

INTEROFFICE MEMORANDUM
WHITE LAKE TOWNSHIP

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer

Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith



OFFICE OF THE CLERK

To: Board of Trustees

From: Anthony L. Noble 

Subject: Fee Schedule

Date: March 18, 2025

Attached for review is the Fee Schedule update request under Resolution #25-004. Please see the attached redlined copy that includes the fee request changes from Community Development/Planning under section #27 and Community Development/Building under section #10.

Thank you.

**CHARTER TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN**

RESOLUTION #25-004

WHITE LAKE TOWNSHIP FEE SCHEDULE (2025-01)

At the regular meeting of the Township Board of the Charter Township of White Lake, Oakland County, Michigan, held in the Township Annex, 7527 Highland Road, White Lake, Michigan, in accordance with the Open Meetings Act, Public Act 267 of 1976 as amended, on the 18th day of March 2025, at 6:30 p.m., with those present and absent being,

PRESENT: Rik Kowall, Anthony L. Noble, Mike Roman, Scott Ruggles, Steve Anderson, Andrea Voorhies and Liz Smith.

ABSENT: None

The following preamble and resolution were offered by ___ and seconded by ___.

WHEREAS, The Township Board has determined it is reasonable and necessary to establish a Fee Schedule adopted by resolution.

WHEREAS, The Charter Township of White Lake periodically reviews its schedule of fees charged for certain services to consider updates to various user fees and or service charges including those collected on behalf of governmental entities.

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of White Lake approves the adoption of the proposed Fee Schedule including any amendments, deletions, updates, or other modifications as outlined attached as Exhibit 1, and that the following schedule of fees is hereby established. Fees charged by act of this resolution are effective immediately.

A vote for the adoption of the foregoing resolution was taken and was as follows:

AYES: -
NAYS: -
ABSENT: -

RESOLUTION DECLARED ADOPTED BY VOICE VOTE.

CLERK'S CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Township Board of the Charter Township of White Lake, Oakland County, Michigan at a regular meeting held on March 18, 2025.

Anthony L. Noble, Clerk MiPMC
Charter Township of White Lake

EXHIBIT 1



WHITE LAKE TOWNSHIP FEE SCHEDULE (2025-01)

10. CONSTRUCTION CODE (CHAPTER 8; ARTICLES II, III, IV, VII CODE OF ORDINANCE)

A. Building Permit

- a. Residential Building Permit (first thousand)\$200.00
(Plus \$6.00 for each additional thousand)
- b. Residential Additions, Remodels and accessory structures.....\$100.00
(Plus \$6.00 for each additional thousand)
- c. Minor Residential Renovations Permit for Barrier Free Accessibility
Features and Community Development Block Grant Less than \$5,000.00
.....\$50.00
- d. Commercial Building Permit per attachment "A"
- e. Commercial Additions and Remodels (first thousand).....\$300.00
(Plus \$8.00 for each additional thousand)
- f. Re-Inspection.....\$50.00
- g. Fence Permit.....\$50.00
- h. Swimming Pool/Spa/etc.....\$200.00
- i. Sign Permit ~~\$100.00~~ \$225.00
- j. Roof/Siding/Window Permits-Residential\$150.00
- k. Roof Permits-Commercial:
 - \$1 to \$10,000 (plus \$8 per \$1,000 over \$2,000).....\$150.00
 - \$10,001 to \$100,000 (plus \$3 per \$1,000 over \$10,000).....\$165.00
 - \$100,001 to \$500,000 (plus \$2 per \$1000 over \$100,000)\$435.00
 - \$500,001 + (plus \$3 per \$1,000 over \$500,000)\$1,235.00

B. Building Inspection Fee

- a. Fire Inspection Reports\$100.00

BUILDING DRAFT

- b. Mobile Home Inspection (per permit)\$100.00
- c. Change of Occupancy or New Use Inspection ~~\$200.00~~\$250.00
- d. Liquor License Inspection\$100.00

