

Fee Schedules - Building & Zoning

Effective 3/1/2020

Zoning and Site Plan Review Fees

	Lot Split/Consolidation - single split/combo	\$150.00
Site Plan -	Lot Split/Consolidation - two parcels or greater	\$350 + \$50/ resulting lot
	Commercial or Industrial	\$900 + \$60 / acre
	Institutional (schools, public bldg, hospitals)	\$1,000 + \$60 / acre
	Apartment/Townhouse	\$1,000 + \$10/ unit
	Mobile Home Park	\$1,000 + \$10/ unit
	Subdivision - Preliminary	\$900 + \$9 / lot
	Subdivision - Final	\$1,200 + \$9 / lot
	Revised Plan Review- resubmitted within 90 days	75% of original fee
	Rezoning - consistent w/ Master Plan	\$850 + \$9 / acre
	Rezoning - inconsistent w/ Master Plan	\$1,000 + \$9 / acre
Special Land Use	\$500 + \$8 / acre	
Planned Unit Development/Mixed Use Development	\$1,000 + \$6 / unit or lot	
Site Plan Review Requiring City Engineer or Traffic Consultant	all costs by owner/applicant	
Special Meetings with City Consultants	all costs by owner/applicant	
Request for Special Planning Commission Meeting	\$960	

Zoning Permit Fee:

Residential One & Two Family	\$ 50.00
All Others: Commercial/Industrial	\$ 100.00
Certificate of Occupancy Only (w/o construction permit)	\$ 100.00
(Cost will become part of total applicable building permit fee unless	

New Business License:

Application for new business within municipal limits	\$ 110.00
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Zoning Board of Appeals - request for variance / appeal:

Residential - fee + (escrow)	\$200 + (\$300)
Commercial/Industrial - fee + (escrow)	\$600 + (\$500)
<i>Note: Escrow fee covers cost of consultants review & fees</i>	
Request for Special Zoning Board of Appeals Meeting +(escrow)	\$960.00 + (\$750.00)
Use Variance Fee	\$1,200 + \$80 / acre

Request for Construction Board of Appeals:

\$750.00

Temporary Land Use Permit

\$45.00

For larger special type events -

\$450.00

Chicken Permit Fee - renewed annually

\$45.00

Construction Plan Review Fees:

Residential

Garages - detached	\$75.00
Additions < 50% of dwelling	\$75.00
Additions > 50% of dwelling	\$180.00
Dwellings - one family	\$300.00
Dwellings - two family	\$480.00
Dwellings - tri-plex and greater - commercial PR fees	

Commercial - Industrial

0 - 10,000 cubic feet building area:	\$240.00
10,001 - 20,000 c.f.b.a.	\$360.00
20,001 - 40,000 c.f.b.a.	\$840.00
40,001 - 60,000 c.f.b.a.	\$1,200.00
60,001 - 80,000 c.f.b.a.	\$1,800.00
80,001 - 100,000 c.f.b.a.	\$2,400.00
100,001 - 150,000 c.f.b.a.	\$3,600.00
150,001 - 200,000 c.f.b.a.	\$4,800.00
over 200,000 c.f.b.a.	\$4,800.00 + \$55/ ea. 10,000 cu.ft. over 200,000 cu. Ft.

Additional Construction Plan Review Fees

The Building Official, through preliminary review of the construction plans, deferred plans, system shop drawings shall examine or cause to be examined (plan review) as to assure Code compliance. Any cost related to the use of outside Consultants in performing the required reviews shall be paid by the Applicant and assessed as part of the plan review fee and paid simultaneously with the Building Permit.

Consultant Fees for Planning, Zoning and Building Reviews:

To better enable the Fenton Protective Inspections Department to provide the highest quality review services, the City retains the assistance of specialized consultants and contractors on an as-needed basis. This includes consultants in the fields of engineering, planning, traffic, environmental, sound and law with the involvement based upon the specific development request. To ensure that these services do not negatively impact the City's general fund, the cost of said services are passed on to the applicant(s) through the escrow funds and accounts. For every project other than a single family detached residence and accessory buildings, structures and uses thereto; a cash deposit determined by the Building/Zoning Administrator shall be placed with the City of Fenton to retain qualified consultants. The Building/Zoning Administrator shall base the amount dependent upon the size, complexity and level of services needed on said project. Should there be funds remaining in the account after project completion, the balance will be remitted to the depositor.

