

BOURBON COUNTY JOINT PLANNING OFFICE
Serving Bourbon County and the Cities of Millersburg, North Middletown, and Paris
Office 127 - 525 High Street
Paris, KY, 40361
859.987.2150

DATE: August 1, 2017

TO: Bourbon County Joint Planning Commission

FROM: Bourbon County Joint Planning Office

RE: ZTA 17-03 Zoning Text Amendment Fee Schedules

This memo is to provide recommendations for zoning text amendment language to update the Planning & Zoning fee and Building Permit fee schedules. In June of 2017, the Planning Office conducted research that compares Bourbon County fees with other counties throughout the region (see ATTACHMENT 1). It is the Planning Office's intent to update the fee schedule for the following reasons:

- To establish consistency among the four (4) zoning ordinances;
- To make the fee schedules more reflective of processing and review time for each application;
- To adjust fee schedules due to rate of inflation. Assuming the last updates for Planning and Zoning fees were adopted thirty (30) years ago, the average annual inflation rate is 2.59% per year or an increase of 54% over a 30-year period. The total adjusted fee amount in 2017 dollars is shown below:

FEES ADJUSTED FOR RATE OF 30-YR INFLATION*		
Application Type	1987	2017
Map/Text Amendment	\$250	\$538.13
Development Plan (Prelim)	\$175	\$376.69
Development Plan (Final)	\$75	\$161.44
Major Subdivision (Prelim)	\$175	\$376.69
Major Subdivision (Final)	\$75	\$161.44
Consolidation Plat	\$50	\$107.63
Minor Subdivision Plat	\$100	\$215.25
Agricultural Land Division	\$100	\$215.25
Conditional Use Permit	\$150	\$322.28
Variance	\$150	\$322.28
Cell Tower	\$2,500	\$2,839.30**
Special Meeting (Plan Comm.)	\$850	
Special Meeting (BOA)	\$100	

*The U.S. dollar experienced an average inflation rate of 2.59% per year over the past thirty (30) years between 1987 and 2017. Source: Bureau of Labor Statistics' annual Consumer Price Index (CPI).

**Price adjusted since adoption of cell tower fee in the year 2008.

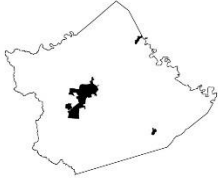
Based on the research conducted and other feedback received from the Planning Commission and City and County staff, the Planning Office Staff recommends the following updates:

Application Type	Current Fee	Proposed	Proposed % Change	Comparison Harrison Co.
Map/Text Amendment	\$250	\$400	+ 37.5 %	<i>\$450</i>
Development Plan (Prelim)	\$175	\$300	+ 41.6 %	<i>\$250</i>
Development Plan (Final)	\$75	\$150	+ 50.0 %	<i>\$100</i>
Major Subdivision (Prelim)	\$175	\$300	+ 41.6 %	<i>\$305</i>
Major Subdivision (Final)	\$75	\$150	+ 50.0 %	<i>\$153</i>
Consolidation Plat	\$100	\$150	+ 33.3 %	<i>\$155</i>
Minor Subdivision Plat	\$100	\$150	+ 33.3 %	<i>\$155</i>
Agricultural Land Division	\$100	\$175	+ 42.9 %	<i>\$75*</i>
Conditional Use Permit	\$150	\$250	+ 40.0 %	<i>\$200</i>
Variance	\$150	\$200	+ 25.0 %	<i>\$200</i>
Cell Tower	\$2,500	-	-	<i>\$2,500</i>
Special Meeting (Plan Commission)	\$850	-	-	-
Special Meeting (BOA)	\$100	\$400**	+ 75.0 %	-

*Cynthiana-Harrison County-Berry Planning Commission conducts administrative review and approval of agricultural land divisions.

**Increase calculated at rate to hold a BOA meeting of 5 members at \$50 payment a piece plus cost for legal advertisement.

Shown in ATTACHMENT 2 is specific recommended language for each zoning ordinance.



BOURBON COUNTY JOINT PLANNING OFFICE
Serving Bourbon County and the Cities of Millersburg, North Middletown, and Paris
 Office 127 - 525 High Street
 Paris, KY, 40361
 859.987.2150

DATE: June 6, 2017

TO: Bourbon County Joint Planning Commission

RE: Regional Planning and Zoning Fee Schedule Comparison

This memo is to provide preliminary results of fee schedule research that has been conducted by the Planning Office. The Bourbon County Joint Planning Commission's fee schedule was compared with the following cities/counties:

Jurisdiction	Population
• Lexington Fayette Urban County Government (LFUCG)	314,488
• Madison County	38,810
• City of Richmond	32,574
• City of Georgetown/Scott County	50,178
• City of Winchester/Clark County	35,657
• City of Mt. Sterling	27,167
• City of Versailles/City of Midway/Woodford County	25,137
• City of Cynthiana/Harrison County/City of Berry	18,648
• City of Millersburg/North Middletown/Paris/Bourbon County	20,013

The following pages contain a summary table and graphs that compare the following categories:

- Development Plans;
- Subdivisions;
- Zoning Map and Text Amendments;
- Conditional Use Permits; and
- Variances.

This information is to serve as a primer for future conversations about adjusting our current fee schedule. We will discuss this information at the June 15th meeting.

Attached:

TABLE 1: REGIONAL COMPARISON OF PLANNING AND ZONING FEES

GRAPH 1: Map/Text Amendment Fee Comparison

GRAPH 2: Development Plan Fee Comparison (Office, Commercial, or Industrial)

GRAPH 3: Residential Development Plan Fee Comparison (Single Family, Duplex, Attached, Multi- Family)

