

ORDINANCE 2016 - 06
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 May 16, 2016 with the following amendments:

- Administration Fee for Unsafe Property Inspections to be \$250
- Remodeling Fee for Structural Changes & Finish to Unfinished Changes to be \$50

WHEREAS, The Cass County Commissioners voted to certify with a favorable recommendation to the Cass County Council the amendments; and

WHEREAS, The Cass County Council did review the Fee Schedule on May 20, 2016; 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

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
<u>Remodeling:</u>		
<u>Structural Changes & Finished to Unfinished Changes</u>	<u>\$50</u>	

Commercial, Public, Semi-public & Industrial		Fee	
B	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	
	Requested Inspection	\$35	
	After the Fact		Double the Original Permit Cost
	<u>Administration Fee for Unsafe Property Inspections</u>	<u>\$250</u>	
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

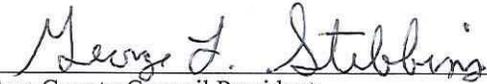
I Renewable Energy Permits

	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	

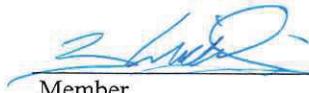
SECTION 3: This ordinance is in full force and effect, 5-20-2016

DULY PASSED, ORDAINED AND ADOPTED this 20 day of May 2016, by the Cass County

Council, Cass County, Indiana by a vote of 4 in favor and 2 opposed.


Cass County Council President


Member


Member


Member

Member

Member

Member

ATTEST:


Van Ide, Auditor