

WAKEFIELD TOWNSHIP FEE SCHEDULE

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| 1. Conditional Use Permit | \$500.00 (Agreement to Pay Cost with \$500 Escrow) |
| 2. Variance Permit | \$500.00 (Agreement to Pay Cost with \$500 Escrow) |
| 3. Interim Use Permit | \$500.00 (Agreement to Pay Cost with \$500 Escrow) |
| 4. Subdivision Fee (Adm. Subd, Minor Plat, Rezone) | \$150.00 |
| Major Plat/Subdivision with Road and/or
Developers Agreement | \$300.00 (Agreement to Pay Cost with \$500 Escrow) |
| 5. Sign (On Site) Permit Application | \$50.00 |
| 6. Solar, Accessory | To be treated as an Accessory Structure, Maximum \$300 |
| 7. CONSTRUCTION SITE PERMITS (LAND USE): | |
| A. Agricultural Structures – All agricultural structures must meet performance standards and land use standards. | |
| • Accessory Structures | \$100.00 |
| B. Commercial Structures – All commercial structure must meet performance standards and land use standards. | |
| • Commercial Structure | \$300.00 |
| • Addition to principal structure | \$300.00 |
| • Accessory Structure | \$.15 per square foot |
| C. Residential Structures - The residential fee schedule is based on the estimated finished living space (footprint) of the structure. | |
| • Principal Structures | |
| Living Area | \$.15 per square foot |
| Attached Garage | \$.15 per square foot |

- Accessory Structures
Decks, Porches, Breezeways, Patios \$.15/per square foot
Other Accessory Structures

8. Building Permits – See Schedule Below	
9. Mailbox Swing Away Post/Arm Support (Installment Included)	\$100.00
10. 911 Address Sign (Installment Included)	\$50.00
11. License Agreement/Encroachment Agreement	\$550.00 (Agreement to Pay Cost with \$500 Escrow and License Agreement Insurance Policy)
12. After the Fact Permits	Penalty is 2X the fee, added to the actual fee
13. Township Review of Books (during normal business hours)	\$60.00 for first one (1) to four (4) hours; \$30.00 per hour thereafter
14. Assessment Searches	\$20.00 per parcel
15. NSF Checks	\$30.00
16. Driveway Permit	\$200.00 permit fee and \$ 500.00 construction deposit (Construction deposit fully refundable when work is completed and if approved)
17. Special Meetings	Town Board: \$500.00, Planning Commission: \$500.00
19. Utility Permit Fee	\$250.00 First mile and \$50.00 for each mile after \$250.00 per road crossing, Annual/Renewable Performance Bond \$10,000
20. Late Fees	Net 30 days/Past due accounts subject to a \$10.00 service charge/month

BUILDING PERMIT FEES

<u>TOTAL VALUATION</u>	<u>PERMIT FEE</u>	<u>SURCHARGE</u> .0005 x value	
\$100 to \$500	\$21.00		
\$501 to \$2,000	\$21.00 for the first \$500 plus \$2.75 for each \$100 or fraction thereof to and including \$2,000		
\$2,001 to \$ 25,000	\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1000, or fraction thereof to and including \$25,000		
\$25,001 to \$50,000	\$349.75 for the first \$25,000 plus \$9.00 for each additional \$1,000 or fraction thereof to and including \$50,000		
\$50,001 to \$100,000	\$574.75 for the first \$50,000 plus \$6.25 for each additional \$1,000 or fraction thereof to and including \$100,000		
\$100,001 to \$500,000	\$887.25 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof to and including \$500,000		
\$ 500,001 1/6/20 to \$1,000,000	\$2,887.25 for the first \$500,000 plus \$4.25 for each additional \$1,000 or fraction thereof to and including \$1,000,000		
\$ 1,000,001 and up	\$5,012.25 for the first \$1,000,000 plus \$2.75 for each additional \$1,000.00 or fraction thereof		

<u>TOTAL VALUATIONS</u>	<u>PERMIT FEE</u>	<u>SURCHARGE .0005 x value</u>	<u>TOTAL</u>
Residential Plan Review	55% of the permit fee		
Commercial Plan Review	55% of the permit fee		
<u>SET FEES</u>	<u>PERMIT FEES</u>		
Siding, Soffit & Fascia	Residential: \$60.00 Commercial: By value using published fee schedule	\$1.00 .0005 x value	\$61.00
Roofing, Soffit & Fascia	Residential: \$60.00 Commercial: By value using published fee schedule	\$1.00 .0005 x value	\$61.00
Windows in existing openings	Residential: \$60.00 Commercial: By value using published fee schedule	\$1.00 .0005 x value	\$61.00
*Plumbing: New Install or remodel	Residential: \$30.00 for first fixture, \$8.00 per additional fixture. Commercial: 1% of total Plumbing value	\$1.00 .0005 x value	
Mechanical, New Installation or replacement	Residential: 1% of value of work with \$60.00 minimum (value determined by \$5.00 per square foot) Commercial: 1% of total Mechanical value	\$1.00 .0005 x value	
Fireplace: New Installation or Replacement	\$60.00	\$1.00	\$61.00
All projects required to have a building permit and not specifically listed above:	By value using published fee schedule + plan review fee		

*For the purpose of a plumbing permit, a plumbing fixture shall be taken to mean and include any sink, laundry tub, bathtub, /shower, wash basin, drinking fountain, floor drain, or any other plumbing device arranged to be connected with the sewer or plumbing system, either directly or indirectly, and required to be trapped.