GRAPH 4: Major Subdivision Fee Comparison

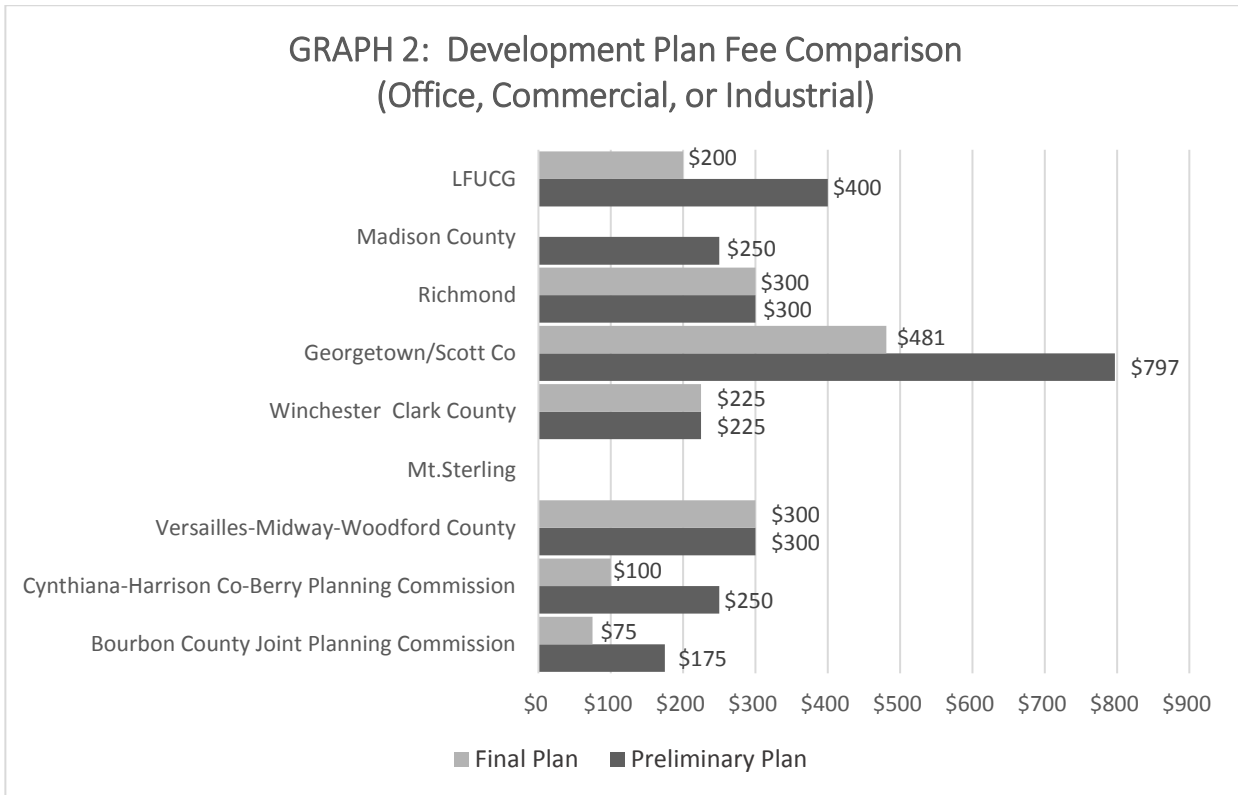
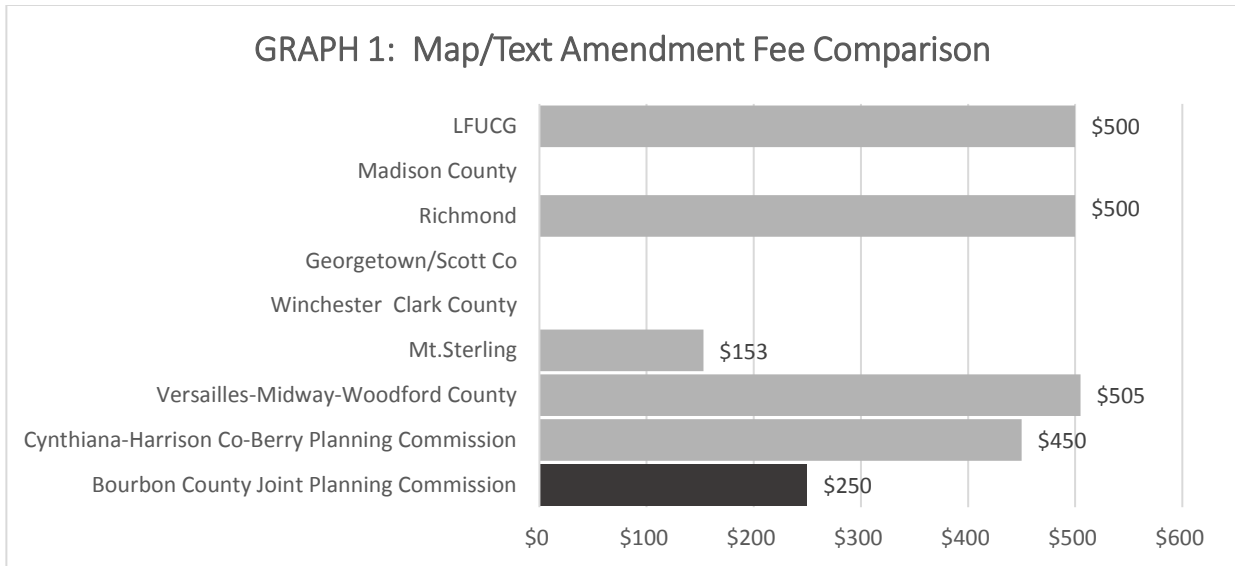
GRAPH 5: Minor Subdivision Fee Comparison

