

APPENDIX A: AREA PLAN FEE SCHEDULE

<i>Improvement Location Permit and Building</i>	
Residential	
Accessory buildings	
0-120	No permit required
Over 120	\$.13 per square foot of floor area, minimum of \$32 (maximum \$320)
Additions	\$51 base fee plus \$.13 per square foot of floor area (maximum \$192)
Interior remodel	\$96
Bed & Breakfast Initial Fee (One Time Only)	\$192
Manufactured housing	\$128
New home or relocation	\$192 base fee plus \$.13 per square foot of floor area (maximum \$320)
Non-(WECS) Wind Energy Conversion System (residential)	\$51
Pools	
Above-ground pool	\$51
In-ground pool	\$83
Roofing	\$32
Small (WECS) Wind Energy Conversion System and meteorological structures	\$128 base fee, plus \$0.13 per linear tower foot
Two-family and multi-family dwellings	\$192 per unit

Temporary power pole/meter/panel upgrade	\$32
Pond Permit (Less than One Acre)	\$128
Grading Permit (Artificial Lake, One Acre or more)	\$128
Demolition – (principal or accessory over 120 sq ft)	\$96

Agriculture, commercial and industrial

Accessory building and additions	\$.13 per square foot of floor area, minimum of \$160
Cell tower	\$320
Cell tower co-locate	\$160
ILP agriculture, commercial, industrial	\$83
Interior remodel	\$121 base fee, plus \$.13 per square foot of floor area
New building (includes Animal Feeding Operation primary building)	\$320 base fee, plus \$.13 per square foot of floor area
Demolition (principal or accessory over 120 sq ft)	\$122

Improvement Location Permit and Building

Non-(WECS) Wind Energy Conversion System (commercial)	\$160
Parking structure	\$13 per parking space
Roofing	\$58
Signs	\$.96 per square foot of area per visible face, minimum of \$58
(WECS) Wind Energy Conversion System and meteorological structures	\$320, plus \$0.13 per linear tower foot

Institutional

Churches, institutions and educational and the like	\$192 base fee plus \$.13 per square foot of floor area. Additions, accessory structures and interior remodels should follow commercial and industrial fees respectively
---	--

Fees and fines

Early bird fine (start of construction prior to permit issuance)	2 times the cost of the permit issued (not to exceed the maximum civil penalty permitted by IC 36-1-3-8)
Failure to call for inspection	\$65 per occurrence, maximum \$250
Re-inspection	\$85 residential/\$245 other, per additional inspections
Variance fine (variance required because construction did not occur as per approved site plan)	5 times the cost of the approved building permit, in addition to the cost of the variance (not to exceed the maximum civil penalty permitted by IC 36-1-3-8)
Occupy structure or pool before <u>Certificate Of Occupancy (COO)</u> is issued	\$250

Petitions

Appeals	\$122
Customary home occupation/change of use and substitution	\$26
Exempts	\$26
Major subdivision	\$243 base fee, plus \$6 per lot
Minor subdivision	\$160 base fee, plus \$6 per lot
Rezoning	\$128
Special exception	\$128

Variance	\$128
Planned Unit Development plan / application	\$371 base fee, plus \$6 per lot
Planned Unit Development plan / Plat	\$160 base fee, plus \$6 per lot
Planned Unit Development amendments	\$128

Zoning 431

<i>Improvement Location Permit and Building</i>	
Miscellaneous costs	
11 x 17 color sheet maps	\$19 per sheet*
24 x 36 color sheet maps	\$32 per sheet*
Area Wide Zoning Ordinance (AWZO)	\$45 or cost of printing
Building Codes (§§ 153.145—153.166)	\$13 or cost of printing
Comprehensive Plan (Chapter 151)	\$26 or cost of printing
Contractor registration	\$38
Copies	\$0.13 per sheet
Subdivision Ordinance (Chapter 152)	\$26 or cost of printing
Unincorporated township maps	\$64 per sheet*
Wireless Ordinance (§§ 153.580—153.606)	\$13 or cost of printing

NOTES TO TABLE:

* Governmental cost is at a 50% discount

1. Originally effective July 1, 2018; amended effective October, 20, 2025 (Ordinance/Resolution No. 15-2025). 2. Fee and fine schedule to be reviewed every five years, with fees to increase at the same percentage as the county's assessed valuation over that same period, with the caveat that fees will remain the same should the county's assessed valuation decrease during that five-year cycle.

(Ord. 15-2025, passed 10-20-2025)