

BUILDING DEPARTMENT FEES

FEES**§ 29-1. Fee Schedule**

A. CAROLINE COUNTY BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING PERMIT APPLICATION FEES SHALL BE AS FOLLOWS:

1. RESIDENTIAL FEE SCHEDULE AND PERMITS**(a) Plan Review Deposits**

- | | | |
|------------|---|--------|
| [1] | Plan Review Deposit, for a single family dwelling, Modular, Double-wide manufactured home, and single-wide manufactured home, of \$200.00 shall be payable when application is submitted, which will be credited to the total cost calculated for the permits. Deposits shall not be refundable if the permits are not picked up within 90 days after approval. | 200.00 |
| [2] | Plan review deposit for accessory structures, payable when application is submitted, which will be credited to the total cost calculated for the permits. Deposits shall not be refundable if the permits are not picked up within 90 days after approval. | 100.00 |

(b) Plan Review fees as follows:

- | | | |
|------------|--|--------------|
| [1] | Residential Dwelling Units, Additions, Alterations, Manufactured Homes, and Industrialized Homes (modular) | |
| | (a) Per Square Foot – 1 st Floor | .12 |
| | (b) Per Square Foot – 2 nd Floor, finished basement | .12 |
| | (c) Per Square Foot – Unfinished Basement, Attached Garage, or Other Unfinished Area | .12 |
| | (d) Minimum Permit | 65.00 |
| | (e) Amendments to building plans previously approved. | 75.00 |
| [2] | Accessory Structures
(Storage sheds, Detached Garages, Workshops, etc.) | |
| | (a) Per Square Foot | .12 |
| | (b) Minimum Permit | 100.00 |
| | (c) Pre-manufactured sheds – 150 sq. ft. to 400 sq. ft. | 50.00 |
| [3] | Electrical | |
| | Per Dwelling Unit | |
| | (a) 200 amp or less | 60.00 |
| | (b) More than 200 amp | 120.00 |
| | (c) Over 5,000 sq. ft. | .015/sq. ft. |
| | (d) Per Addition, Alteration, Garage or Accessory Structure | 45.00 |
| | (e) Per Service Upgrade or Change | 60.00 |

	(f) Manufactured Home	50.00
[4]	Plumbing	
	(a) Per Dwelling Unit (up to 5,000 square feet)	60.00
	(b) Over 5,000 square feet)	.015/sq.ft
	(c) Per Addition, Alteration, Garage or Accessory Structure	45.00
	(d) Manufactured Home	50.00
[5]	Mechanical	
	(a) Per Dwelling Unit -Up to 5,000 square feet	60.00
	(b) Over 5,000 square feet	.015/sq.ft
	(c) Per Addition, Alteration, Garage or Accessory Structure	45.00
	(d) Manufactured Home	50.00
	(e) Fire Suppression System 0 – 2,000 square feet	45.00
	(f) Fire Suppression System – Over 2,000 Square feet	55.00
	(g) Change out or Replacement of Gas Furnace, Boiler, gas logs, or Fireplace	50.00
[6]	Miscellaneous	
	(a) Replace Roof or Siding (not required but upon request)	35.00
	(b) Brick Veneer	35.00
	(c) Deck - up to 400 sq.ft.	50.00
	(d) Deck – over 400 sq.ft.	.12 sq. ft.
	(e) Chimney	40.00
	(f) Fireplace	60.00
	(g) Docks	50.00
	(h) Stoops /Porch	50.00
	(i) Modification to the Code	50.00
	(j) Fence over 6 feet tall	50.00
	(k) Stop Work Order/Notice of Violation	200.00

2. COMMERCIAL AND INDUSTRIAL FEE SCHEDULE

(a) Plan Review Deposits

[1]	Plan Review Deposit, for Commercial buildings under 5,000 square feet,, shall be payable when application is submitted, which will be credited to the total cost calculated for the permits. Deposits shall not be refundable if the permits are not picked up within 90 days after approval. Minor Alterations will require \$100.00 deposit.	500.00
[2]	Plan Review Deposit, for a commercial building, 5,000 square feet or larger, shall be payable when application is submitted, which will be credit to the total cost calculated for the permits. Deposits shall not be refundable if the permits are not picked up within 90 days after approval. Minor Alterations will require \$100.00 deposit.	750.00
[3]	Third party plan review fee will be charged at:	75.00/hr.