GRAPH 6: Agricultural Land Division Fee Comparison

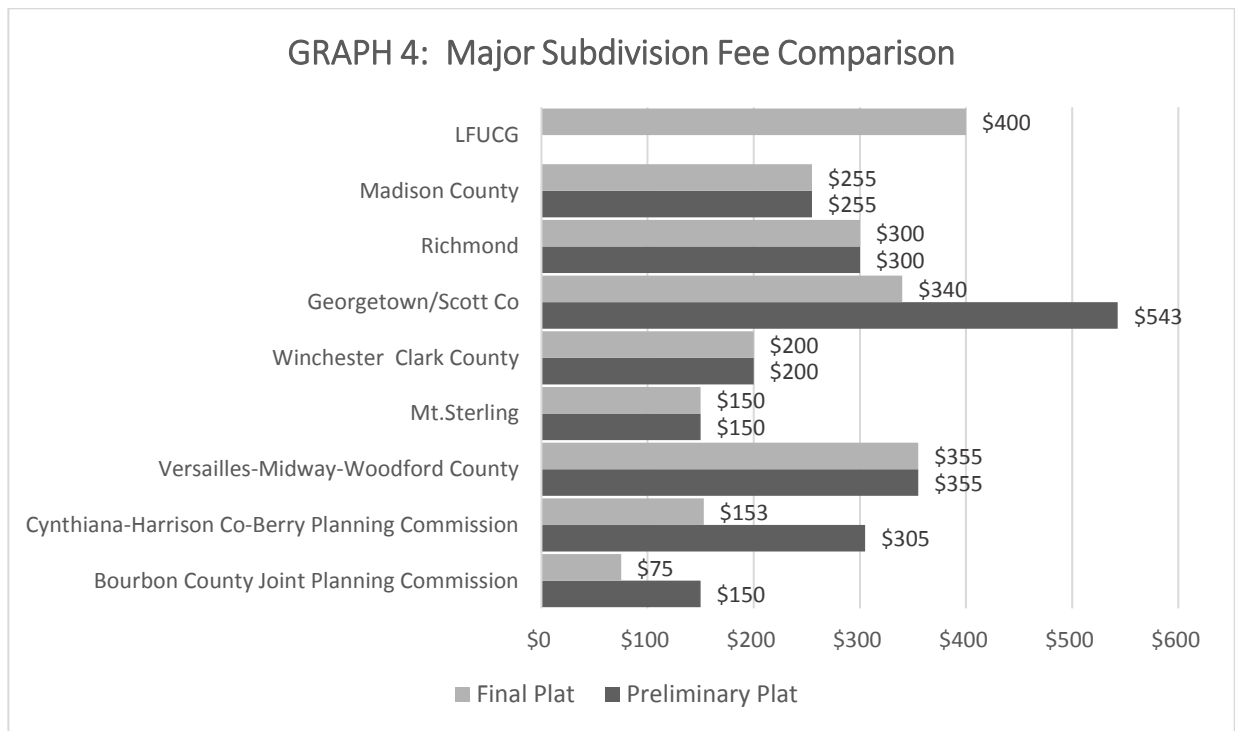
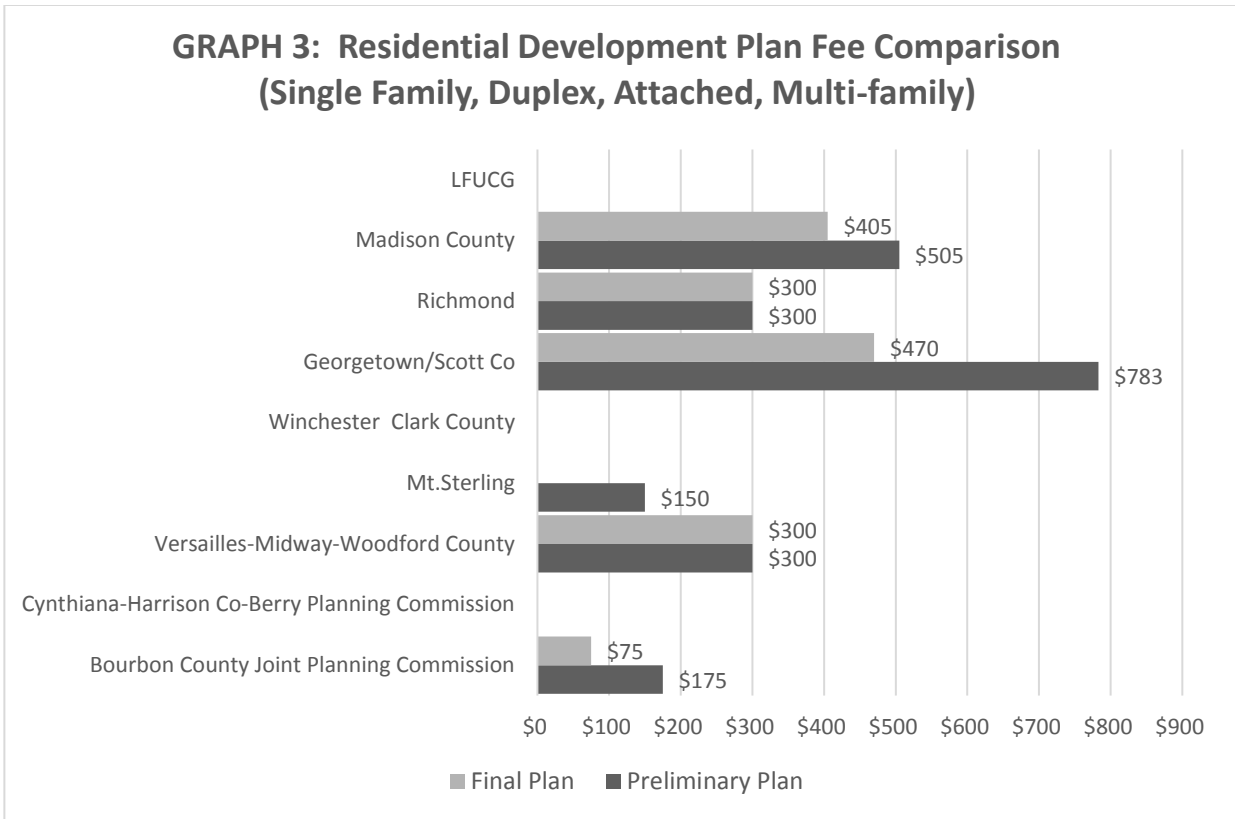
GRAPH 7: Board of Adjustment Fee Schedule Comparison

