

FRANKLIN-SIMPSON PLANNING & ZONING SCHEDULE OF FEES

SCHEDULE OF PERMITS AND FEES

Structure/Building Classifications:

One and two family construction_____	\$0.12 per sq. ft.
Unfinished basement_____	\$0.03 per sq. ft.
Multiple dwelling units	
First 5,000 sq. ft. each building_____	\$0.14 per sq. ft.
Additional area over 5,000 sq. ft._____	\$0.11 per sq. ft.
Accessory Buildings (\$0.07 per sq. ft. or minimum_____)	\$30.00 minimum
Nonresidential (not included in Commercial or Industrial)	
First 5,000 sq. ft._____	\$0.14 per sq. ft.
Additional area over 5,000 sq. ft._____	\$0.11 per sq. ft.
Tanks – above or below ground_____	\$0.02 per cu. ft.
Concrete pad _____	\$0.04 per sq. ft.
Steel tower_____per ft. of height (250 ft.= \$ 100.00)	\$0.40 per ft.
Other	
All projects involving building, mechanical, civil, or electrical improvements shall be assessed_____	\$75.00 minimum fee

Commercial and Industrial (based on contract price)	
.004 x first \$ 500,000.00_____	.4% _____(=\$ 2,000.00)
.003 x next \$ 500,000.00 to \$ 1,000,000.00_____	.3% _____(= \$ 1500.00)
.002 x next \$ 1,000,000.00 to \$ 1,500,000.00 _____	.2% _____(=\$ 1,000.00)
.001 x next \$ 1,500,000.00 to \$ 2,000,000.00 _____	.1% _____(= \$ 500.00)
.0005 x Remainder_____	.05%
Mileage fee for building inspections (per inspection)_____	\$ 75.0

Fees for Other Required Permits:

Demolitions – residential building_____	\$ 30.00
Demolitions – commercial building _____	\$ 30.00 per 1,000 sq. ft.
(Removed from premises within 60 days)	
30-day extension_____	\$ 25.00
Residential rehabilitation_____	\$ 50.00
Non-residential rehabilitations up to \$ 10,000_____	\$ 75.00 minimum
excess of \$ 10,000 – rate _____	\$.07 per sq. ft.
Signs – maximum sign 200 sq. ft._____	\$.50 per sq. ft.
Temporary signs (10 ft. setback for most)_____	\$ 15.00 not to exceed 30 days
Temporary sign renewal_____	\$ 15.00 fee renewal 30 days not to exceed 60 days maximum
Patio Roof_____	\$ 30.00 minimum
Concrete patio (\$.04 sq. ft. brick, bituminous, etc.) _____	\$ 30.00 minimum
Porch - \$.06 per sq. ft. or minimum _____	\$ 30.00 minimum
Carport - \$.04 per sq. ft. or minimum_____	\$ 30.00 minimum
Deck - \$.04 per sq. ft. or minimum _____	\$ 30.00 minimum
Fence – (farm is exempt)_____	\$ 30.00 minimum
Swimming pool (above grd-fenced & inaccessible_____)	\$ 30.00 min (incl fence)
Swimming pool (below grd-fenced & inaccessible_____)	\$ 50/00 min (incl fence)
Gas pump canopy_____	\$ 30.00 plus \$ 1.00 per lineal ft.

Fees for Other Required Permits (continued)

Home occupation (business) to go before Bd. of Adj._____	\$ 100.00 if approved
Apartment – occupancy_____	\$ 75.00 each unit
Motel – occupancy (\$100.00 minimum fee)_____	\$ 10.00 per room
Manager’s apartment _____	\$ 75.00

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Building Permit renewal (after 6 months)_____	\$ 30.00
Tents for Church_____	\$ 30.00
Tents (all other purposes)_____	\$ 50.00

The minimum fee for any activity for which a permit is required_____ \$ 30.00

Fees shall be doubled for construction started without a permit.

Planning and Zoning Commission may waive all or part of permit fee for single family dwelling in case of disaster.

CHARGES FOR VARIOUS SERVICES OF COMMISSION

BOARD OF ADJUSTMENTS

Appeal _____	\$ 100.00
Conditional Use_____	\$ 300.00
Variance_____	\$ 225.00

PLANNING COMMISSION

Modification of lot line_____	\$ 225.00
Zone Change (map amendment) _____	\$ 300.00
Home business Occupancy_____	\$ 50.00
Development Plan Base Fee _____	\$ 400.00
(Includes shopping centers and housing projects up to 20 units)	
Units over 20 – add per unit over 20 _____	\$ 5.00
Street closing or name change_____	\$ 30.00
P.U.R.D. (Planned unit residential development) prior to approval	
Base first 10 acres_____	\$ 150.00
all over 100 an additional per acre charge of _____	\$ 1.00 per acre

SUBDIVISION REVIEW

Minor Plat

Maximum of 3 lots_____	\$ 100.00
each additional lot up to 5 lots_____	\$ 15.00
fee payable following approval of preliminary plat	

Major Plat

Base payable at time of request_____	\$ 150.00
Per lot for lots 3 – 20 _____	\$ 30.00 *
Each additional lot over 20_____	\$ 16.00 *
* Fee payable following approval of preliminary plat	

MICELLANEOUS FEES

Copy of Subdivision regulations_____	\$ 15.00
Copy of zoning map per sheet_____	\$ 20.00
Copy of By-laws_____	\$ 5.00
Copy of Ordinance_____	\$ 25.00

ELECTRICAL PERMIT FEES

Residential – Permit \$50.00 Plus \$75.00 per inspection

Commercial & Industrial – Permit and inspections – 1.3% of electrical contract amount.