C. Permit Renewals

- a. ~~Six Months Additional~~..... (20 % of Original Permit Fee)
(May be obtained by the original permit holder)
- ~~Renewed by Expiration Date~~ (New) 100%
- ~~b. Renewed After Expiration Date~~ (plus current fee) \$100.00
(pro-rated on number of inspections left to be completed)

D. Demolition Fee

- a. Residential (New) \$200.00
- b. Commercial\$500.00

E. Temporary/Transfers

- a. Transfer of Permit\$100.00
- b. Temporary Trailer (per month)\$50.00
- c. Moving Buildings (Plus New Permit Fee)\$200.00
- d. Temporary Sign/Temporary Use.....\$250.00

F. License Registration (Yearly)

- a. Residential Contractor\$20.00
- b. Mechanical Contractor~~\$15.00~~\$20.00
- c. Electrical Contractor\$20.00
- d. Plumbing Contractor ~~\$1.00~~\$20.00

G. Plan Reviews

- a. Residential Plan Review Fees Please refer to michigan.gov (Bureau of Construction Codes Permit and Inspection Fee Schedule.
 - \$0.00-\$50,000 in value (New)\$50.00
 - \$50,001- \$750,000 in value (New)\$100.00
 - \$750,001 to \$1,000,000\$150.00
- b. Commercial Plan Review Fees **Per Attachment "A"**
- c. Grade and Plot Plan.....\$350.00

H. Mechanical Fees for Detached Single Family Dwelling

- a. Application Fee (Applies to all Permits)\$50.00
- b. Furnace/heat pump (per unit)\$100.00
- c. Air conditioning (per unit)\$50.00
- d. Fireplaces\$50.00
- e. Other fuel burning equipment (includes solar)\$50.00
- f. Duct work (includes make-up air)\$25.00

BUILDING DRAFT

- g. Exhaust fan (bath and kitchen)\$20.00
- h. Flu or vent dampers\$10.00
- i. LPG & fuel oil tanks\$25.00
- j. Gas piping (per outlet)\$25.00
- k. Chimney\$25.00
- l. Inspection (hourly rate)\$50.00
- m. Miscellaneous items not listed\$25.00

I. Mechanical Fees for Commercial, Industrial and Other Multiple Residential

- a. Application Fee (Applies to all Permits)\$50.00
- b. Furnace/heat pump (per unit)\$100.00
- c. Air conditioning (per unit)\$50.00
- d. Fireplaces.....\$50.00
- e. Other fuel burning equipment (includes solar)\$50.00
- f. Fuel/vent dampers\$10.00
- g. Chimneys.....\$25.00
- h. Gas piping (per outlet).....\$25.00
- i. Refrigeration (per unit)\$50.00
- j. Evaporator coils (per unit)\$50.00
- k. Exhaust fans (bath, kitchen, dryer or similar)\$25.00
- l. Fire suppression piping.....\$100.00
(Plus \$25.00 every 3000 ft. of piping)
- m. Cooling towers (per unit)\$50.00
- n. Compressor (per unit).....\$50.00
- o. Air handlers, self-contained ventilation and exhaust\$50.00
- p. Sprinkler heads for fire suppression (per head)..... \$5.00
- q. Pumps\$25.00
- r. Ducts\$100.00 (plus \$25.00 for every \$5,000.00 of value)
- s. Incinerators (per unit)\$100.00
- t. Crematories (per unit)\$100.00
- u. Tanks.....\$25.00
- v. Humidifier\$25.00
- w. Roof top units (each, up to 10 units)\$100.00
(Plus \$50.00 each additional unit)
- x. Inspection (per hour)\$50.00
- y. Re-Inspection Fee\$50.00
- ~~z. Realty Inspections (FHA & VA included)\$100.00 per hour~~
- z. Plan review (per hour)\$60.00
(Or 25% of the building permit fee)
- aa. Miscellaneous items not listed prices closest to comparable item(s)