(b) **Plan Review Fees are as follows:**

[1] New Construction

(a) Plan Review Under 5,000 square feet	225.00
(b) Plan Review Over 5,000 square feet	300.00
(c) Per Square Foot – All Floor Area	.12
(d) Amendments to building plan previously reviewed or approved	100.00

[2] Addition or Alteration

(a) Plan Review Under 5,000 square feet	125.00
(b) Plan Review Over 5,000 square feet	200.00
(c) Per Square Foot – All Floor Area	.08
(d) Review of revisions to building plan previously reviewed or approved.	75.00

[3] Electrical

(a) Per Service – 200 Amps or Less	100.00
(b) Per Service – More than 200 Amps	200.00 Min. (50.00 per 100 amps)
(c) Per Square Foot of Floor Area	.015/sq.ft.
(d) Minimum Permit	100.00

[4] Plumbing

(a) 0 up to 7,499 square feet	100.00
(b) 7,500 square feet or greater	.015/sq.ft.
(c) Plan Review	100.00

[5] Mechanical

(a) 0 – 4,000 Square Feet	150.00
(b) 4,001 – 20,000 Square Feet	250.00
(c) Plan review for over 20,000 square feet	325.00
Plus	.15/sq.ft.
(d) Fire Suppression System –	60.00/min
o Up to 4,000 sq. ft.	\$10.00/1,000 sq.ft.
o Over 4,000 sq.ft.	\$4.00/1,000 sq.ft.
(e) Fire Suppression for Hood	75.00
(f) Reinspection or Retest of Sprinkler Flow Test	100.00

[6] Cell Towers (Building, Electric & Plan Review)

(a) New Construction (Single Tenant)	1,850.00
(b) Co-location	1,350.00

3. MISCELLANEOUS FEE SCHEDULE

(a) Miscellaneous fees as follows:

[1]	Construction Trailer (includes all fees)	250.00
[2]	Sales Trailer (includes all fees)	350.00
[3]	Fuel Storage Tanks	
	(a) Up to 50,000 Gallons – Total Per Site	125.00
	(b) Over 50,000 Gallons – Total Per Site	275.00
	(c) Fuel Tank Removal – In-ground	150.00
	(d) Fuel Tank Removal – Above Ground	100.00
[4]	Water Storage Tanks	100.00
[5]	Swimming Pools (Includes Electrical & Mechanical Fees)	
	(a) Above Ground – Residential	100.00
	(b) In Ground – Residential	250.00
	(c) Public	350.00
[6]	Elevators	
	(a) Per Floor & Minimum Electrical	75.00
[7]	Signs	
	(a) Per Sign – Non-Illuminated	35.00
	(b) Per Sign – Illuminated	100.00
	(c) Per Sign More than 20 feet Above Grade	75.00
[8]	Fire Alarms	
		100.00
		Plus \$10.00 Per Device
[9]	Demolition – per permit	30.00
[10]	Amusement Devices	
	(a) Per Kiddie Ride	15.00
	(b) Per Major Ride	35.00
	(c) Per Spectacular Ride	55.00
[11]	Post Construction Permit Fee (construction without permit)	Twice the amount of permit fee or \$250.00 whichever is greater
[12]	Appeal to Local Building Code of Appeals	250.00
[13]	Courtesy Inspections	100.00

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A 2% STATE LEVY SHALL BE APPLIED TO ALL FEES.