Rental Inspection Program:

Landlord Rental Registration Fee	\$30.00 per landlord
Single family inspection fee	\$90.00 each
Multi-Family	\$80.00 per unit

*But only when inspected in groups of 6
or more the same day, pre-scheduled*

Temporary Construction Building/Trailer Permits:

A cash deposit of SIX HUNDRED (\$600.00) DOLLARS shall be required for all temporary trailer permits issued under the provisions of Section 36-2-33, City of Fenton, Code of

Sign Permits:

Wall Sign	\$105.00
Ground Sign - monument	\$ 6.00 per sq. ft. of sign per ordinance.
Sign Remodel - face only w/o size change	\$90.00

Sign Permit Fee - Non-profit organizations fees may be waived for temporary signs only, subject to approval.

Performance Bonds : *Cash bonds for new and modified structures, held for one year and balance refunded upon issuance of a Final Certificate of Occupancy. Failure to obtain Certificate of Occupancy within one year will be forfeited to the City.*

Residential

New single family dwelling	\$ 1,500.00
Dwelling addition > 50% exist	\$ 700.00
Garage - detached	\$ 100.00

Commercial / Industrial

New projects or buildings	5%/building cost - minimum \$7,000.00
Major additions > 50% existing	3% building cost - minimum \$3,000.00

Performance Guarantees - Section 29-4, Code of Ordinances

Work performed in the street right-of-way or where road contact is made requires the following performance guarantees in the form of a cash bond.

Residential	\$ 2,000.00	
Non-residential	\$ 4,000.00	(Additional funds may be required for work done in right-of-way, dependent upon scope of work performed.)

Photo-copying documents

Minutes of City meetings and all other letter or legal sized

First page	\$ 0.50
Additional pages	\$ 0.30

Copies of construction plans 24"x36"

First page	\$ 5.00
Additional pages	\$ 4.00

Guidelines for the basis of construction value per square foot

Building permits for all construction (unless otherwise specified) will be calculated based upon determination of cost of material and labor, irrespective of actual cost, and computed at the rates of:

