



Wabash County Plan Commission Schedule of Fees

Effective: May 8, 2026

PERMITS	FEES*
Residential	
New Residential Structure/Manufactured Home	\$0.07/Square Foot
Addition to Residential Dwelling	\$0.07/Square Foot
Manufactured Home – Temporary Use – Max 1 Year	\$0.05/Square Foot
Accessory Structure – Type A ¹	\$0.07/Square Foot
Accessory Structure – Type B ²	\$0.05/Square Foot
Damage Reconstruction/Replacement ³	\$0

Swimming Pools	
Round Swimming Pools	\$1.00 x diameter
Rectangular/Oval	Length + Width ÷ 2 x \$1.00
In Ground Pool Lounge Area	\$0.05/Square Foot
Bathhouse	\$0.05/Square Foot

Fence	
Privacy, Boundary, Property Line	\$20
Landscape, Decorative, Safety (When Included with Pool)	\$0

Signs	
Temporary – Sales, Election, Real Estate, etc.	\$0
Business – On-site	\$0
Business – Off-site	\$35
Commercial Billboard	\$100 plus Special Exception Fee

Agricultural	
Grain Bins/Silos	\$1.00 x diameter
Pole Buildings – unfinished floors	\$0.05/Square Foot
Pole Buildings – finished floors	\$0.07/Square Foot
Lean-to – Open	\$0.05/Square Foot
Lean-to – Enclosed	\$0.07/Square Foot
Greenhouse – Private	\$0.05/Square Foot
CFO/CAFO Preliminary Application (All Structures)	\$0.01/Square Foot
CFO/CAFO New Site - Structures	No Charge if Preliminary Application Fee Paid
CFO/CAFO Existing Site – Structures	\$0.01/Square Foot

Commercial, Public, Semi-Public, Industrial	
New Commercial Construction/Additions ⁴	\$0.01/Square Foot
Field Office Trailer – Temporary	\$25
Meteorological Towers	\$75/Unit + Engineering Review Fees
Cell Towers	\$1 x Height + Special Exception Fee
Cell Tower Upgrades	\$100
Carbon Sequestration Review Escrow (Initial Deposit)	\$100,000
Carbon Sequestration Related Structure/Injection Wells	\$25,000 + \$250 per well
Administrative/Annual Oversight Fee	\$10,000
Monitoring Fee	\$40/ton Injected

Renewable Energy	
Non-Commercial Solar Panels – Roof Mount	\$0.07/Square Foot
Non-Commercial Solar Panels – Ground Mount	\$0.10/Square Foot
Non-Commercial Wind Energy	Height + ACR Diameter x \$1.00
Commercial Solar Panels	\$25,000/Each Construction Phase
Commercial Solar Panels	\$1/200 Watt Panel
Commercial Solar Related Buildings	\$0.10/Square Foot
Commercial Wind Energy (WECS)	\$25,000 + \$250.00/Tower

Miscellaneous	
Permit Extension (1-6 Months)	50% of Original Permit Fee
Permit Extension (7-12 Months)	100% of Original Permit Fee
After the Fact Improvement Location Permits	Twice the Standard Permit Fee

ZONING PETITIONS	FEES*
Special Exception	\$100
Special Exception with Variance (up to 3 requests) ⁵	\$100
Variance from Development Standards (up to 3 requests) ⁵	\$100
Variance of Use	\$100
Each Additional Variance ⁵	\$25
After the Fact Petitions (Special Exceptions/Variations)	Petition Fee + \$250

SUBDIVISIONS/DEVELOPMENTS⁶		
Process Stage	Subdivisions/Mobile Home Parks Fees	Planned Developments Fees
Preliminary Plat	\$100 + Engineering Review Fees	\$100 + Engineering Review Fees
Secondary Plat	\$10/Lot + Engineering Review Fees	\$100 + Engineering Review Fees
Final Plat	\$25 + Engineering Review Fees	\$50 + Engineering Review Fees
Replat/Major Change	\$50 + Engineering Review Fees	\$50 + Engineering Review Fees
Covenant Amendments	\$50	\$50