GRAPH 8: Cellular Telecommunications Towers

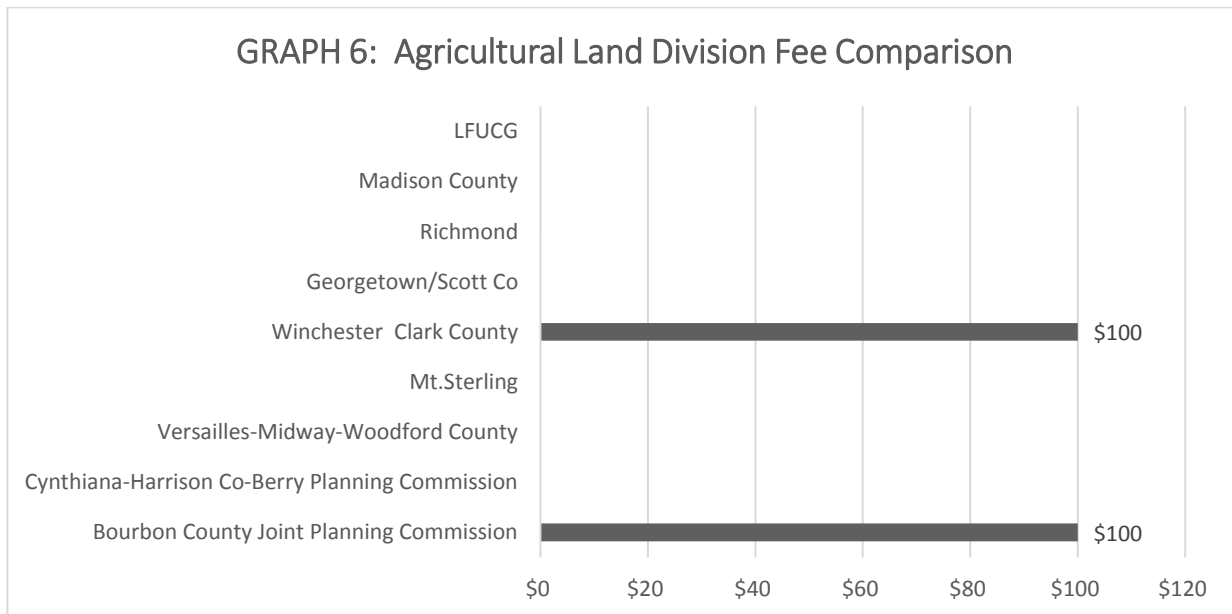
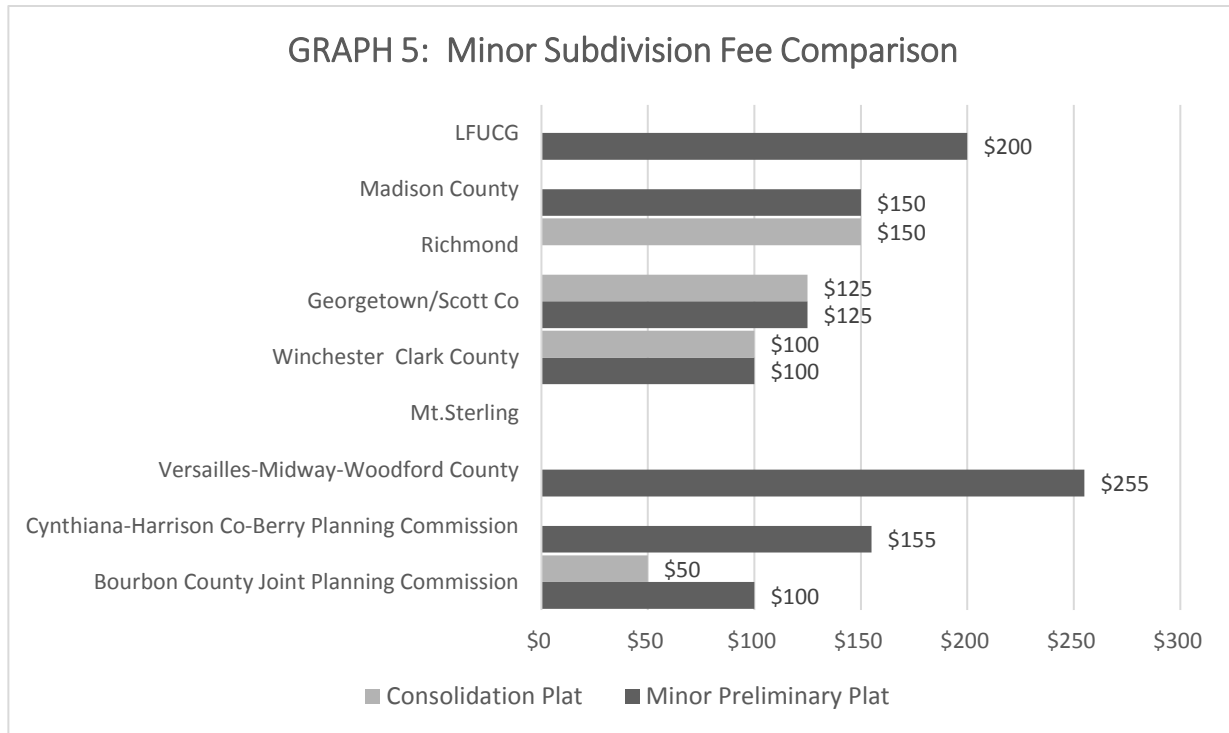
REGIONAL COMPARISON OF PLANNING AND ZONING FEES