WAKEFIELD TOWNSHIP FEE SCHEDULE DEFINITIONS

- Accessory Structure** – A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure. A secondary structure.
- Administrative Subdivision** – Any land which is divided or proposed to be divided into two (2) or more lots, parcels, tracts, sites, units or interests for the purpose of offer, sale, rent, transfer or lease. Subdivision includes resubdivision.
- After the Fact Permit** – A penalty imposed for non-compliance with the Wakefield Township Ordinance or Fee Schedule.
- Agreement to Pay Cost** – A contract between the township and applicant to reimburse the township for fees incurred related to the applicant's project, e.g. legal fees, engineering fees, recording fees, etc.
- Agricultural Structure** – Real property used for the production of crops including but not limited to, fruit and vegetable production, tree farming, livestock, poultry, dairy products or poultry products, but not a facility primarily engaged in processing agricultural products; rather use for storage and blending of liquid and dry fertilizers, grain and feed, storage or agricultural equipment, agricultural supplies, livestock barns, agricultural related compost, greenhouse and nursery, petting zoos, riding stables, agricultural trucking equipment and farm winery.
- Assessment Search** - Requests to determine if there are any special assessments on a parcel of land.
- Building Permit Valuations** - The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of all construction work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. Building permit valuation shall be set by the building official. Exceptions: Building permit valuations for the following structures shall be based on the valuation of on-site work only:
- A. Manufactured homes containing a Housing and Urban Development (HUD) certification label.
 - B. Prefabricated buildings with a Department of Labor and Industry prefabrication label.
 - C. Industrialized/modular buildings with an Industrialized Building Commission (IBC) label.
- Commercial** - Pertaining to a Commercial Structure permit.
- Commercial Structure** - A building, structure, or complex of structures designed for retail and/or small-scale wholesale trade. The term encompasses stores, markets, shopping centers, stalls, arcades, and shops.
- Conditional Use Permit** - Land use or development as defined by ordinance that would not be appropriate generally but may be allowed with appropriate restrictions as provided by official controls upon a finding that (1) certain conditions as detailed in the zoning ordinance exist, and (2) the use or development conforms to the comprehensive land use plan of the township and county and (3) is compatible with the existing neighborhood.
- Construction Site Permit (Land Use) Permit** – Permit required before any person shall erect, alter or move any structure or part thereof, excavate for footings, foundations, slabs, posts, basements, walls or affect any other parts of a structure that is 150 square feet or more in size.
- Developers Agreement** - A contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development of the property.

Driveway Permit – Permit issued before construction of a new driveway, field approach or to convert an existing field approach to a driveway (a road, path or every place in a private ownership which is used for vehicular travel by the owner and those having express or implied permission from the owner) from a township road, private road or cartway to one or more dwelling units or commercial buildings located or to be construction on adjacent lands.

Fascia - A wooden board or other flat piece of material such as that covering the ends of rafters.

Fee Schedule - A list or table showing fixed fees or actual set of fees to be charged.

Interim Use Permit – A temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations or ordinance no longer allow or permit it.

Late Fees - Also known as a past due fee, is a charge fined against a resident or company for not paying a bill by its due date.

License Agreement – Also known as an Encroachment Agreement. A legally binding document signed by property owners and the township when a property encroachment is found to exist. Commonly used for placement of utilities in the township road right of way.

NSF Checks - Non-sufficient funds or insufficient funds, refers to the status of a checking account that does not have enough money to cover transactions.

Performance Bond – A contract bond or surety bond issued to guarantee satisfactory completion of a project by a contractor. Other means acceptable to the township in certain situations are a Letter of Credit (LOC) or cash.

Plan Review - The process of validating a complete set of construction design documents ensuring it conforms to regulatory requirements.

Plat Major – A standard plat that does not qualify as a minor subdivision or minor plat.

Plat Minor – A standard plat containing no more than one additional lot intended for building site density or a plat that only delineates existing parcels.

Principal Structure – All uses or structures that are not accessory uses or structures but primary use.

Remodel - To change the structure or form of something, especially a building.

Residential – (Residential Dwelling Unit) A residential accommodation which may include sleeping, kitchen or bathroom facilities, and which is arranged, designed, used or intended for use as living quarters at any time. A residential dwelling unit is a structure.

Review of Books – An act by the general public to request review of township files.

Rezone – A process of re-classifying a particular area from one type of zoning district to another.

Right of Way - The legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another. Township road right of way, in most cases, is assumed to be 66 feet (reviewed on a case by case basis).

Siding - The protective material attached to the exterior side of a wall of a house or other building.

Sign Permit; On Premise – A structure or device displayed for informational or communicative purposes which visible to members of the public who are not on the premises which the structure or device is located.

Soffit - Refers to the material forming a ceiling from the top of an exterior house wall to the outer edge of the roof, i.e., bridging the gap between a home's siding and the fascia, otherwise known as the eaves.

Solar Accessory Structure – A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy of transferring heat from a collector to another medium using mechanical, electrical or chemical means. A solar panel

or array mounted on a building, pole or rack which is directly connected to or designed to serve the energy needs of the primary use.

Special Meeting – An extra meeting requested for a specific purpose outside of a regularly scheduled meeting.

Subdivision - Any land which is divided or proposed to be divided into two (2) or more lots, parcels, tracts, sites, units or interests for the purpose of offer, sale, rent, transfer or lease including planned unit developments. Subdivision includes resubdivision.

Utility Permit - Permit issued to a utility owner granting access to/in the right of way in order to exercise the right to install new facilities, replacement or modification of existing utility facilities, within the area depicted on a drawing of above or below ground facilities.

Valuation - See “Building Permit Valuations”

Variance – Permit for any modification or variation of official controls where it is determined that, by reason of exceptional circumstances, the strict enforcement of the official controls would cause unnecessary hardship.

Zoning Permit – See “Construction Site Permit (Land Use) Permit”.