\$170.00
Demolition permit: per building		\$100.00
Unspecified permit fee—For any permit type, not specifically listed in this fee schedule, the fee shall be calculated to the most similar permit type at the discretion of the Building Official.		
Special inspection		\$100.00
Re-inspection fee		\$100.00
Permit renewal fee		\$100.00
Certificate of occupancy		\$250.00
Temporary certificate of occupancy		\$500.00
Occupying without certificate of occupancy		\$500.00
Commercial plan review fees: per hour		\$80.00
Commercial revision fee (base fee plus plan review fees)		\$150.00
Starting work without permits		\$200.00 or double the fees, whichever is greater.
Board assessment		
Pursuant to Ohio R.C. 3781.102(F)(1) an assessment equal to three (3) percent of those fees imposed for plans and specifications and inspection approvals in connection with non-residential buildings shall be collected and remitted to the Ohio Board of Building Standards.		

- (e) The residential building plan and inspection fees shall be based upon the following schedule:

Residential One, Two and Three Family Buildings (RCO):	
Building fees:	
Base fee—New homes, additions and alterations	\$100.00 plus \$0.35 per sq. ft.
Electric fees:	
Base fee:	\$100.00 plus \$0.05 per sq. ft.
Construction temporary	\$100.00
Service entrance only	\$45.00
Service and additional wiring	\$85.00
Out building	\$50.00
Out building with service	\$100.00
Special inspection	\$75.00
Heating and cooling	\$45.00
Heating/cooling with circuit wiring (HVAC)	\$55.00
Re-inspection	\$50.00
Swimming pool	\$90.00
Electric Vehicle Chargers	\$90.00
Generator	\$100.00
Solar Array (Bldg. and Electric)	\$90.00 plus \$5.50 per panel
Solar Array with Battery Storage	\$120.00 plus \$5.50 per panel
Mechanical (HVAC) Fees:	
Base fee: new, addition, remodel	\$80.00 plus \$0.05 per sq. ft.
Each additional unit	\$40.00
Duct extension only	\$50.00
Replacement heating and A/C (combined)	\$100.00
Replacement heating or A/C	\$70.00
Gas piping inspection	\$60.00
Accessory structure fees:	
120 sq. ft. or less	No permit required
121 sq. ft. or greater	\$100 + \$0.25 per sq. ft.
Decks	\$80.00 + \$0.25 per sq. ft.

Swimming pools	\$100.00
Demolition permit:	
Per building	\$75.00
Administrative fees:	
Permit renewal fee	\$100.00
Re-inspection fee (3 rd and subsequent)	\$90.00
Special inspection	\$75.00
Residential revision fee	\$150.00
Minor revision	\$80.00
Certificate of occupancy	\$100.00
Copy set of residential plans/re-stamp plans	Actual Cost
Occupying without certificate of occupancy	\$500.00
Missed inspection	\$150.00
Temporary certificate of occupancy (30 days)	\$125.00
Starting work without permits	\$100.00 or double the fees, whichever is greater.
Non-permit inspection request	\$80.00
Temporary Tent 400-699 sq. ft with sides	\$80.00 plus 0.15 per sq. ft.
Temporary Tent 700 sq. ft or more with or without sides	\$80.00 plus 0.12 per sq. ft.
Fence over six feet tall	\$75.00
Change of building plans (after approval)	\$75.00 plus 65.00 per hour (1/4-hour increments) plus additional sq footage if applicable
Board assessment	
Pursuant to Ohio R.C. 3781.102(F)(2) an assessment equal to one (1) percent of those fees imposed for plans and specifications and inspection approvals in connection with residential buildings shall be collected and remitted to the Ohio Board of Building Standards.	

(f) Special building permit fees.

- (1) A fee of \$754.58 per single-family residence will be charged at the time a new building permit is issued. This is to be a one-time fee charged only on the initial permit for the dwelling.
- (2) A fee of \$754.58 per individual family unit will be charged on all building permits for new multi-family construction.
- (3) A fee of \$754.58 will be charged on each commercial and industrial building permit at the time of issuance. This fee will be charged only once for each structure.

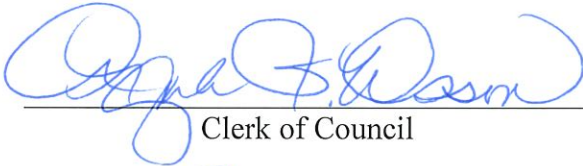
Effective January 1, 2009, and every January 1 thereafter, the fees required in division (a) of this section shall be increased by the annual CPI-U inflationary index as published by The United States Bureau of Labor Statistics.”

SECTION 3: This measure shall take effect and be in full force at the earliest period allowed by law.

PASSED: January 24, 2023

ATTEST:

APPROVED:


Clerk of Council


Mayor

First Reading: January 10, 2023

This legislation was enacted in an open meeting pursuant to the terms and provisions of the Sunshine Law, Section 121.22 of the Ohio Revised Code.

"I, the undersigned Clerk of Council of the city of Monroe, Ohio, hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.


Clerk of Council
City of Monroe, Ohio