Use	Type of Construction
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Group		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Theaters w/wo stage	\$ 177.00	\$ 170.00	\$ 165.00	\$ 158.00	\$ 147.00	\$ 142.00	\$ 152.00	\$ 133.00	\$ 128.00
A-2	Nightclubs, restaurants, bars, banquet halls	\$ 152.00	\$ 147.00	\$ 142.00	\$ 137.00	\$ 128.00	\$ 125.00	\$ 132.00	\$ 116.00	\$ 114.00
A-3	Worship blds, community halls, libraries & museums	\$ 179.00	\$ 172.00	\$ 167.00	\$ 160.00	\$ 149.00	\$ 145.00	\$ 154.00	\$ 135.00	\$ 129.00
A-4	Arenas	\$ 176.00	\$ 170.00	\$ 164.00	\$ 157.00	\$ 146.00	\$ 142.00	\$ 151.00	\$ 132.00	\$ 127.00
A-5	Bleachers, grandstands	\$ 157.00	\$ 151.00	\$ 145.00	\$ 138.00	\$ 126.00	\$ 123.00	\$ 132.00	\$ 113.00	\$ 108.00
B	Business	\$ 156.00	\$ 150.00	\$ 145.00	\$ 138.00	\$ 125.00	\$ 121.00	\$ 132.00	\$ 110.00	\$ 105.00
E	Educational	\$ 164.00	\$ 158.00	\$ 154.00	\$ 147.00	\$ 137.00	\$ 129.00	\$ 142.00	\$ 119.00	\$ 115.00
F-1	Factory/industrial moderate hazard	\$ 93.00	\$ 89.00	\$ 84.00	\$ 81.00	\$ 72.00	\$ 69.00	\$ 77.00	\$ 59.00	\$ 56.00
F-2	Factory high hazard	\$ 93.00	\$ 88.00	\$ 84.00	\$ 80.00	\$ 72.00	\$ 68.00	\$ 76.00	\$ 59.00	\$ 55.00
H-1	High hazard explode	\$ 88.00	\$ 83.00	\$ 79.00	\$ 75.00	\$ 67.00	\$ 63.00	\$ 71.00	\$ 55.00	N.P.
H-2,3,4	High Hazard	\$ 88.00	\$ 83.00	\$ 79.00	\$ 75.00	\$ 67.00	\$ 63.00	\$ 71.00	\$ 55.00	\$ 50.00
H-5	HPM	\$ 156.00	\$ 150.00	\$ 145.00	\$ 138.00	\$ 125.00	\$ 121.00	\$ 132.00	\$ 110.00	\$ 105.00
I-1	Institutional supervised	\$ 155.00	\$ 149.00	\$ 145.00	\$ 139.00	\$ 128.00	\$ 124.00	\$ 135.00	\$ 115.00	\$ 110.00
I-2	Hospitals nursing home	\$ 264.00	\$ 258.00	\$ 253.00	\$ 246.00	\$ 233.00	N.P.	\$ 241.00	\$ 218.00	N.P.
I-3	Institutional restrained	\$ 177.00	\$ 172.00	\$ 167.00	\$ 160.00	\$ 148.00	\$ 143.00	\$ 154.00	\$ 133.00	\$ 126.00
I-4	day care facility	\$ 155.00	\$ 149.00	\$ 145.00	\$ 139.00	\$ 128.00	\$ 124.00	\$ 135.00	\$ 115.00	\$ 110.00
M	Mercantile	\$ 114.00	\$ 109.00	\$ 104.00	\$ 100.00	\$ 91.00	\$ 88.00	\$ 94.00	\$ 79.00	\$ 76.00
R-1	Hotels - motels	\$ 156.00	\$ 151.00	\$ 146.00	\$ 140.00	\$ 129.00	\$ 126.00	\$ 136.00	\$ 115.00	\$ 112.00
R-2	Multi family, dormitories, convents, monasteries	\$ 131.00	\$ 126.00	\$ 122.00	\$ 115.00	\$ 105.00	\$ 102.00	\$ 113.00	\$ 92.00	\$ 88.00
R-3	One/ 2 family dwell	\$ 138.00	\$ 134.00	\$ 131.00	\$ 128.00	\$ 125.00	\$ 123.00	\$ 125.00	\$ 117.00	\$ 110.00
R-4	Assist care facility	\$ 155.00	\$ 150.00	\$ 146.00	\$ 140.00	\$ 129.00	\$ 125.00	\$ 136.00	\$ 116.00	\$ 111.00
S-1	Storage mod hazard	\$ 88.00	\$ 83.00	\$ 79.00	\$ 75.00	\$ 66.00	\$ 63.00	\$ 71.00	\$ 54.00	\$ 50.00
S-2	Storage low hazard	\$ 87.00	\$ 82.00	\$ 78.00	\$ 74.00	\$ 65.00	\$ 62.00	\$ 70.00	\$ 53.00	\$ 49.00
U	Utility	\$ 66.00	\$ 62.00	\$ 59.00	\$ 55.00	\$ 50.00	\$ 47.00	\$ 53.00	\$ 39.00	\$ 37.00

Building Permit Fee Schedule:

FROM:	TO:	FEE	FROM	TO	FEE
\$0	\$999	\$ 69.00	\$50,001	\$51,000	\$ 511.00
\$1,000	\$1,000	\$ 79.00	\$51,001	\$52,000	\$ 516.00
\$1,001	\$2,000	\$ 88.00	\$52,001	\$53,000	\$ 523.00
\$2,001	\$3,000	\$ 98.00	\$53,001	\$54,000	\$ 530.00
\$3,001	\$4,000	\$ 108.00	\$54,001	\$55,000	\$ 538.00
\$4,001	\$5,000	\$ 117.00	\$55,001	\$56,000	\$ 545.00
\$5,001	\$6,000	\$ 127.00	\$56,001	\$57,000	\$ 552.00
\$6,001	\$7,000	\$ 136.00	\$57,001	\$58,000	\$ 559.00

