

**ORDINANCE 2020 - 15**  
**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 Plan Commission reviewed the proposed amendments to the Cass County Fee Schedule on Tuesday November 3, 2020 and passed a favorable recommendation to the Cass County Commissioners; and

WHEREAS, The following amendment to the Fee Schedule was presented to the Cass County Commissioners on November 16, 2020:

- Wireless Facilities \$0

WHEREAS, The Cass County Commissioners did review the Fee Schedule on November 16, 2020: and

Now Therefore Be It

*ORDAINED* by the Cass County Commissioners of Cass County, Indiana as follows:

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

**FEE SCHEDULE - Cass County**

**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

<b>A Residential</b>	<b>Fee</b>	
Single Family Dwelling	\$100	+ 7 cents per SF +\$10 ILP fee
Multi-Family Dwelling	\$100	+7 cents per SF 1st unit + \$30 for each additional unit +\$10 ILP fee
Addition to Dwelling	\$50	+ 5 cents per SF +\$10 ILP fee
Accessory Building of Structure	\$50	+ 5 cents per SF + \$10 ILP fee
Accessory Structure on Skids	\$20	+ \$10 ILP fee
Moving Accessory Structures on Skids from site to site	\$10	
Garage or Carport	\$50	per car space + \$10 ILP fee
Razing Structure	\$50	No charge if demolition is part of new construction
In-ground Pool	\$100	+ \$10 ILP fee
Permanently Installed Above Ground Pool	\$75	+ \$10 ILP fee
Mobile Home Park	\$150	+ \$10 per Mobile Home Space + \$50 ILP fee
Remodeling:		
Structural Changes & UnFinished to Finished Changes	\$50	

<b>B Commercial, Public, Semi-public &amp; Industrial</b>	<b>Fee</b>	
New Construction/Additions/Accessory	\$300	+ 12 cents per SF +\$50 ILP fee
New Construction/Additions/Accessory for Institutions	\$100	+ 7 cents per SF + \$50 ILP fee
Razing Structure	\$100	No charge if demolition is part of new construction
Confined Feed Operation	\$30	+ 3 cents per SF +\$50 ILP fee
Accessory Structure on Skids (Commercial & Industrial)	\$20	+ \$50 ILP fee
		(excluding
Moving Accessory Structures on Skids from site to site (excluding Commercial & Industrial)	\$20	
<b>C Miscellaneous Permits</b>	<b>Fee</b>	
Signage	\$20	+ \$1 per SF of sign face +\$50 ILP fee
Portable / Tow-in Signs	\$30	+ \$50 ILP fee
Off-Premise Sign	\$100	+ \$1 per SF + \$50 ILP fee
Temporary Use	\$50	
Change of Occupancy (Commercial & Industrial)	\$50	
Reinspection Residential	\$50	
Reinspection Commercial/Industrial	\$100	
Requested Inspection	\$35	
After the Fact		Double the Original Permit Cost
<u>Wireless Facilities</u>	\$0	
Administration Fee for Unsafe Property Inspections	\$250	
<b>D Improvement Location Permit</b>		
Residential, Public/Semi-public, Agricultural (except confine feed)	\$10	
Commercial & Industrial	\$50	
<b>E Home Occupation</b>		
Simple	\$25	
Major	\$50	
Cottage Industry	\$75	
<b>F Petition of the Board of Zoning Appeals</b>	<b>Fee</b>	
Petitioner to bear the cost of notification		
Use Variance	\$215	
Special Exception	\$165	
Variance from Developmental Standards	\$215	
Appeal of Administrative Decision	\$50	
<b>G Petition to Plan Commission</b>	<b>Fee</b>	
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	
<b>H Subdivisions (with subdivision of preliminary plat)</b>	<b>Fee</b>	
Petitioner to bear the cost of notification		

Minor Subdivision	\$115	
Major Subdivision	\$165	+ \$15 per lot
Vacation of Plat/ Re-plat	\$65	

**I Documents and maps** **Fee**

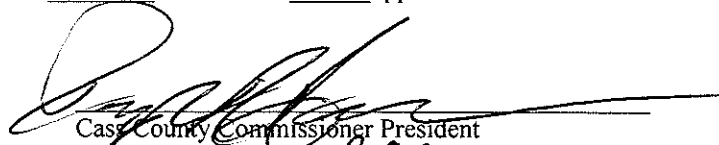
Comprehensive Plan	\$20
Thoroughfare Plan	\$20
Zoning Ordinance	\$20
Subdivision Control Ordinance	\$20
Comprehensive Map	\$10
Zoning Maps	\$10

**J 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	


SECTION 2: This ordinance is in full force and effect, November 16, 2020

DULY PASSED, ORDAINED AND ADOPTED this 16th day of November 2020, by the Cass County Commissioners, Cass County, Indiana by a vote of 3 in favor and 0 opposed.

  
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 Cass County Commissioner President

  
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 Member

  
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 Member

ATTEST:  \_\_\_\_\_ Cheryl Alcorn, Auditor