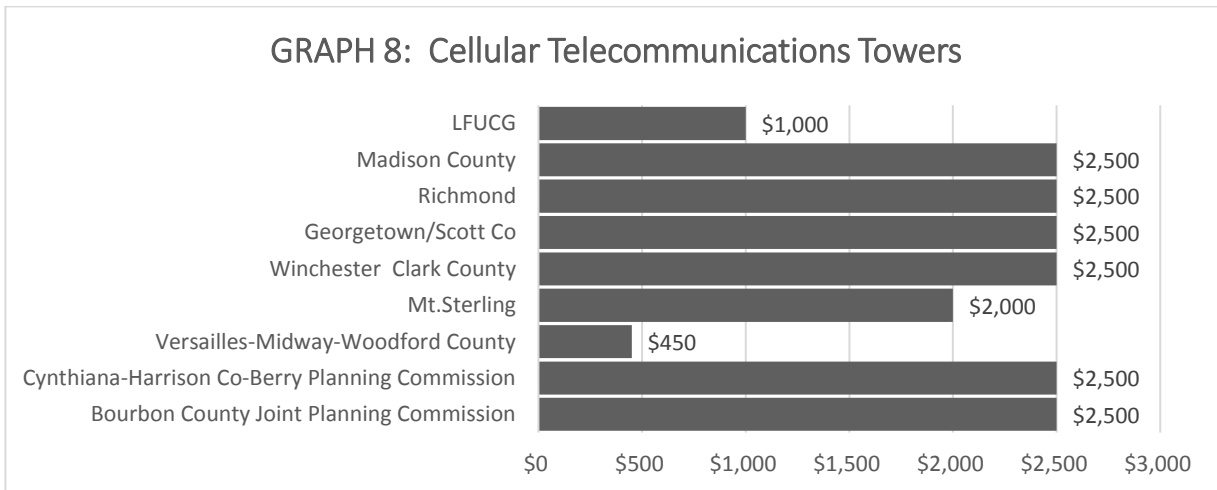
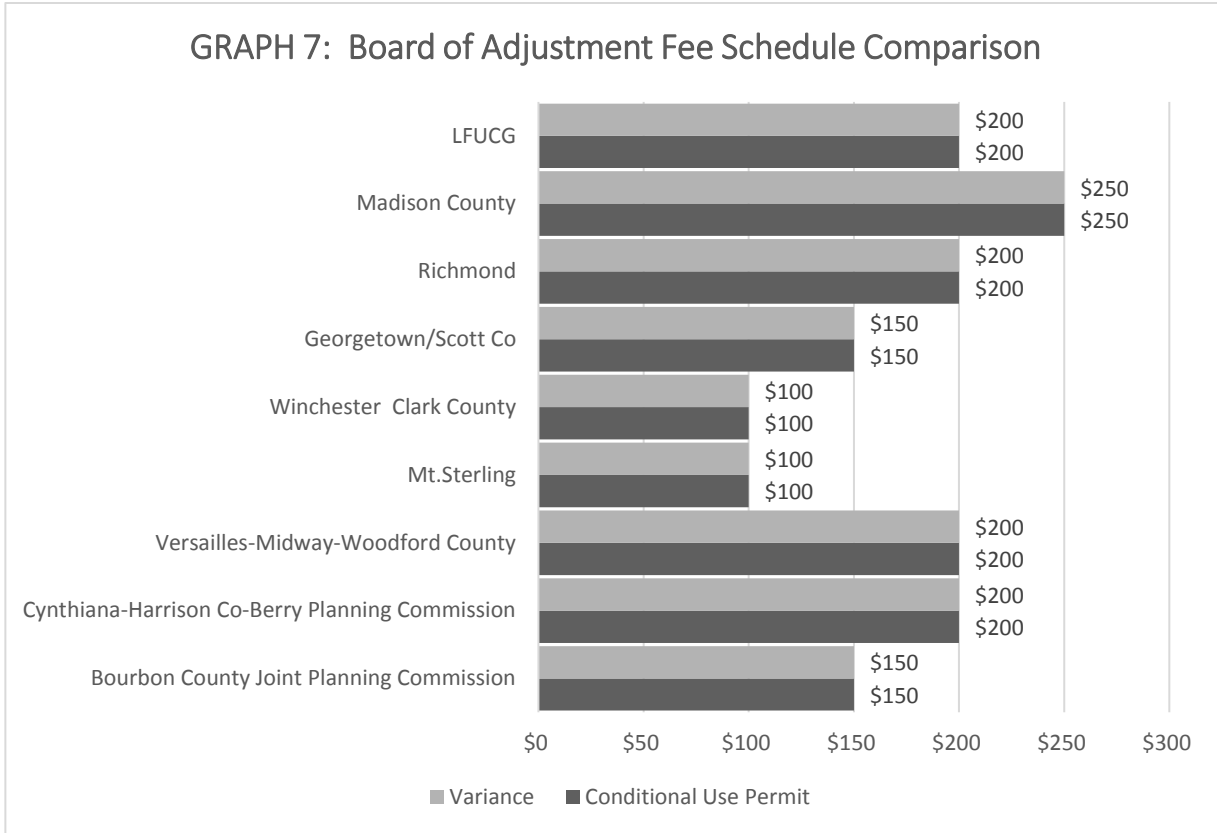
REGIONAL COMPARISON OF PLANNING AND ZONING FEES



REGIONAL COMPARISON OF PLANNING AND ZONING FEES



REGIONAL COMPARISON OF PLANNING AND ZONING FEES



CITY OF PARIS ZONING ORDINANCE

EXISTING

80.600 SCHEDULE OF FEES, CHARGES AND EXPENSES

A. The legislative body shall establish a schedule of fees, charges and expenses, and a collection procedure for building permits, certificates of zoning compliance, appeals, and other matters pertaining to these regulations. The schedule of fees listed below shall be posted in the office of the administrative official, and may be altered or amended only by the legislative body.

B. No permit, certificate, or variance shall be issued unless or until such costs, charges, fees, or expenses listed below have been paid in full, nor shall any action be taken or proceedings had before the Board of Adjustment unless or until preliminary charges and fees have been paid in full.

C. *Building permits - all structures.*

<i>Estimated Cost of Construction</i>	<i>Permit Fee</i>	<i>Combined Permit and Certificate of Compliance Fee</i>
\$0 - 500	\$5	\$10
\$501 - 5,000	\$10	\$20
\$5,001 - 10,000	\$15	\$30
\$10,001 - 15,000	\$25	\$50
\$15,001 - 20,000	\$35	\$70
\$20,001 - 25,000	\$45	\$90
\$25,001 - 30,000	\$55	\$100
\$30,001 - 50,000	\$95	\$150
\$50,001 - 100,000	\$145	\$200
If cost exceeds \$100,000, add \$10 to the fee for each additional \$10,000, or fraction thereof.		

80.603 BOARD OF ADJUSTMENTS FEES

A. Conditional use application: \$250

B. Variance application: \$200

CITY OF PARIS ZONING ORDINANCE**PROPOSED**

80.600 SCHEDULE OF FEES, CHARGES AND EXPENSES

A. The legislative body shall establish a schedule of fees, charges and expenses, and a collection procedure for building permits, certificates of zoning compliance, appeals, and other matters pertaining to these regulations. The schedule of fees listed below shall be posted in the office of the administrative official, and may be altered or amended only by the legislative body.

B. No permit, certificate, or variance shall be issued unless or until such costs, charges, fees, or expenses listed below have been paid in full, nor shall any action be taken or proceedings had before the Board of Adjustment unless or until preliminary charges and fees have been paid in full.