J. Electrical

BUILDING DRAFT

a.	Application Fee (Applies to all Permits)	\$50.00
b.	Circuits (each).....	\$10.00
c.	Lighting Fixtures (per 25)	\$10.00
d.	Service (and car chargers and interruptible A/C, etc.).....	\$50.00
e.	Power outlets (including range, dryer, etc. 220v)	\$10.00
f.	Dishwasher, garbage disposal and range hood	\$10.00
g.	Ceiling & attic fans, and smoke detectors (110v).....	\$10.00
h.	Furnace unit connection	\$10.00
i.	Electrical heating units (baseboard).....	\$10.00
j.	Signs (per circuit)	\$10.00
k.	Sub-panel feeders & disconnects (plus \$5 each additional circuit).....	\$10.00
l.	KVA & HP	\$25.00
m.	Motors (each).....	\$15.00
n.	Swimming Pools (Flat Fees)	
	i.In-ground (1 inspection/2 circuits max.).....	\$50.00
	ii.Above-ground & spa (1-inspection, 1-circuit max).....	\$50.00
	iii.Alterations to existing service	\$50.00
o.	Fire Alarms	
	i.Up to 10 stations and horns	\$50.00
	ii.11 to 20 stations and horns	\$100.00
	iii.21 & over stations and horns	(each) \$5.00
p.	Self Service fuel pumps or dispensing units	
	i.Installation of systems	\$80.00
	ii.Each nozzle (Replacement nozzle's only)	\$11.00
q.	Underground trenching – buss ducts (includes feeders, mains under floor, raceways, headers for cellular floors, etc.)	
	i.up to 100 feet	\$40.00
	ii.each additional 100 feet.....	\$20.00
r.	Inspections, hourly rate	\$50.00
s.	Re-inspection fee (after 2-rough 1-rough & 2-finals 1 final)	\$50.00
	(Including locked/not ready)	
t.	Fair & Carnival inspections	\$50.00
	(Includes road shows, displays and special events)	
u.	Generators/Transformers	\$50.00
v.	Temporary Lighting (per location).....	\$50.00
w.	All equipment and devices not specifically listed	(each) \$25.00
x.	Plan review.....	\$60.00 per hour or 25% of building fee
y.	Grinder Pump.....	\$50.00
z.	Low voltage connection parts	(each) \$3.00

K. Plumbing

a.	Application Fee (Applies to all Permits)	\$50.00
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BUILDING DRAFT

b. Fixtures	\$6.00
c. Water Heater (plus base fee)	\$50.00
d. Water Distribution	\$25.00
e. Septic Connection	\$50.00
f. Sewer Connection	\$50.00
g. Drains and Pumps	
i. Floor Drains	\$10.00
ii. Subsoil drains or weeper (includes ceiling drains).....	\$10.00
iii. Laundry lift pump	\$10.00
iv. Sewage lift pump	\$10.50
v. Reduced pressure zone backflow preventer	\$10.00
vi. Sprinkler Heads	\$10.00
h. Water Connected Appliances, Equipment and Devices	
i. Automatic Washer	\$10.00
ii. Water Softener.....	\$10.00
iii. Disposal	\$10.00
iv. Dishwasher.....	\$10.00
v. Utility Holes and Catch Basins	\$10.00
i. Laboratory, Hospital, Clinic Fixtures, Equipment and Devices	
i. Water Connected Sterilizer	\$10.00
ii. Water Connected Dental Chair	\$10.00
iii. Autopsy Table	\$10.00
iv. Fixtures, equipment and devices not specifically listed (each)	\$10.00
v. Inspections (per hour)	\$50.00
vi. Re-Inspection Fee	\$50.00
vii. Plan reviews (per hour or 25% of building fee)	\$60.00

