

ORDINANCE NO. 2019-005

AN ORDINANCE TO ESTABLISH A NEW FEE SCHEDULE FOR THE CITY OF EAGLEVILLE, THEREBY RESCINDING ALL PRIOR FEE SCHEDULES REFERENCED IN ORDINANCE 2016-002.

Whereas, the Eagleville City Council wishes to update the fee schedule relative to the development process;

Whereas, rezoning, subdivision, building, and other land use review procedures are a required prerequisite to the issuance of building permits;

Whereas, the Eagleville City Council desires to provide an Administrative and Building fee schedule that can be equitably applied;

Whereas, the cost of public notices for land use cases are incorporated into the fee; and

Whereas, this fee schedule will supersede the fee schedule previously adopted as Ordinance 2016-003;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville City Council that the following fee schedule is hereby adopted:

FEE SCHEDULE

BUILDING PERMITS *The City of Eagleville adopts the Rutherford County Building Permit Fee Evaluation Chart, which is subject to changes and amendments by the Rutherford County Building Codes Department. For reference, a copy of the residential (Exhibit 2016-002A) and commercial (Exhibit 2016-002B) charts, as the fees existed at this fee schedule's adoption, are attached.*

Building Permit costs include the cost of related inspections, except that follow-up inspections required as a result of failed inspections will be billed at \$85.00 per inspection (after third notice). Final inspections will not be approved until any re-inspection costs are paid in full.

OTHER PERMITS & FLAT FEES

Demolition	\$135.00	Pools	Value (\$85.00 min.)
Special Foundation	\$85.00	Signs	Value (\$85.00 min.) Other
Other Portables)	\$85.00	Temporary Parking	\$85.00
Other (Safety)	\$85.00	Tent	\$85.00
Plumbing		Moving Permit	\$235.00
Residential New	\$135.00	Change of Occupancy	\$85.00
Residential Addition	\$85.00	Indemnification Letter	\$235.00
Commercial New	\$175.00	Processing Fees	\$85.00
Commercial Addition	\$105.00	Gas Base Fee	\$30.00 (plus \$5.00/fixture)
Mobile Homes	\$Value (\$85.00 min)	Reinspection Fee	\$85.00 (after 3 rd notice)

SUBDIVISIONS *Fees include standard filing fees with the County Register of Deeds*

Preliminary/Final Plats	\$250.00 per application plus \$50.00 per lot.
Minor Plats (Administrative Review)	\$100.00 per application.

Rutherford County DEVELOPMENT FEE: *Applicant/builder/owner is solely responsible to the county for these fees, which may change - section supplied solely as a reference.*

(Payable at Rutherford County Planning Dept.) \$750 per subdivision lot prior to recording of the plat
(Payable at Rutherford County Codes Dept.) \$750 per residential unit prior to pulling permits

SITE PLANS (Commercial) \$300.00 per application (if no rezoning required)

BUILDING PLAN REVIEW – COMMERCIAL/INDUSTRIAL/MULTI-FAMILY

Plan Review Fee = 30% of anticipated building permit fee (Minimum \$100 / Maximum \$500)
Review fee is due at the time Building Plans are submitted to the City
Plans may take up to 2-weeks to review. Two complete sets of plans
required. Building Plan Review Fee is separate from the cost of the Building
Permit cost.

BUILDING PLAN REVIEW – RESIDENTIAL \$100.00, *but is only applicable for proposed homes that are:*
5,000 sq. feet or greater, OR
Basement homes

REZONING APPLICATIONS \$300.00 per application

ANNEXATION APPLICATIONS \$250.00 per application

BZA AND PLANNING APPLICATIONS

Variances	\$250.00 per application
Special Exception Use Permit (R-2 Ag. Use)	\$50.00 per application*
Special Exception Use Permit (all others)	\$100.00 per application
Special Called Meeting	\$250.00 per request
Appeal of a Code Violation	\$50.00 per violation appealed
Natural State Application	\$250.00 per property
Other Requests	\$100.00 per application

** Fees for R-2 Agriculture special accessory use applications will not be applied to any applications received until six-months following the enactment of this ordinance.*

CODE ENFORCEMENT Actual cleanup cost + 20% administrative fee +
attorney costs + lien filing fee + lien release fee

OTHER DEVELOPMENT REVIEW FEES

Other requests requiring review/plans/specifications not readily available may be billed at the City Manager's discretion depending on the nature of the request and the cost likely to be incurred by the City in fielding the request. Such requests may relate to review and approval of culverts and other proposed work in the City's right-of-way, conceptual planned uses, or other scenarios not listed herein.

OTHER FEES

Copies	\$.15 cents per page black & white
	\$.50 cents per color copy
Fax	\$ 1.00 per page local
	\$ 2.00 per page long distance
Research Copies	Based on <u>Section 6 of Public Chapter 1179, Acts of 2008</u>
Newspaper Ad	\$ 90.00 (for requests that require public hearing advertisement other than those already included)
Zoning Resolution	\$.50 cents per page
City of Eagleville Subdivision Regulations	\$.50 cents per page
Bond Extensions	\$100.00
Indemnification Letter	\$250.00

Penalty Phase:

1. Licensed Contractor – fails to obtain original permit – Notice with penalty double permit fee. Professional responsibility comes with the License with the knowledge that permits and inspections are required.
2. Homeowner fails to obtain permit – Notice – responds by date on notice – standard permit fee
3. Homeowner fails to obtain permit in a timely manner – double fee permit fee
4. Repeat offenders – Contractor or homeowner – triple permit fee

Town of Eagleville Building Permit Fee is the same as adopted and amended by the Rutherford County Codes Department, Rutherford County Tennessee. A copy of the adopted fees is attached and made a part of this record.

