

LOCATION IMPROVEMENT PERMIT FEES

EFFECTIVE AS OF MAY 16, 2013

PERMIT FEES-GENERAL

Permit fees apply to all new construction and all alterations, repairs, and remodeling.

No person, company or corporation shall perform or cause to be performed any work on or in the unincorporated areas of Starke County without obtaining in advance a permit from the Planning Commission.

Where a person shall unlawfully proceed to do any work or construction without a required permit, the permit fees shall be **TRIPLED** as a penalty. The payment of such penalty shall not release the person in default from any other penalties hereafter provided.

LOCATION IMPROVEMENT PERMIT FEES

Single Family Homes

Fees include an OPEN deck when constructed with the new residence.

A. Dwelling	.20 per square foot
B. Attached Garage when constructed with new residence	\$50.00
C. Business Permits	\$100.00

Multi Family Units

Same as single family homes on total square footage, plus \$50.00 per units over one.

Additions to living quarters

.20 per square foot
(Minimum \$100.00)

Alterations, Repairs, and Remodeling

Fire damage, storm related, kitchen or bathroom remodeling, total house renovation, changing garage or pole barns into living quarters and other related repairs. If an attached deck is added at this time there is no charge.

.15 per square foot
(Minimum \$100.00)

Commercial/Industrial

New construction .20 per square foot
Hotel-Motel
Additions/Remodeling
Over 900 Cubic Feet need State Approval (LxWxH)

Attached/Detached Garage or Accessory Buildings & Ag Structures or Additions to Garages

\$75.00

Decks, Enclosed Decks , Porches

\$ 50.00

<u>Mobile Home Placements</u>	\$125.00
<u>Temporary or Construction Mobile Home Placement</u>	\$ 75.00
<u>All Electrical & Gas Upgrades Or New Installations</u>	\$50.00
<u>Installation of Back-Up Generators All Sizes</u>	\$50.00
<u>Electrical reconnect inspection fee</u>	\$50.00
<u>Demolition Permit (2) inspections</u>	\$100.00
<u>All Inground & Above ground Pools 12'</u>	\$ 50.00
<u>2nd and Additional Re-Inspection Fees</u>	\$ 50.00
<u>All Application Renewal Permits</u>	\$ 25.00
<u>Signs & Billboards</u>	\$100.00
<u>Commercial or Utility WECS</u>	\$20,000.00 Application fee for each phase and \$1750.00 per tower
<u>Non Commercial or Industrial WECS</u>	\$250.00 per tower
<u>Residential WECS</u>	\$100.00 per tower
<u>Micro WECS</u>	\$100.00 per tower
Dog Kennel fees approved October 19, 2011	
<u>Non-Commercial Dog Kennel</u>	\$25.00 one time fee
<u>Annual Fcc Commercial Dog Kennel 12 months of age</u>	\$75.00 for 50 or less dogs \$200.00 for 51-100 dogs \$300.00 for 100 + dogs
<u>Subdivisions</u>	
1. Major	\$200.00
Per Lot	\$ 15.00
2. Minor	\$200.00
Per Lot	\$ 15.00
<u>Petitions</u>	
1. Vacated or platted lots	\$200.00
2. Rezone	\$200.00
<u>Board Of Zoning Appeal</u>	\$200.00

Board Of Zoning Appeal over disagreement in interpretation of the Building Codes by the Zoning Administrator \$ 50.00

Copy of Ordinance on Discs \$ 10.00

Non Profit Organization \$ 15.00

Copies .10 per page

No Permit Needed

Roofs, New Driveways, Door Replacement, Storm Doors, Windows, Garage Door Replacement, Painting and Decorating Inside and Outside, Gutter Replacement, Concrete Work (walks and patios), and All Types of Fences.

Violations, Fines, and Penalties

The Starke County Planning Commission shall adopt a schedule of fines and penalties for violations of this ordinance. Such fines and penalties shall serve as a standardized method for assessments based on violations as determined by the Planning Administrator or his/her representative. The assessment of such fines and penalties will be utilized in lieu of court action for any violation of this ordinance. In the event that court action is necessary for enforcement of any provision of this ordinance, the fines and penalties as prescribed herein shall apply. Any payment of fines shall be paid to the Starke County Planning Commission.

A. Schedule of Fines:

<u>Violation</u>	<u>Fine</u>
Failure to obtain a location improvement permit	Cost of location improvement permit plus three times the cost of location improvement permit.
Inaccurate location improvement permit	Double the cost of a new location improvement permit.
Failure to obtain certificate of occupancy	Double the cost of the location improvement permit.
Failure to obtain registration	\$500.00
Expired registration	\$50.00 plus registration fee
Failure to obtain inspection	\$250.00
Violation of stop work order	\$1000.00

B. In addition to the fines assessed in sub-paragraph A and there is a failure to pay or there is a continued violation, the individual will be subject to the provisions of this ordinance which allows the assessment of fines not to exceed \$2500.00 plus attorney fees and costs of enforcement should such legal action be necessary for enforcement.

Effective Date:

Grandfather provision has the intent that all inspections will take place at the level in which construction is currently in effect based on the inspection procedures adopted by the Planning Commission concerning the stage of construction.