CITY OF PARIS ZONING ORDINANCE

PROPOSED

80.600 SCHEDULE OF FEES, CHARGES AND EXPENSES

C. Building Permits – all structures

Estimated Cost of Construction	Permit Fee	Combined Permit and Certificate and Compliance Fee
\$0 - 500	\$5	\$10
\$501 - 5,000	\$10	\$20
\$5,001 - 10,000	\$15	\$30
\$10,001 - 15,000	\$25	\$50
\$15,001 - 20,000	\$35	\$70
\$20,001 - 25,000	\$45	\$90
\$25,001 - 30,000	\$55	\$100
\$30,001 - 50,000	\$95	\$150
\$50,001 - 100,000	\$145	\$200

If cost exceeds \$100,000, add \$10 to the fee for each additional \$10,000, or fraction thereof.

D. Board of Adjustments and Planning Commission

BOARD OF ADJUSTMENT FEES	
Conditional Use Permit	\$250
Variance	\$200
Administrative Appeal	\$100
Special Meeting	\$400 + Regular Fee
Penalties	Double the Regular Fee

PLANNING COMMISSION FEES	
Divisions of Land	
Agricultural Land Divisions	\$175
Minor Subdivisions	\$150
Major Subdivision (Preliminary Plat)	\$300
Major Subdivision (Final Plat)	\$150
Amended Plat	\$150
Development Plans	
Development Plan (Preliminary)	\$300
Development Plan (Final)	\$150
Amended Development Plan	\$150
Zoning Amendments	
Zoning Text Amendment	\$400
Zoning Map Amendment	\$400
Special Meeting	\$850 + Regular Fee

BOURBON COUNTY ZONING ORDINANCE

EXISTING

Article VI Miscellaneous

6.1 SCHEDULE OF FEES, CHARGES AND EXPENSES:

6.1 Schedule of Fees, Charges, and Expenses

This Fiscal Court of the County of Bourbon shall establish a schedule of fees, charges and expenses, and a collection procedure for building permits, certificates of zoning compliance, appeals, and other matters pertaining to these regulations. The schedule of fees listed below shall be posted in the office of the Administrative Official, and may be altered or amended only by the Fiscal Court.

No permit, certificate or variance shall be issued unless or until such costs, charges, fees or expenses listed below have been paid in full, or shall any action be taken or proceedings had before the Board of Adjustments unless or until preliminary charges and fees have been paid in full.

FEE SCHEDULE	
Board of Adjustment's Fees	
Conditional Use Permit	\$75.00
Dimensional Variance	\$50.00
Administrative Appeal	\$25.00
Special Meeting	\$100.00 + Regular Fee
Penalties	Double the Regular Fee
Planning Commission Fees	
Divisions of Land	
Plan Review Fee	\$3.00 per lot or tract
Agricultural Land Divisions	\$25.00 + Plan Review Fee
Minor Subdivisions	
Major Subdivisions	
Preliminary Plat	\$50.00 + Plan Review Fee
Final Plat	\$50.00 + Plan Review Fee
Amended Plats	\$50.00 + Plan Review Fee
Zoning Amendments	
Text Amendment	\$25.00
Map Amendment	Same FEES as Page in Paris Zoning Ordinance
Development Plan Review	\$25.00 + Plan Review Fee
Amended Development Plan	\$25.00 + Plan Review Fee
Map Amendment of A-1 and Residential Zones to A-2	\$35.00 for First Lot + \$3.00 for Each Lot Added
Any additional costs in Development Plan review shall be paid by the owner/developer.	
Special Meeting	\$350.00

BOURBON COUNTY ZONING ORDINANCE

EXISTING

Article VI Miscellaneous

6.1 SCHEDULE OF FEES, CHARGES AND EXPENSES:

Building Permit Fees		
Residential		
Estimated Cost of Construction	Combined Permit Inspection & Certificate of Compliance Fees	
\$0-1,000	\$30.00	
\$1,001-5,000	\$50.00	
\$5,001-10,000	\$75.00	
\$10,001-25,000	\$125.00	
\$25,001-60,000	\$150.00	
\$60,001-100,000	\$200.00	
Over \$100,000	\$200.00 + 1.50/\$1,000	
Based on Estimated cost of construction of \$27.00/square feet and \$10.00 per square feet for Accessory Buildings.		
Non-Residential or Commercial		
Estimated Cost of Construction	Permit Fee*	Certificate of Occupancy
\$0-50,000	\$100.00	An additional \$50.00 would be required for new construction
\$50,001-100,000	\$200.00	
Over \$100,000		
Based on Estimated Cost of Construction of \$24.00/square feet		
*over \$100,000.00 add \$10.00 to the fee for each additional \$10,000 or fraction, thereof.		
Penalty for Violations	Double the Regular Fee	

BOURBON COUNTY ZONING ORDINANCE

PROPOSED

Article VI Miscellaneous

6.1 SCHEDULE OF FEES, CHARGES AND EXPENSES:

Estimated Cost of Construction	Permit Fee	Combined Permit and Certificate and Compliance Fee
\$0 - 500	\$5	\$10
\$501 - 5,000	\$10	\$20
\$5,001 - 10,000	\$15	\$30
\$10,001 - 15,000	\$25	\$50
\$15,001 - 20,000	\$35	\$70
\$20,001 - 25,000	\$45	\$90
\$25,001 - 30,000	\$55	\$100
\$30,001 - 50,000	\$95	\$150
\$50,001 - 100,000	\$145	\$200

If cost exceeds \$100,000, add \$10 to the fee for each additional \$10,000, or fraction thereof.

BOARD OF ADJUSTMENT FEES	
Conditional Use Permit	\$250
Variance	\$200
Administrative Appeal	\$100
Special Meeting	\$400 + Regular Fee
Penalties	Double the Regular Fee

PLANNING COMMISSION FEES	
Divisions of Land	
Agricultural Land Divisions	\$175
Minor Subdivisions	\$150
Major Subdivision (Preliminary Plat)	\$300
Major Subdivision (Final Plat)	\$150
Amended Plat	\$150
Development Plans	
Development Plan (Preliminary)	\$300
Development Plan (Final)	\$150
Amended Development Plan	\$150
Zoning Amendments	
Zoning Text Amendment	\$400
Zoning Map Amendment	\$400
Special Meeting	\$850 + Regular Fee

CITY OF MILLERSBURG ZONING ORDINANCE

EXISTING

6.1 SCHEDULE OF FEES, CHARGES AND EXPENSES

The City Council of Millersburg shall establish a schedule of fees, charges and expenses, and a collection procedure for building permits, certificates of zoning compliance, appeals, and other matters pertaining to these regulations. The schedule of fees shall be posted in the office of the administrative official, and may be altered or amended only by the Board of Council.