\$7,001	\$8,000	\$ 146.00	\$58,001	\$59,000	\$ 566.00
\$8,001	\$9,000	\$ 156.00	\$59,001	\$60,000	\$ 574.00
\$9,001	\$10,000	\$ 165.00	\$60,001	\$61,000	\$ 580.00
\$10,001	\$11,000	\$ 175.00	\$61,001	\$62,000	\$ 586.00
\$11,001	\$12,000	\$ 185.00	\$62,001	\$63,000	\$ 592.00
\$12,001	\$13,000	\$ 194.00	\$63,001	\$64,000	\$ 598.00
\$13,001	\$14,000	\$ 204.00	\$64,001	\$65,000	\$ 604.00
\$14,001	\$15,000	\$ 214.00	\$65,001	\$66,000	\$ 610.00
\$15,001	\$16,000	\$ 223.00	\$66,001	\$67,000	\$ 616.00
\$16,001	\$17,000	\$ 233.00	\$67,001	\$68,000	\$ 622.00
\$17,001	\$18,000	\$ 242.00	\$68,001	\$69,000	\$ 628.00
\$18,001	\$19,000	\$ 252.00	\$69,001	\$70,000	\$ 634.00
\$19,001	\$20,000	\$ 262.00	\$70,001	\$71,000	\$ 640.00
\$20,001	\$21,000	\$ 270.00	\$71,001	\$72,000	\$ 646.00
\$21,001	\$22,000	\$ 278.00	\$72,001	\$73,000	\$ 652.00
\$22,001	\$23,000	\$ 287.00	\$73,001	\$74,000	\$ 658.00
\$23,001	\$24,000	\$ 295.00	\$74,001	\$75,000	\$ 664.00
\$24,001	\$25,000	\$ 304.00	\$75,001	\$76,000	\$ 670.00
\$25,001	\$26,000	\$ 312.00	\$76,001	\$77,000	\$ 678.00
\$26,001	\$27,000	\$ 320.00	\$77,001	\$78,000	\$ 682.00
\$27,001	\$28,000	\$ 329.00	\$78,001	\$79,000	\$ 688.00
\$28,001	\$29,000	\$ 337.00	\$79,001	\$80,000	\$ 694.00
\$29,001	\$30,000	\$ 346.00	\$80,001	\$81,000	\$ 699.00
\$30,001	\$31,000	\$ 354.00	\$81,001	\$82,000	\$ 703.00
\$31,001	\$32,000	\$ 362.00	\$82,001	\$83,000	\$ 708.00
\$32,001	\$33,000	\$ 371.00	\$83,001	\$84,000	\$ 713.00
\$33,001	\$34,000	\$ 379.00	\$84,001	\$85,000	\$ 718.00
\$34,001	\$35,000	\$ 388.00	\$85,001	\$86,000	\$ 722.00
\$35,001	\$36,000	\$ 396.00	\$86,001	\$87,000	\$ 727.00
\$36,001	\$37,000	\$ 404.00	\$87,001	\$88,000	\$ 732.00
\$37,001	\$38,000	\$ 413.00	\$88,001	\$89,000	\$ 737.00
\$38,001	\$39,000	\$ 421.00	\$89,001	\$90,000	\$ 742.00
\$39,001	\$40,000	\$ 430.00	\$90,001	\$91,000	\$ 746.00
\$40,001	\$41,000	\$ 437.00	\$91,001	\$92,000	\$ 751.00
\$41,001	\$42,000	\$ 444.00	\$92,001	\$93,000	\$ 756.00
\$42,001	\$43,000	\$ 451.00	\$93,001	\$94,000	\$ 761.00
\$43,001	\$44,000	\$ 466.00	\$94,001	\$95,000	\$ 766.00
\$44,001	\$45,000	\$ 473.00	\$95,001	\$96,000	\$ 770.00
\$45,001	\$46,000	\$ 480.00	\$96,001	\$97,000	\$ 775.00
\$46,001	\$47,000	\$ 487.00	\$97,001	\$98,000	\$ 780.00
\$47,001	\$48,000	\$ 494.00	\$98,001	\$99,000	\$ 785.00
\$48,001	\$49,000	\$ 502.00	\$99,001	\$100,000	\$ 790.00
\$49,001	\$50,000	\$ 508.00	\$6.00 per \$1,000 value thereafter		