§ 29-2. Reinspection Fee

A reinspection fee of \$100.00 will be charged for each failed inspection. This reinspection fee shall be paid within thirty (30) days of the invoice date. Failure to pay within the thirty (30) day billing period shall result in the suspension of all inspections until all reinspection fees that are due, are paid in full. No final inspection for the certificate of occupancy will be scheduled until all reinspection fees, are paid in full to the Department of Inspections.

§ 29-3. Refunds

When a permit is returned or becomes void due to inactivity or abandonment, the permit holder may return the permit along with a written request for a refund within six (6) months. A refund will be issued subject to the following:

- A. The refund will be pro-rated according to the number of inspections completed.
- B. A plan review and processing fee of 20% or \$200.00, whichever is greater, for single family dwelling, modular, double-wide manufactured or single-wide manufactured home, will be deducted from the original permit fee.
- C. A plan review and processing fee of 20% or \$100.00, whichever is greater, for all accessory structures, will be deducted from the original permit fee.
- D. A plan review and processing fee of 20% or \$500.00, whichever is greater, for commercial structures under 5,000 sq. ft., will be deducted from the original permit fee.
- E. A plan review and processing fee of 20% or \$750.00, whichever is greater, for commercial structures 5,000 sq. ft. or larger, will be deducted from the original permit fee.

§ 29-4. Suspension of Permit

Any permit shall become invalid if work on the site authorized by the permit is not commenced within six months after issuance of the permit, or if the authorized work on the site is suspended or abandoned for a period of six months after the time of commencing the work; however, permits issued for building equipment such as plumbing, electrical and mechanical work shall not become invalid if the building permit is still in effect. It shall be the responsibility of the permit applicant to prove to the building official that work has not been suspended or abandoned. Upon written request, the building official may grant one or more extension of time, not to exceed one year per extension. Permits that become invalid will be voided and the permit fee forfeited. **The permit can be reinstated one time within six (6) months of issuance for a \$75.00 fee.**

29.5 Cancellation of Permit

Any permit that has been inactive for more than twelve (12) months shall be void and the permit fee forfeited. A new permit shall be required prior to resumption of the project.

§ 29-6

Planning & Zoning Application & Inspection Fees

FEES

Caroline County planning and zoning application and inspection fees shall be as follows:

A. Zoning Permit Fees

(1) Single Family Dwelling, Temporary Permits, and Home Occupations.	75.00
(2) Accessory structures and uses, additions and fences above 6' in height.	50.00
(3) Accessory Structures/uses/addition for non-residential	100.00
(4) All Other including additional/change of 9-1-1 addresses	50.00
(5) Non Residential Permit	150.00
(6) (a) Certificate of Appropriateness (Change in Use)	50.00
(b) Zoning Certification Letter/Verification of Nonconforming uses, Administrative Permit	100.00
(7) Comprehensive Plan Amendments	
(a) < 10 acres	2,500.00 + 35.00/acre
(b) < 100 acres	5,000.00 + 35.00/acre
(c) > 100 acres	10,000.00 + 35.00/acre
(8) Comprehensive Plan Text Amendment	
(a) If applicant prepares amendment	500.00
(b) If staff prepares amendment	1,000.00
(9) Antenna on Existing Tower (Tower Consultant fee)	850.00

B. Rezoning Fees

(1) Agricultural Preservation/Rural Preservation Districts	750.00 + 35.00/acre
(2) Rural Residential	1,500.00 + 50.00/acre
(3) Residential (R) Districts	2,000.00 + 50.00/acre
(4) Business (B) Districts	2,000.00 + 50.00/acre
(5) Industrial (M) Districts	2,000.00 + 50.00/acre
(6) Planned Unit Development (PUD)	2,500.00 + 50.00/acre
(7) Text Amendments	500.00
(8) Proffer Amendment	Base Fee per Individual Proffer
(9) Deferral (Plus Advertising Costs)	150.00