No permits, certificates, or variances shall be issued unless or until such cost, charges, fees, or expenses listed below have been paid in full, nor shall any action be taken or proceedings had before the Board of Adjustment unless or until preliminary charges and fees have been paid in full.

BUILDING PERMITS

Non-Commercial Structures

Estimated Cost of Construction	Permit Fees	Combined Permit & Certificate of Compliance Fees
\$0 – 500	\$5.00	\$10.00
\$501-5,000	\$10.00	\$20.00
\$5,001- 10,000	\$15.00	\$30.00
\$10,001 – 15,000	\$25.00	\$50.00
\$15,001 – 20,000	\$35.00	\$70.00
\$20,001 – 25,000	\$45.00	\$90.00
\$25,001 – 30,000	\$55.00	\$100.00
Over \$30,000	\$65.00	\$100.00

Commercial Structures

Same as for Non-Commercial up to \$30,000 cost.

Estimated Cost of Construction	Permit Fee
\$30,000 – 50,000	\$85.00
\$50,001 – 100,000	\$150.00

If cost exceeds \$100,000, add \$10.00 to the fee for each additional \$10,000, or fraction thereof.

CITY OF MILLERSBURG ZONING ORDINANCE

EXISTING

<u>Conditional Use Permit</u>	\$50.00
<u>Variance</u>	\$25.00
<u>Approval of Subdivision</u>	
<u>Technical Subdivisions</u>	\$10.00
<u>Other Subdivisions</u>	

A review fee per plan or final section thereof ten dollars (\$10.00), plus one dollar (\$1.00) per subdivision lot or per dwelling unit in multiple family structures in residential areas or per individual establishment in a commercial or industrial area. The initial fee shall be paid upon the filing of the preliminary plat and adjusted as necessary if the final plat is filed in sections.

CERTIFICATE OF ZONING COMPLIANCE

All structures – Same as for building permits, but not to exceed \$55.00. The fee for certificate of compliance shall be paid in advance at the time the building permit is secured subject to refund if the building is not constructed and certificate of compliance therefore not issued. For non-commercial structures, the combined fee for building permit and certificate of compliance shall not exceed \$100.00.

ZONING AMENDMENT

Change Involved

From any other zone to any Residential zone or from one Residential to another Residential zone	\$35 for the first ½ acre, plus \$25 for each additional ½ acre or fraction thereof up to 0 acres. Then \$2 for each additional acre or fraction thereof.
From Agricultural or Residential to Commercial or Industrial Zone	\$100.00 per 22,500 sq. ft. up to 450,000 sq. ft., then \$5 for each additional 22,500 sq. ft. or fraction thereof.
Commercial or Industrial Zone to another Commercial or Industrial Zone	\$50 for first 22,500 sq. ft.; then \$25 for each additional 22,500 sq. ft. up to 450,000 sq. ft.; then \$5 for each additional 22,500 sq. ft. or fraction thereof.

The fee for any zoning amendment up to \$500 shall be payable at the time formal application is made and before the matter is set for public hearing. Any additional fee due, as computed on the above basis, shall be payable upon the final approval of the proposed zoning amendment or a

substantial portion thereof by the Planning Commission and the legislative body required to pass on same, and such additional fee shall not be payable if not so approved.

CITY OF MILLERSBURG ZONING ORDINANCE

PROPOSED

6.1 SCHEDULE OF FEES, CHARGES AND EXPENSES

The City Council of North Middletown shall establish a schedule of fees, charges and expenses, and a collection procedure for building permits, certificates of zoning compliance, appeals, and other matters pertaining to these regulations. The schedule of fees shall be posted in the office of the administrative official, and may be altered or amended only by the Board of Council.

No permits, certificates, or variances shall be issued unless or until such cost, charges, fees, or expenses listed below have been paid in full, nor shall any action be taken or proceedings had before the Board of Adjustment unless or until preliminary charges and fees have been paid in full.

BUILDING PERMITS

Estimated Cost of Construction	Permit Fee	Combined Permit and Certificate and Compliance Fee
\$0 - 500	\$5	\$10
\$501 - 5,000	\$10	\$20
\$5,001 - 10,000	\$15	\$30
\$10,001 - 15,000	\$25	\$50
\$15,001 - 20,000	\$35	\$70
\$20,001 - 25,000	\$45	\$90
\$25,001 - 30,000	\$55	\$100
\$30,001 - 50,000	\$95	\$150
\$50,001 - 100,000	\$145	\$200

If cost exceeds \$100,000, add \$10 to the fee for each additional \$10,000, or fraction thereof.

CITY OF MILLERSBURG ZONING ORDINANCE

PROPOSED

Estimated Cost of Construction	Permit Fee	Combined Permit and Certificate and Compliance Fee
\$0 - 500	\$5	\$10
\$501 - 5,000	\$10	\$20
\$5,001 - 10,000	\$15	\$30
\$10,001 - 15,000	\$25	\$50
\$15,001 - 20,000	\$35	\$70
\$20,001 - 25,000	\$45	\$90
\$25,001 - 30,000	\$55	\$100
\$30,001 - 50,000	\$95	\$150
\$50,001 - 100,000	\$145	\$200

If cost exceeds \$100,000, add \$10 to the fee for each additional \$10,000, or fraction thereof.