L. Fire Department Inspection Fees

a. Certificate of Occupancy Inspections and Re-inspections	\$232.50
b. Plan Review (construction, private road, other).....	\$232.50

M. Rental Property Regulations

a. Nonrefundable Application Fee	\$50.00
b. Registration/Certification Fee (one- and two-family dwelling)	
every four (4) years	\$150.00
or per operating year	\$37.50
c. Registration/Certification fee (multi-family)	\$478.00
(per-building, every 2 years) or (per-building, per operating year) ...	\$239.00
d. Re-inspection after initial and reinspection	\$75.00
e. Lock-out/Not Ready	\$75.00

N. Construction Board of Appeals (Plus Cost).....\$150.00

COMMERCIAL BUILDING PERMIT FEE

Attachment "A"

Building Permit Fees:

Fee basis/value of construction for Building Permits shall be determined by use of the Building **Valuation Data (BVD)** document published by the **International Code Council (ICC)**, including any and all schedules and tables. Square foot construction costs will be updated annually, by the published **BVD** available on that date.

Building Plan Review:

Building, Plumbing, Electrical and Mechanical Plan Review Fees shall be determined by the **Bureau of Construction Codes Permit and Inspection Fee Schedule: Plan Review Fee Schedule**. The fee for plans sent to an outside agency for review shall be the actual cost charged by the outside agency multiplied by 1.15. The acting Building Official will determine by project complexity and availability of time and manpower those plans that will be sent out for review.

BUREAU OF CONSTRUCTION CODES PERMIT AND INSPECTION FEE SCHEDULE

ESTABLISHED UNDER THE STILLE-DEROSSETT-HALE STATE CONSTRUCTION CODE ACT,
1972 PA 230, MCL 125.1501 ET SEQ.

PLAN REVIEW FEE SCHEDULE

BUILDING CODE REVIEW FEE

<u>BUILDING VALUATION*</u>	<u>FEE</u>
\$0-\$500,000	0.0013 of building valuation but not less than \$125.00
Over \$500,000.....	\$650.00 plus 0.0003 of building valuation over \$500,000

*Based on Bureau of Construction Codes square foot construction cost table.

The first \$125.00 of an application is non-refundable.

Mechanical, Plumbing, Electrical (each code) 25% of Building Code Review Fee

Review of Alterations, Remodeling &
Submissions Where NO SQUARE FOOTAGE

CALCULATIONS are available \$125.00 Per Hour - 1 Hour Minimum

Consulting Services \$125.00 Per Hour - 1 Hour Minimum

NOTE: Plan review services for permits issued by the Bureau of Construction Codes will be assessed at 30% of the building permit fee.

Approved by Construction Code Commission – February 13, 2013
Established by Director, Department of Licensing and Regulatory Affairs – February 26, 2013
Effective Date - April 1, 2013

Building Valuation Data – FEBRUARY 2025

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2025. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$265.76/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$265.76/sq. ft x 0.0075
= \$31,891.20

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family ^d	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20
U2 Half of Utility Miscellaneous	58.83	55.36	51.50	49.29	43.90	41.01	46.92	34.75	33.10

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.



WHITE LAKE TOWNSHIP FEE SCHEDULE (2025-01)