C. Special Exception Fees

(1) Major Home Occupation	500.00
(2) Cell Tower	4,000.00
(3) Any Other Use	1,200.00 + 50.00/acre
(4) Renewal of Special Exception	600.00
(5) Deferral (Plus Advertising Costs)	150.00

D. Variance Request Fees

(1) Variance	600.00
(2) Administrative Appeal	600.00
(3) Administrative Variance	600.00
(4) Deferral (Plus Advertising Costs)	150.00

E. Sign Permit Fees

(1) Each sign up to 25 square feet in area	50.00
(2) Each sign of 25 to 100 square feet in area	100.00
(3) Each sign of more than 100 square feet in area	100.00 +0.25/sq.ft.

F. Site Plan Review Fees

(1) Planned Unit Developments	1,250.00 + 35.00/acre
(2) By right Residential Development	1,250.00 + 35.00/acre
(3) Commercial/Industrial	1,250.00 + 35.00/acre
(4) Multi-Family Development	1,250.00 + 35.00/acre
(5) Manufactured Home Parks	1,250.00 + 35.00/acre
(6) All Other Structures/Uses	500.00 + 35.00/acre
(7) Minor Revision to Approved Plan	200.00
(8) Major Revision to Approved Plan	1/2 Required Fee
(a) Waivers	Base fee +100.00 per Waiver Request
(9) Minor Site Plan	300.00

G. Subdivision Review Fees

(1) Minor Subdivisions, Family Divisions, Boundary Line Adjustments, and Lot Line Vacations.	100.00
(2) Major Subdivisions	
(a) Concept Plans	100.00
(b) Preliminary Plat	500.00 + 35.00/lot
(c) Final Plat	500.00 + 35.00/lot
(d) Exception	100.00/Exception Request
(3) Expedited Subdivision Review	Above cost plus cost to County for 3rd party engineer to review plans.

H. Land Disturbance Permit Fees (12 Month Permit)

(1) Single Family Dwelling < 1 acres (parcel)	300.00
(2) Single Family Dwelling > 1 acres (parcel)	150.00 + 150.00/each additional disturbed area (maximum 3 disturbed acres)
(3) Non-Residential – E & S Inspection or Residential > 3 acres of disturbed area	300.00 +150.00/acre of disturbed area
(4) Non-Residential Stormwater Inspection	300.00 +150.00/acre of disturbed area
(5) If Land Disturbing occurs prior to permitting	500.00 +35.00/acre of disturbed area
(6) E & S Control Plan Review (Major Subdivision, Site Plan)	300.00 +35.00/acre of disturbed area
(7) Stormwater Management Plan Review	300.00 +35.00/acre

	(Major Subdivision, Site Plan)	of disturbed area
	(8) Minor Water Quality Impact Assessment	150.00
	(9) Major Water Quality Impact Assessment	300.00
	(10) Buffer Reduction to Chesapeake Bay Preservation Area	150.00
	(11) Reinspection Fee	100.00
I	Exceptions	
	(1) Less than 1 acre	300.00
	(2) 1 acre or more	600.00
J.	<u>Copies/Documents/Miscellaneous</u>	
	(1) Zoning Ordinance	35.00
	(2) Subdivision Ordinance	15.00
	(3) Comprehensive Plan	50.00
	(4) Future Land Use Map 8 X 10	5.00
	(5) Street Address Book	85.00
	(6) Street Map	5.00
	(7) Erosion/Stormwater Ordinance	10.00
	(8) Large Future Land Use Map	15.00
	(9) Color Copy - 8 X 10	1.00
	(10) Color Copy - 11 X 17	3.00
	(11) Building Code Book through ICC	80.00
	(12) New Street Address	25.00
	(13) Change of Address	50.00
	(14) DMV Letter	25.00
	(15) Legal Fees	250.00 + hourly rate

11/4/08 (minor typo change)