

ORDINANCE 2015- 17
AN ORDINANCE AMENDING THE CASS COUNTY
FEES FOR THE BUILDING AND ZONING DEPARTMENT

WHEREAS, It is necessary to review and inspect new development within the unincorporated areas of Cass County, Indiana to insure the health, safety, comfort, convenience and general welfare of Cass County residents; and

WHEREAS, The cost of performing such reviews and inspections should be reasonably offset by those seeking permits for construction and/or petitioning for zoning review or amendment and/or requested inspections; and

WHEREAS, The Cass County Commissioners did review the amended Fee Schedule on October 19, 2015 with the addition of a fee for any requested inspections and the elimination of the Communication Permit Fee and voted to send a favorable recommendation to the Cass County Council; and

WHEREAS, The Cass County Council did review the Fee Schedule on November 20, 2015; and now therefore be it

ORDAINED by the Cass County Council of Cass County, Indiana as follows:

SECTION 1: That the Cass County Fee Schedule be amended as follows:

SECTION 2:

FEE SCHEDULE - Cass County

The following fees may be waived by the Building Commissioner or Zoning Administrator upon good cause. When determining if good cause exists the Building Commissioner or Zoning Administrator may consider the following:

1. Whenever the interest of justice or public policy may require 2. If classified as a governmental institution

A Residential	Fee	
Single Family Dwelling	\$100	+ 7 cents per SF
Multi-Family Dwelling	\$100	+7 cents per SF 1st unit + \$30 for each additional unit
Addition to Dwelling	\$50	+ 5 cents per SF
Accessory Building of Structure	\$50	+ 5 cents per SF
Accessory Structure on Skids	\$20	
Moving Accessory Structures on Skids from site to site	\$10	
Garage or Carport	\$50	per car space
Razing Structure	\$50	No charge if demolition is part of new construction
In-ground Pool	\$100	
Permanently Installed Above Ground Pool	\$75	
Mobile Home Park	\$150	+ \$10 per Mobile Home Space
 B Commercial, Public, Semi-public & Industrial	 Fee	
New Construction/Additions/Accessory	\$300	+ 12 cents per SF
Razing Structure	\$100	No charge if demolition is part of new construction
Renovation or Remodel / Parking lots	\$100	+\$5 per \$1000 of project cost
Confined Feed Operation	\$30	+ 3 cents per SF
Accessory Structure on Skids (excluding Commercial & Industrial)	\$20	
Moving Accessory Structures on Skids from site to site (excluding Commercial & Industrial)	\$20	
 C Miscellaneous Permits	 Fee	

Signage	\$20	+ \$1 per SF of sign face
Portable / Tow-in Signs	\$30	
Off-Premise Sign	\$100	+ \$1 per SF
Temporary Use	\$50	
Change of Occupancy (Commercial & Industrial)	\$50	
Reinspection Residential	\$50	
Reinspection Commercial/Industrial	\$100	
<u>Requested Inspection</u>	<u>\$35</u>	
After the Fact	Double the Original Permit Cost	
D Improvement Location Permit		
Residential, Public/Semi-public, Agricultural (except confine feed)	\$10	
Commercial & Industrial	\$50	
E Home Occupation		
Simple	\$25	
Major	\$50	
Cottage Industry	\$75	
F Petition of the Board of Zoning Appeals Fee		
Petitioner to bear the cost of notification		
Use Variance	\$215	
Special Exception	\$165	
Variance from Developmental Standards	\$215	
Appeal of Administrative Decision	\$50	
G Petition to Plan Commission Fee		
Petitioner to bear the cost of notification		
Amendment to Zoning Maps	\$265	
Planned Unit Development	\$215	plus + \$10 per unit/ lot
Development Plan Review	\$90	
G Subdivisions (with subdivision of preliminary plat) Fee		
Petitioner to bear the cost of notification		
Minor Subdivision	\$115	
Major Subdivision	\$165	+ \$15 per lot
Vacation of Plat/ Re-plat	\$65	
H Documents and maps Fee		
Comprehensive Plan	\$20	
Thoroughfare Plan	\$20	
Zoning Ordinance	\$20	
Subdivision Control Ordinance	\$20	
Comprehensive Map	\$10	
Zoning Maps	\$10	
I Renewable Energy Permits Fee		

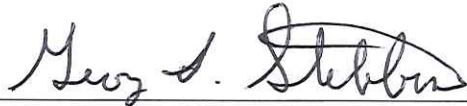
Application Fee	\$20,000	(50% will be applied to the building permit.)
Tower	\$500	per mega watt / Development Fund \$1200
Renewable Energies: Solar and Small & Micro Wind	\$20	per instrument
Permanent Met Tower	\$200	

J Communication Permits

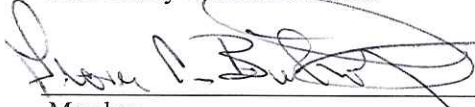
	Fee	
Application Fee	\$200	+ \$20 per antenna
If existing, additional antenna fee	\$20/antenna	

SECTION 3: This ordinance is in full force and effect, 11-20-15.

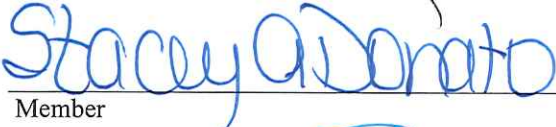
DULY PASSED, ORDAINED AND ADOPTED this 20 day of November 2015, by the Cass County Council, Cass County, Indiana by a vote of 7 in favor and 0 opposed.



 Cass County Council-President



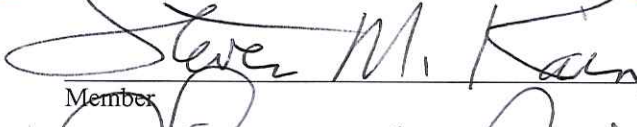
 Member



 Member



 Member



 Member



 Member



 Member

ATTEST:

 _____ Van Ide, Auditor