28. PLANNING DEPARTMENT

A. Planning Consultant	
a. Evening Meeting Fee	\$575.00
b. Expedited Review Fee Premium	150% within 5 business days
c. Pre-application conference (at client's office)	\$400.00
d. Pre-application conference (at Planner's office)	\$300.00
Traffic engineer attendance (if requested)	\$200.00
e. Special land use/ (plus site plan fee).....	\$400.500.00 + 6/acre
f. Development Agreement review (each review)	\$97.125.00 hour
g. Conceptual review (prior to formal submittal)	\$97.00 hour
h.g. Condominium Plan	\$275.375.00 + applicable site plan
i.h. Site Plan Review	
i. Site Condominium (per review).....	(plus \$6/unit) \$400.1,625.00
ii. Multi-family residential (per review).....	(plus \$.6.40/unit) \$400.1,625.00
iii. Non-residential (per. 3 review).....	(+ \$55 acre) \$425.1,625.00
iv. Public, Institutional, or Semi-Public Uses	(+ \$40 acre)
	\$385.1,625.00
v. PBD/PDD Plan Review (w/o Rezoning).....	applicable REU Fee per use \$1,625.00
vi. PBD/PDD Plan Review with Rezoning.....	(+ plan review) \$650.00
vii. Residential Open Space Plan/Cluster Option	(plus \$5/unit) \$450.00
viii. Home occupations (each review)	\$200.00
ix. Mobile Home Park (each review).....	(plus \$5/unit) \$485.00
x.vii. Sign review (each review)	\$175.125.00
xi. Master Sign Plan (Multi-Tenant).....	\$350.00
xii. Mining Application (each review).....	(plus \$5.00/acre) \$600.00
xiii. Land Division (each review).....	(plus \$50/lot) \$175.00

PLANNING DRAFT

- xiv. Land Division w/internal road (each review) (plus \$50/lot) \$175.00
- xv. ~~viii~~. Private Road (each review) (plus \$50/lot) \$485.00
- xvi. ~~Final back-check of approved site plans for pre-construction meetings~~
..... \$300.00
- xvii. ~~Administrative Review of Minor Site Plan~~ 50% of Orig. Fee
- j.i. Subdivision Plats
 - i. ~~Pre-approval sketch plan~~ \$300.00
 - ii. ~~ix~~. ~~Tentative p~~ Preliminary plat (per review) (plus \$5/unit) \$450.00 1,625.00
 - iii. ~~Final preliminary plat (per review)~~ (plus \$5/unit) \$295.00
 - iv. ~~x~~. Final plat (includes 1 review) (plus \$5/unit) \$240.00 Based on construction cost estimate
 - v. ~~Re-review of revised plans within six months~~ 75% of original fee
- k.j. Traffic Impact Study Reviews
 - i. ~~Rezoning Study (regardless of peak hour trips) Included in planning review~~
 - ii. ~~xi~~. Abbreviated Impact Assessment (i.e., Trip Generation Studies) .. \$97150.00 hr.
 - iii. ~~xii~~. Full Impact Study (under 500 peak hour trips) \$97150.00 hr.
 - iv. ~~xiii~~. Full Impact Study (over 500 peak hour trips) \$97150.00 hr.
 - v. ~~xiv~~. Revised Traffic Impact Studies \$97150.00 hr.
 - vi. ~~xv~~. Scoping Traffic Study w/applicant \$97150.00 hr.
 - vii. ~~xvi~~. Parking Study Review \$97150.00 hr.

B Planning Department Reviews

- a. Pre-application conference \$100.00 Based on departmental attendance
- b. ~~Consultation meetings~~ \$50.00
- c. Administrative site plan review ~~\$350~~ 500.00
- d. Public Hearing (newspaper advertisements & 300' mailings) ~~\$200~~ 300.00
- e. Zoning Verification Letters
 - i. Residential (includes home occupations) no charge
 - ii. Non-Residential (includes financial zoning compliance letters) \$100.00
- f. Punch List Administrative Fee (based upon the following sliding scale, which must be posted every January 1st until project completion. The percentage is based upon the most recent punch list evaluation)
 - i. \$0 - \$49,999 3% annually
 - ii. \$50,000 - \$99,999 2.5% annually
 - iii. \$100,000 - \$149,999 2% annually
 - iv. \$150,000 and above 1.5% annually
- g. Landscape Inspection Fee (based upon the following sliding scale, which is based upon the landscape estimate provided by the developer and verified by the Planning Department)
 - i. \$0 - \$9,999 3%
 - ii. \$10,000 - \$49,999 2.5%
 - iii. \$50,000 - \$99,999 2%

