

CITY OF HIGHLAND BUILDING AND ZONING FEE SCHEDULE

*ALL FEES FIGURED ARE SUBJECT TO VERIFICATION BY THE CITY OF HIGHLAND

Limited Permits

SHEDS

Under 200sq.ft. – Zoning Compliance Document
200 sq.ft. – 240sq.ft – A \$25 permit fee and a plan review fee
Over 240sq.ft. – Require a different permit

DECKS

No Cover - A \$25 permit fee and a plan review fee
Covered - Require a different permit

PATIOS

Under 144sq.ft. – Zoning Compliance Document
144sq.ft. or Larger – A \$25 permit fee and a plan review fee

CARPORTS

A \$25 permit fee and a plan review fee

GAZEBOS

A \$25 permit fee and a plan review fee

DEMOLITION

A \$25 permit fee and a plan review fee

POOLS

Above Ground - \$55
In Ground - \$255 which includes a \$200 Certificate of Occupancy refund after final inspection

ROOFS

Residential - \$40
Commercial - \$150

SIGNS

50sq.ft. and Under - \$45
Over 50sq.ft. - \$45 plus \$.15 per square foot over 50 square feet

ELECTRICAL UPGRADE

Residential - \$50
Commercial - \$175

ELECTRICAL REWIRE

1500sq.ft. and under - \$130
Over 1500sq.ft. - \$170

PLUMBING UPGRADES

Cost Varies – see fee schedule B

Fee Schedule B

Plumbing Inspection Fee Chart

*Inspection consists of underfloor, rough-in and final.

Residential

\$25 flat fee plus \$2.50 per fixture, no maximum, plus \$25 for each inspection*

\$10 administrative fee

\$5 for additional inspection trips over 3 to the building site

Apartment, Condominiums, Triplexes (rate is per unit)

\$25 flat fee plus \$2.50 per fixture each unit, no maximum, plus \$25 for each inspection*

\$10 administrative fee (per permit)

\$5 for additional inspection trips over 3 to each unit

Multi-Retail Centers with Separate Electrical Service to each unit (rate is per unit)

\$160 up to, and including, 60 fixtures plus \$25 for each inspection*

\$2.50 for each additional fixture over 60

\$25 administrative fee (per permit)

\$5 for additional inspection trips over 10 to each unit

Commercial and Duplexes

\$160 up to, and including, 60 fixtures per building plus \$25 for each inspection*

\$2.50 for each additional fixture over 60

\$25 administrative fee (per permit)

\$5 for additional inspection trips over 10 to the building site

Fee Schedule C

Electrical Inspection Fee Chart

Residential Rate (1 and 2 family)

\$10 - Administrative Fee

\$40 – Amperage of 200 A or less

\$15 – For each additional 100 amps over 200

\$40 – Rough-In inspection up to 1500 square feet

\$60 – Rough-In inspection over 1500 square feet

\$75 – Changes made without an electrical permit

\$40 – Upgrade/Addition

*Re-inspection fee for any failed inspection is 1/2 of the initial inspection fee

Commercial, Industrial and Multi-Family

\$ 25 - Administrative Fee

\$ 75 – Changes made without an electrical permit

\$150 – Upgrade/Addition

_____ X _____ = _____
Square feet electrical fee multiplier*

_____ X _____ = _____
Amperage service fee schedule**

<u>Electrical Fee Multiplier*</u>	
Commercial Facility	0.05
Mercantile Facility	0.05
Office Facility	0.05
Educational Facility	0.07
Religious Facility	0.04
Health Care Facility	0.11
Industrial Facility	0.05

<u>Service Fee Schedule**</u>	
120V	0.11
120/240V Single Phase	0.13
120/280V Three Phase	0.17
120/240V Three Phase	0.20
277/480V Three Phase	0.30
480V Three Phase	0.30