AMENDMENT PETITIONS	FEES
Ordinance Amendment	\$100
Rezone	\$200
Vacation of Roadway, Alley, Street	\$200
Vacation of Plat (All or Partial)	\$200

APPEALS	FEES
Administrative/BZA Appeal ⁷	\$200

DOCUMENTS	FEES
Wabash County Zoning Ordinance (Full Book)	\$50
Comprehensive Plan	\$35
Zoning Map (24 x 36)	\$25
Thoroughfare Plan	\$25
Individual Pages – 8 ½ x 11 (Black & White)	First five (5) pages \$0, then \$1/page
Individual Pages – 8 ½ x 14 (Black & White)	First five (5) pages \$0, then \$1/page

Definitions & Footnotes

¹ **Type A (Enclosed/Attached):** Includes any structure that is fully enclosed or structurally attached to a primary residence. This includes, but is not limited to, enclosed structures, garages, sunrooms, residential additions, and pole barns with a finished or concrete floor.

² **Type B (Open/Detached):** Includes open-air structures or detached utility buildings exceeding 100 sq ft. This includes, but is not limited to, open porches, wood decks, patios, breezeways, gazebos, pavilions, sheds, shipping containers, other miscellaneous residential accessory structures, and pole barns with an unfinished or gravel floor.

³ **Damage Reconstruction/Replacement:** This \$0.00 fee applies only to structures that are lawfully established and subsequently damaged or destroyed by natural causes or "Acts of God" (e.g., fire, wind, tornado, or flood) and does not apply to purposeful demolition. Any increase in square footage over the original size will be assessed as follows:

- **Residential & Finished Floor Structures:** \$0.07 per sq. ft. (includes dwellings and pole barns with concrete floors).
- **Accessory Structures:** \$0.05 per sq. ft. (includes sheds, open carports, and Type B structures).

⁴ **Commercial Construction/Additions:** The assessment of \$0.01 per square foot is applicable only to projects that have received an approved Indiana Construction Design Release (CDR) from the Indiana Department of Homeland Security (IDHS), Division of Fire and Building Safety.

- **Requirement:** A copy of the valid Design Release must be submitted to the Wabash County Plan Commission office at the time of application for an Improvement Location Permit (ILP).
- **Exceptions:** Projects not requiring a state design release under Indiana law may be subject to additional local review fees.

⁵ Variances and Special Exceptions

Fees for Variances and Special Exceptions are flat fees that include the cost of the legal advertisement and public notice mailers. These fees must be paid in full at the time of application prior to being placed on the docket.

- **Complex Petitions:** The base fee of \$100.00 covers up to three (3) specific requests per petition. Each additional request beyond the first three will be assessed a fee of \$25.00 to cover additional administrative and legal notice costs.
- The issuance and collection of fees and/or fines shall not be interpreted as approval of said variance or special exception.

⁶ **Engineering Review Fees:** In addition to the base application fee, the petitioner is responsible for the actual cost of any required professional engineering reviews. These fees shall be billed at the exact cost incurred by the county and must be paid in full prior to the issuance of the final permit or plat approval.

⁷ **BZA Appeal Refunds:** If the BZA determines that the decision being appealed is overturned or reversed in its entirety, this fee is fully refundable to the petitioner.

***Non-Profit/Government Rates:** Government entities and registered 501(c)(3) non-profits qualify for waived Improvement Location Permit (ILP) fees. However, Variance and Special Exception Petitions require a **\$50.00** flat fee. This fee is non-negotiable as it covers the hard costs of legal ads and public notice mailings mandated by Indiana Code. Proof of non-profit status or government affiliation is required to qualify for these rates.

Note: The fee schedule is subject to change at any time as provided by law.

Enforcement Date Beginning

Adopted

Plan Commission Chair

Plan Commission Secretary