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- iv. \$100,000 and above 1.5%
- B. Planning Commission
 - a. Residential..... (plus \$5/acre) \$9750.00
 - b. Commercial..... (plus \$40/acre) \$9750.00
 - c. Industrial (plus \$40/acre) \$9750.00
 - ~~d. Special Land Use (not including site plan review)..... (plus \$5/acre) \$750.00~~
 - ~~e.d. Planned Business/Planned Development..... (plus \$40/acre) \$1,000200.00~~
- C. Zoning Board of Appeals
 - a. Residential Application Fee\$350400.00
(plus 10% admin fee)
 - b. Commercial Application Fee\$400500.00
(plus 10% admin fee)
- D. Special Meetings
 - a. Planning Commission.....\$6001,2000.00
(plus, staff/consultant review and/or attendance fee)
 - b. Zoning Board of Appeals.....\$5001,000.00
(plus, staff/consultant review and/or attendance fee)
- E. Attorney Review Fees
 - a. Development Agreement (routine)\$500600.00
 - b. Easement Review (includes 2 reviews)\$400450.00
 - c. Master Deeds and Bylaws (includes 2 reviews)\$1,000.00
 - d. ~~Confirmation of Recording Fee (includes 2 reviews)~~\$10050.00
 - e. Covenants and restrictions (includes 2 reviews).....\$400450.00
 - f. Private Road Agreement.....\$250450.00
(includes 2 reviews-assumes use of standard form)
 - g. Hourly rate for additional work attorney standard hourly rate
- F. Engineering Consultant(s)
 - ~~i. Meeting Fee\$250.00~~
 - ~~ii.i. Preliminary Site Plan review of civil engineering plans..... \$1,0001,625.00
(includes 3 reviews plus \$80/acre or fraction thereof over one acre)~~
 - ~~iii. Additional reviews of preliminary plan.....25% of original fee~~
 - ~~iv.ii. Final Site Plan/Construction Plan/Document review fee based upon
percentage of approved construction cost estimate as listed below:~~

Construction Costs	Review Fee	Document Review Fee	Total
Up to \$50,000	2.5% (\$500.00 min)	1.5% (\$500 min)	4.0% (\$1,000 min)
\$50,000 to \$100,000	2.0% (\$1,250 min)	1.0% (\$750 min)	3.0% (\$2,000 min)
\$100,000 to \$250,000	1.5% \$2,000 min)	1.0% (\$1,000 min)	2.5% (\$3,000 min)
Over \$250,000	1.0% (\$3,750 min)	0.5% (\$2,500 min)	1.5% (\$6,250 min)

Note: A revised cost estimate and fee adjustment may be required as a result of design changes.

G. Administrative Fee

A 10% administrative fee for applications for zoning and other approvals is to be considered part of the basic application fees, which cover only consideration of the

application at regularly scheduled Planning Commission, Zoning Board of Appeals, and/or Township Board meetings and publications, mailings, notice of hearing, etc. as applicable.

H. Fire Department Reviews

- i. Site Plan Review\$232.50
- ii. Construction Plan Review.....\$232.50

I. Escrow

i. In addition to the basic application fee, applicants for zoning and other approvals, shall pay escrow deposit to cover the costs of review of applications for variances, special use permits, site plans, rezoning, planned unit developments, construction inspections, subdivision, site condominiums, and other requests as described above. Such escrow fees shall be in addition to the basic administrative fee, and the total amount paid shall be equal to the Township’s actual expenses incurred for reviewing the application, including but not limited to the cost of:

