

Building, Planning, and Zoning Schedule of Fees – Ord. 2022-22

Fees for all approvals, permits, inspections, certificates shall be paid to the Department of Community Development as set forth herein. The Building Official shall keep an accurate account of all fees collected and such fees shall be deposited by him as required by law. Approvals and permits shall be obtained for all work subject to approval as set forth in this Schedule of Fees.

Approval of Construction Documents are subject to a plan review charge as follows:

1/2 hr. = \$40.00

1 hr. = \$75.00

Each additional 1/2 hr. billed at \$30 per 1/2 hr. review time.

The following sections (a) and (b) pertain to all plan approvals as authorized by and regulated by the Residential Code of Ohio and the Ohio Building Code.

(a) Residential Work Subject to Approvals in accordance with the Residential Code of Ohio (RCO) to construct, enlarge, alter, repair, move or change the occupancy of a building or structure or portion thereof, to include mechanical systems and other equipment and/or systems regulated by the RCO unless otherwise listed herein (1% Residential State of Ohio surcharge added to all approval fees):

Approval Fee	1% of valuation (cost of work subject to approvals) or \$10.00 for each \$1,000 or fraction thereof
Minimum Approval Fee	\$50.00
Maximum Approval Fee	\$10,000.00
Revisions (Major)	50% of original permit fee plus additional plan review as applicable
Certificate of Occupancy	\$40.00 (when not part of plan approval)
Temporary Certificate of Occupancy (each)	\$20.00

(b) Commercial Work subject to Approvals in accordance with the Ohio Building Code (OBC) to construct, enlarge, alter, repair, move, or change the occupancy of a building or structure or portion thereof, to include mechanical systems, fire suppression systems, alarms, and other equipment and/or systems regulated by the OBC unless otherwise listed herein (3% Commercial State of Ohio surcharge added to all permit fees):

Approval Fee	1% of valuation (cost of work subject to approvals) or \$10.00 for each \$1,000 or fraction thereof
Minimum Approval Fee	\$100.00
Maximum Approval Fee	\$100,000.00
Revisions (Major)	50% of original permit fee plus additional plan review as applicable
Certificate of Occupancy	\$75.00 (when not part of plan approval)
Temporary Certificate of Occupancy (each)	\$35.00

The following sections (c), (d), (e) and (f) pertain to all zoning and/or administrative approvals in accordance with the Codified Ordinances of Sharonville, Ohio:

(c) Permits subject to Zoning Approvals (Plan Review Fees may apply as applicable).

(1) Detached Accessory Structures: Residential (200 square feet or less in floor area)	\$40.00
(2) Detached Accessory Structures: Commercial (120 square feet or less in floor area)	\$75.00
(3) Fences not over six feet high (add Conditional Use fee for solid fences)	\$40.00 (res.)/\$75.00 (comm.)
(4) Retaining walls not over four feet tall or under thirty inches	\$40.00 (res.)/\$75.00 (comm.)
(5) Signs, Residential (greater than 6 square feet)	\$40.00
(6) Signs, Temporary	\$40.00
(7) Signs (face change, painted on structure)	\$75.00
(8) Portable Storage Units	\$40.00 per use (Sec. 1125.22)
(9) Residential Swimming Pools (one, two and three family dwellings)	\$40.00
(10) Driveways (residential)	\$40.00
(11) Parking lot (less than one acre)	\$75.00
(12) Parking lot (one acre or more)	\$150.00
(13) Tent (temporary thirty day) (less than or equal to 400 square feet with open sides)	\$40.00
(14) Demolition (Res. & Comm.)	\$10.00 per 1,000 square feet of total floor area or fraction thereof
(15) Residential Gutters and Downspouts	\$40.00

(d) Administrative Fees.

(1) Variance application	\$75.00 (res.)/\$150.00 (comm.)
(2) Conditional use application	\$75.00 (res.)/\$150.00 (comm.)
(3) Zone Change and PUD application	\$250.00 (res.)/\$500.00 (comm.)
(4) Zoning appeals	\$75.00 (res.)/\$150.00 (comm.)
(5) Property Maintenance appeals	\$75.00 (res.)/\$150.00 (comm.)
(6) Site Plan review - prelim. (less than one acre)	\$75.00
(7) Site Plan review - prelim. (one acre or more)	\$150.00
(8) Site Plan review - final (less than one acre)	\$150.00
(9) Site Plan review - final (one acre or more)	\$300.00
(10) SFHA Flood Plain Permit	\$150.00
(11) SFHA Flood Plain Variance application	\$150.00
(12) Plat approval (minor - five lots or less)	\$50.00
(13) Plat approval (major - more than five lots)	\$100.00
(14) Zoning certificates	\$30.00
(15) Zoning Verification Letters	\$30.00
(16) Plotter/Printer Copies/Prints	\$5.00/sheet
(17) Zoning Code Books	\$25.00
(18) Northern Lights Master Plan	\$15.00 (color)
(19) Downtown Strategic Master Plan	\$15.00 (color)

(20) Comprehensive Plan	\$25.00
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(e) Moving. A permit shall be required for moving/relocating any building. The fee shall be \$10.00 for each \$1,000 of cost over the first \$5,000 with a minimum fee of \$50.00.

(f) Application Fees. Non-refundable application fees as set forth in this schedule are payable upon submission of completed application for approvals. The application fee shall be applied to the main fee upon issuance of approval.

(g) Refund of Fees. Refund of fees may be authorized if applied for within thirty days from the date of issuance of the approval or permit. Refund shall be at the discretion of the Building Official. No refunds shall be granted where the fee is \$30.00 or less.

(h) Waiver of Fees. The Director of Community Development may waive some or all of the fees for approvals and/or other permits for the purposes of carrying out an economic development program in accordance with Ord. 2003-87 and Section 1161.06(b).

(i) Valuation. Actual cost of construction that is subject to approval in accordance with the Ohio Building Code and the Residential Code of Ohio. The Director of Community Development may seek confirmation or verification that the reported valuation is consistent with actual cost of improvement.

(Ord. 2015-27. Passed 8-11-15; Ord. 2015-36. Passed 9-8-15.)