Fee Schedule D

Miscellaneous Fees

*Anything other than single family residential is considered commercial

Additions

Residential - \$.10 per square foot

Commercial - \$.15 per square foot

Repairs/Alterations

Residential - \$40 plus \$2 per \$1,000 for anything over \$5,000

Commercial - \$150

Fee Schedule E

Plan Review Fee

\$10 – Single Family

\$20 – All other plans reviewed in house

Occupancy Permit Fee

\$215 – refund of up to \$200 available upon final inspection

New Service Connection Fees

Potable Water**

Type of Connection	In City Rate		Out of City Rate	
	Inside	Outside	Inside	Outside
1 Inch Connection	\$1050	\$1110	\$1250	\$1310
1 ½ Inch Connection	\$1500	\$2150	\$1700	\$2350
2 Inch Connection	\$2700	\$3400	\$2900	\$3600
3 Inch Connection	\$3900	\$6750	\$4100	\$6950
4 Inch Connection	\$5200	\$8050	\$5400	\$8250

**For water service connection greater than 4 inch, the fee shall be determined by the City Manager or his designee. The City will furnish and install the service pipe from the main to the property line, the curb stop, box and meter.

Electric***

120/240 Volt Single Phase Service up to 200-Amp	\$375
120/240 Volt Single Phase Service over 200-Amp volt single phase service	\$575
All secondary voltage three phase services 120/240 volt, 120/208 volt or 277/480 volt	\$825
All Primary voltage three phase services, 7620; 13,200 volt and 2400/4160 volt	\$1000

***The city will run a maximum of 125 feet of service from the City's connection point. For any service runs greater than 125 feet, the owner is responsible for all costs incurred by the city for runs greater than 125 feet are borne by the property owner. For redundant services, the property owner is responsible for all costs.

Sanitary Sewer Connection Fees

Residential	Commercial	Industrial
\$2551	\$2551	\$3912

Miscellaneous Fees

1. Zoning Verification Letter - *\$50 – refundable deposit
2. Appeals to Combined Planning and Zoning Board - \$50
3. Appeals to the City Council - \$500
4. Variances - \$150
5. Zoning District Amendment - \$150
6. Zoning Text Amendments - \$100
7. Special Use Permits - \$125
8. Site Plan Reviews - \$125
9. Home Occupation Permit - **\$10
10. Preliminary Plans – (Planned Unit Developments)
 - a. Less than 2 acres - \$200
 - b. 2 acres to 15 acres - \$300
 - c. 16 acres to 25 acres - \$400
 - d. 25 acres or more - \$500
11. Land Development Fees
 - a. Preliminary Review - \$100 plus \$10 per lot for all proposed subdivisions
 - b. Site Plan for Drainage Review - \$500
 - c. Additional Drainage Reviews - \$200
 - d. Final Plat Review - \$50 per submittal
 - e. Improvement Plan Review/Inspection Fee – 2% of approved engineer's estimate

*\$50 refundable deposit, additional fees will be charged as needed on a time and material basis

** \$10 Depending on type of permit

Building Permit Fee Schedules

Single-Family

- New Residence Construction – Use fee schedules A, B, C, and E*
- Alteration/Addition – Use fee schedules D, E (and B, C if doing plumbing or electrical work)
- Accessory Structure under 240 sq. ft. – Use fee schedule D, E (AND B, C if doing plumbing or electrical work)
- Accessory Structure if 240 sq. ft. or over – Use fee schedules A, E (and B,C if doing plumbing or electrical work)

Commercial, Industrial or Multi-Family

- New Construction – Use fee schedules A, B, C and E**
- Alteration/Addition – Use fee schedules D, E (and B,C if doing plumbing or electrical work)
- Accessory Structure – Use fee schedules A, E (and B, C if doing plumbing or electrical work)
- Plumbing Only – Use fee schedule B and E
- Electrical Only – Use fee schedule C and E

*Single family construction is typically type VB construction

**Construction type as designated by the Architect/Engineer, unless determined otherwise during the plan review process.