- i. Planning Commission subcommittee meetings;
- ii. Special meetings;
- iii. Review by Township attorney and preparation of appropriate approving resolutions or ordinances;
- iv. Review by Township Planner;
- v. Review by Township Engineer;
- vi. Review by Fire Department;
- vii. Review by Police Department;
- viii. Review by Building Department;
- ix. Review by Assessing Department;
- x. Review by Water Department;
- xi. Review by Environmental Specialist;
- xii. Airport notification;
- xiii. Additional notices of public hearing;
- xiv. Traffic studies;
- xv. Environmental impact studies;
- xvi. Notice of additional hearings; and
- xvii. Similar services and expenses

ii. Inspection escrow in accordance with the following schedule based upon proprietor’s total construction cost, as listed below

<u>Construction Cost Amount and/or Sanitary Sewer Construction Amount</u>	<u>Deposit for Inspection of Site</u>
Up to \$10,000	\$1,000.00
\$10,000 to \$50,000	10% of construction cost
\$50,000 to \$100,000	8% but not less than \$5,000
\$101,000 to \$499,000	6% but not less than \$8,000
Over \$500,000	4% but not less than \$30,000

- iii. If the Planning Department determines that the application is one for which such costs for review are likely to exceed the fees set forth in this Ordinance, the Planning Department shall require the applicant to pay into escrow, in advance, an amount over and above the stated escrow fee estimated to be sufficient to cover the expected costs. No application(s) shall be processed and no Certificate of Occupancy(s) or permit(s) shall be issued prior to the required escrow fee having been deposited with the Township. If an applicant objects to the amount of the escrow funds required to be deposited, it may appeal that determination to the Township Board within 30 days after the initial decision.
- iv. When 50% of the fund in the escrow account is depleted, the applicant shall make an additional deposit sufficient to cover any deficit and to reestablish its original balance, or such greater amount as is determined by the Planning Department to be reasonably necessary in order to cover anticipated remaining or future expenses. No further action shall be taken on an application until the escrow account has been reestablished to such appropriate level, as determined by the Planning Department.
- v. The Planning Department shall maintain accurate records regarding the expenditures made on behalf of each applicant from the escrow account. Such escrow funds (from one or more applicants) shall be kept in a separate bank account or bank account category.
- vi. Any excess funds remaining in the escrow account after the application has been fully processed, reviewed, and the final decision has been rendered regarding the project will be refunded to the applicant with no interest to be paid on those funds. If the balance of the expenses for the application for any reason exceeds the amount remaining in escrow following final action by the Township, the Township shall send the applicant a statement for such additional fees. Until the applicant pays such fees for the expense of the review, no further building permit(s) or certificate of occupancy(s) or other permit(s) for the project shall be issued, and if such expenses remain unpaid for a period of 14 days, the Township Planning Department or Building Official may issue appropriate stop work orders or take other action to halt work on the project. In addition, the Township may take legal action to collect unpaid fees.
- vii. The application for zoning approval or other approvals covered by this Ordinance shall indicate that the applicant agrees to pay the Township's expenses for review of the application and other above-stated expenses.

J. Township Parks

a. Vetter Park

- i. Pavilion rental (Resident per block of time).....\$80.00
- ii. Pavilion rental (NON-Resident per block of time).....\$160.00
- iii. Field Practices and Games (per 2-hour block of time).....\$95.00

b. Hawley Park

- i. Pavilion rental (Resident per block of time).....\$80.00
- ii. Pavilion rental (NON-Resident per block of time).....\$160.00

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- iii. Pavilion rental with electrical service (plus current fee)\$20.00
- iv. Field Practice and Games – Large field 3 (per 2-hour block of time)
.....\$100.00
- v. Field Practice and Games – Small field 1 and 2 (per 2-hour block of time)
.....\$90.00
- vi. Field Practice and Games – Quarter field (per 2-hour block of time) \$75.00
- vii. Basketball Court (per season)\$50.00
- viii. Volleyball Court (per season)\$50.00
- c. Hidden Pines Park
 - i. Field Practice and Games (per 2-hour block of time).....\$95.00
- d. Bloomer Park
 - i. Pavilion rental (Resident per block of time)\$80.00
 - ii. Pavilion rental (NON-Resident per block of time)\$160.00