BOARD OF ADJUSTMENT FEES	
Conditional Use Permit	\$250
Variance	\$200
Administrative Appeal	\$100
Special Meeting	\$400 + Regular Fee
Penalties	Double the Regular Fee

PLANNING COMMISSION FEES	
Divisions of Land	
Agricultural Land Divisions	\$175
Minor Subdivisions	\$150
Major Subdivision (Preliminary Plat)	\$300
Major Subdivision (Final Plat)	\$150
Amended Plat	\$150
Development Plans	
Development Plan (Preliminary)	\$300
Development Plan (Final)	\$150
Amended Development Plan	\$150
Zoning Amendments	
Zoning Text Amendment	\$400
Zoning Map Amendment	\$400
Special Meeting	
	\$850 + Regular Fee
Penalties	Double the Regular Fee

CITY OF NORTH MIDDLETOWN ZONING ORDINANCE

EXISTING

ARTICLE VI: MISCELLANEOUS

6.1 Schedule of Fees, Charges and Expenses

The City Council of North Middletown shall establish a schedule of fees, charges and expenses, and a collection procedure for building permits, certificates of zoning compliance, appeals, and other matters pertaining to these regulations. The schedule of fees shall be posted in the office of the administrative official, and may be altered or amended only by the Board of Council.

No permits, certificate, or variance shall be issued unless or until such cost, charges, fees, or expenses listed below have been paid in full, nor shall any action be taken or proceedings had before the Board of Adjustment unless or until preliminary charges and fees have been paid in full.

BUILDING PERMITS

Non-Commercial Structures

Estimated Cost of Construction	Permit Fees	Combined Permit and Certificate of Compliance Fees
\$ 0-500	\$5.00	\$ 10.00
501-5,000	10.00	20.00
5,001-10,000	15.00	30.00
10,001-15,000	25.00	50.00
15,001-20,000	35.00	70.00
20,001-25,000	45.00	90.00
25,001-30,000	55.00	100.00
Over-30,000	65.00	100.00

Commercial Structures

Same as for Non-Commercial up to \$30,000 cost

Estimated Cost of Construction	Permit Fee
\$30,000 – 50,000	\$85.00
\$50,001 – 100,000	\$150.00

Other Fees

Conditional Use Permit	\$50.00
Variance	\$25.00
Technical Subdivisions	\$10.00

If cost exceeds \$100,000.00, add \$10.00 to the fee for each additional \$10,000.00, or fraction thereof.

CITY OF NORTH MIDDLETOWN ZONING ORDINANCE

EXISTING

ARTICLE VI: MISCELLANEOUS

6.1 Schedule of Fees, Charges and Expenses

A review fee per plan or final section thereof ten dollars (\$10.00), plus one dollar (\$ 1 . 0 0) per subdivision lot or per dwelling unit in multiple family structures in residential areas or per individual establishment in a Commercial or industrial area. The initial fee shall be paid upon the filing of the preliminary plat and adjusted as necessary if the final plat is filed in sections.

CERTIFICATE OF ZONING COMPLIANCE

All structures, same as for building permits, but not to exceed \$55.00. The fee for a certificate of compliance shall be paid in advance at the time the building permit is secured subject to refund if the building is not constructed and certificate of compliance therefore not issued. For non-commercial structures, the combined fee for building permit and certificate of compliance shall not exceed \$100.00.

Zoning Amendment

Change Involved

From any other zone to any Residential Zone or from one Residential to another Residential Zone	\$35.00 for the first ½ acre, plus \$25.00 for each additional 1 acre or fraction thereof up to 10 acres, then \$2.00 for each additional acre or fraction thereof.
From Agricultural or Residential to Commercial or Industrial Zone	\$100.00 per 22,500 sq. ft up to 450,000 sq. ft., then \$5.00 for each additional 22,500 sq. ft. or fraction thereof.
Commercial or Industrial Zone to another Commercial or Industrial Zone	\$50.00 for first 22,500 sq. ft.; then \$25.00 for each additional 22,500 sq. ft. up to 450,000 sq. ft; then \$5.00 for each additional 22,500 sq. ft or fraction thereof.

The fee for any zoning amendment up to \$500 shall be payable at the time formal application is made and before the matter is set for public hearing. Any additional fee due, as computed on the above basis, shall be payable upon the final approval of the proposed zoning amendment or a substantial portion thereof by the Planning Commission and the legislative body required to pass on same, and such additional fee shall not be payable if not so approved.

Amended to establish Wireless Communications Tower Application Fees as follows:

- a) For facilities collocated on existing tower facilities: \$500.00.
- b) For new facilities and new towers: \$5,000.00

CITY OF NORTH MIDDLETOWN ZONING ORDINANCE

PROPOSED

6.1 SCHEDULE OF FEES, CHARGES AND EXPENSES

The City Council of North Middletown shall establish a schedule of fees, charges and expenses, and a collection procedure for building permits, certificates of zoning compliance, appeals, and other matters pertaining to these regulations. The schedule of fees shall be posted in the office of the administrative official, and may be altered or amended only by the Board of Council.

No permits, certificates, or variances shall be issued unless or until such cost, charges, fees, or expenses listed below have been paid in full, nor shall any action be taken or proceedings had before the Board of Adjustment unless or until preliminary charges and fees have been paid in full.

BUILDING PERMITS

Estimated Cost of Construction	Permit Fee	Combined Permit and Certificate and Compliance Fee
\$0 - 500	\$5	\$10
\$501 - 5,000	\$10	\$20
\$5,001 - 10,000	\$15	\$30
\$10,001 - 15,000	\$25	\$50
\$15,001 - 20,000	\$35	\$70
\$20,001 - 25,000	\$45	\$90
\$25,001 - 30,000	\$55	\$100
\$30,001 - 50,000	\$95	\$150
\$50,001 - 100,000	\$145	\$200
If cost exceeds \$100,000, add \$10 to the fee for each additional \$10,000, or fraction thereof.		

CITY OF NORTH MIDDLETOWN ZONING ORDINANCE

PROPOSED

BOARD OF ADJUSTMENT FEES	
Conditional Use Permit	\$250
Variance	\$200
Administrative Appeal	\$100
Special Meeting	\$400 + Regular Fee
Penalties	Double the Regular Fee

PLANNING COMMISSION FEES	
Divisions of Land	
Agricultural Land Divisions	\$175
Minor Subdivisions	\$150
Major Subdivision (Preliminary Plat)	\$300
Major Subdivision (Final Plat)	\$150
Amended Plat	\$150
Development Plans	
Development Plan (Preliminary)	\$300
Development Plan (Final)	\$150
Amended Development Plan	\$150
Zoning Amendments	
Zoning Text Amendment	\$400
Zoning Map Amendment	\$400
Special Meeting	\$850 + Regular Fee
Penalties	Double the Regular Fee