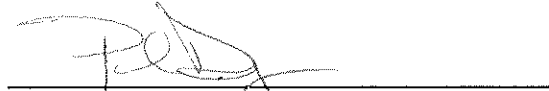
BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:



Chad Leeman, Mayor

ATTEST:


Phillip Dye, City Recorder

Passed First Reading: February 21, 2019
Passed Second Reading: March 28, 2019
Public Hearing Held: March 28, 2019
With 15 day notice given in the Rutherford Reader

APPROVED AS TO FORM:



Kevin Bragg, City Attorney

Exhibit 2019-002A

For the purpose of establishing a permit cost, residential projects are valued based on the square footage of each portion of the proposed building. The following costs per square foot are applied to the permit fee chart to establish the base building permit. *Note: the per square foot costs are as adopted by Rutherford County, which are subject to changes and amendments by the Rutherford County Building Codes Department.*

Finished Living Sq. Ft.	\$113.41	Remodel/Finish Expand	\$56.71
Unfinished Bonus/Expand	\$56.71	Storage Bldg. (No Foundation)	\$35.00
Private Garage	\$44.81	Deck/Open Carport/Porch	\$15.00
Unfinished Basement Area	\$56.71	Moved-in House	\$56.71

Exhibit 2019-002B

Commercial / Industrial / Multi-Family Square Footage Valuation Data

Group	(2003 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	176.86	171.15	166.88	159.97	148.38	147.66	154.79	137.22	132.12
	Assembly, theaters, without stage	163.20	157.49	153.22	146.31	134.72	134.00	141.12	123.56	118.45
A-2	Assembly, nightclubs	137.74	133.48	130.10	125.03	116.08	115.77	120.68	106.71	103.11
A-2	Assembly, restaurants, bars, banquet halls	136.74	132.48	128.10	124.03	114.08	114.77	119.68	104.71	102.11
A-3	Assembly, churches	163.64	157.92	153.66	146.75	135.13	134.40	141.56	126.97	188.86
A-3	Assembly, general, community halls, libraries, museums	139.33	133.62	128.35	122.44	109.81	110.09	117.26	98.65	94.55
A-4	Assembly, arenas	136.74	132.48	128.10	124.03	114.08	114.77	119.68	104.71	102.11
B	Business	140.02	134.95	130.65	124.54	111.53	110.82	119.78	99.60	95.75
E	Educational	149.11	144.06	139.93	133.69	123.37	120.45	129.32	110.19	106.00
F-1	Factory and industrial, moderate hazard	85.02	81.11	76.36	73.96	63.99	64.99	70.93	54.57	51.74
F-2	Factory and industrial, low hazard	84.02	80.11	76.36	72.96	63.99	63.99	69.93	54.57	50.74
H-1	High Hazard, explosives	79.75	75.84	72.09	68.68	59.88	59.88	65.65	50.46	N.P.
H234	High Hazard	79.75	75.84	72.09	68.68	59.88	59.88	65.66	50.46	46.63
H-5	HPM	140.02	134.95	130.65	124.54	111.53	110.82	119.78	99.60	95.75
I-1	Institutional, supervised environment	138.30	133.59	130.04	124.80	114.56	114.52	123.94	105.39	101.21
I-2	Institutional, incapacitated	233.04	227.97	223.67	217.56	204.05	N.P.	212.80	192.13	N.P.
I-3	Institutional, restrained	159.07	154.00	149.70	143.59	131.82	130.11	138.83	119.89	114.03
I-4	Institutional, day care facilities	138.30	133.59	130.04	124.80	114.56	144.52	123.94	105.39	101.21
M	Mercantile	102.58	98.32	93.94	89.87	80.45	81.15	85.52	71.08	68.48
R-1	Residential, hotels	138.69	133.98	130.43	125.19	115.04	115.00	124.42	105.87	101.68
R-2	Residential, multiple family	116.34	111.63	108.08	102.84	92.80	92.76	102.18	83.63	79.45
R-3	Residential, one - and two-family	111.51	108.46	105.79	102.87	98.15	97.97	101.12	93.50	88.03
R-4	Residential, care/assisted living facilities	138.30	133.59	130.04	124.80	114.56	114.52	123.94	105.39	101.21
S-1	Storage, moderate hazard	78.75	74.84	70.09	67.68	57.88	58.88	64.66	48.46	45.63
S-2	Storage, low hazard	77.75	73.84	70.09	66.68	57.88	57.88	63.66	48.46	44.63
U	Utility, miscellaneous	59.54	56.30	52.95	50.29	43.72	43.72	46.94	35.89	34.18
	a. Private Garages use Utility, miscellaneous									
	b. Unfinished basements (all use group) = \$15.00 per sq. ft.									
	c. N.P. = not permitted									

Permit costs for projects other than one- and two-family dwellings will utilize Exhibit 2016-002B, which is based on type of construction in accordance with the most recent building code enacted by the City.