

Exhibit A
Town of McCordsville Fee Schedule
Improvement Location Permits, Building Permits, Inspections, General Permitting

Residential Improvement Location Permit Fees	Fee Amount
Single-family residence on platted lot	\$150
Single-family residence on non-platted lot	\$210
Two-family & multi-family dwelling on platted lot	\$180/unit
Two-family & multi-family dwelling on non-platted lot	\$210/unit
Remodel/alteration/addition to residence	\$50
Accessory building \geq 200 SF and/or on permanent foundation	\$50
Swimming pool	\$50
Residential Building Permit Fees	Fee Amount
Single-family residence on platted lot	\$300 + \$0.02/SF ¹
Single-family residence on non-platted lot	\$300 + \$0.02/SF ¹
Two-family & multi-family dwelling on platted lot	\$300/unit ²
Two-family & multi-family dwelling on non-platted lot	\$300/unit ²
Remodel/alteration/addition to residence 0-400 SF	\$250 ³
Remodel/alteration/addition to residence 401-800 SF	\$275 ³
Remodel/alteration/addition to residence \geq 801 SF	\$275 + \$0.02/SF > 800 SF ³
Accessory building \geq 200 SF and/or on permanent foundation	\$150 (unfinished ⁴), \$225 (finished ⁵)
Pool, in-ground	\$225 ⁶
Pool, above-ground (greater than 200 SF)	\$225 ⁶
Non-residential Improvement Location Permit Fees	Fee Amount
(Includes all commercial, industrial, institutional, multi-family, and public uses)	
Structure 0-1,000 SF	\$220
Structure 1,001-2,500 SF	\$265
Structure 2,501-5,000 SF	\$330
Structures > 5,000 SF	\$330 + \$0.04/SF > 5,000 SF
Parking Lot	\$330/acre
Swimming Pool	\$100
Non-residential Building Permit Fees	
Structure 0-1,000 SF	\$250 ⁸
Structure 1,001-2,500 SF	\$350 ⁸
Structure 2,501-5,000 SF	\$350 ⁸
Structures > 5,000 SF	\$350 + \$0.08/SF > 5,000 SF ⁸
Swimming Pool	\$375 ⁷
Inspection Fees	Fee Amount
General & Site Inspection	\$75
Certificate of Occupancy	\$100
Re-inspections ⁹	\$75 1 st , \$100 2 nd , \$200 3 rd , \$400 4 th +
Other Permit Fees	Fee Amount
Duplicate Permit	\$25

Permit Extension	\$50 (0-6 months)
Permit re-submission (for revision), residential	\$50
Permit re-submission (for revision), non-residential	\$300 + \$0.04/SF
Fence	\$10
Kiosk & Vending Machine	\$50.00
Returned Check Charge	\$30.00
Unpaid Invoices (30+ days from pick-up)	10% of total invoice
Permanent Sign	\$105 + \$0.50/SF > 16 SF + \$75 electrical inspection
Temporary Sign	\$105
Public Hearing Sign Deposit	\$100 (refundable upon return of sign)
Telecommunications Facility, New Tower	\$705
Telecommunications Facility, Modification/Collocation	\$345
Erosion Control Review Fee	\$35
Annual Temporary Occupancy Permit, before Dec. 31 st	\$50
Annual Temporary Occupancy Permit, before Jan. 31 st	\$75
Annual Temporary Occupancy Permit, after Jan. 31 st	Must re-file
Temporary Use/Structure	\$165/site + \$75 electrical inspection (if applicable)
Zoning Verification Letter	\$50
Food Truck Permit	\$25
Fines & Violations	Fee Amount
Missed Inspection	\$350
Construction w/out a permit	Double permit fee
Stop Work Order	\$350
Violation of a Stop Work Order	\$1,000/day, \$500/each add'l' day
Structures w/out a permit	\$150/day
Occupancy w/out a permit	\$300/day
Unwholesome Environmental Ordinance Violation	\$250/occurrence
Zoning Violations	Fee Amount
Notice of Violation	Notice
First Notice of Penalty	\$100
Second Notice of Penalty	\$150
Third Notice of Penalty	\$200
Fourth Notice of Penalty	\$250
Fifth Notice of Penalty	\$300
Documents/Maps Copy Costs (as specified in IC 5-14-3-8-D)	Fee Amount
Hard copy 8.5"x11" and 8.5"x14" (B&W)	\$0.10/sheet per side
Hard copy 11"x17" (B&W)	\$0.20/sheet per side
Hard copy 8.5"x11" and 8.5"x14" (Color)	\$0.25/sheet per side
Hard copy 11"x17" (Color)	\$0.50/sheet per side
Comp Plan, Sub Control Ord., & Zoning Ord. CDs	\$1/CD-ROM

Exhibit B
Town of McCordsville Fee Schedule
Planning, Zoning, Engineering, Right-of-Way Fees

Planning & Zoning Fees	Fee Amount
Development Standards Variance	\$220 + \$55/each additional
Major Primary Plat	\$550 + \$20/lot
Major Secondary Plat	\$550 + \$20/lot
Major re-plat	\$550 + \$20/lot
Minor Primary Plat (1 lot subdivision)	\$220
Minor Secondary Plat (1 lot subdivision)	\$220
Minor Re-plat	\$220
Vacation of plat/lot	\$110/lot
Vacation of right-of-way	\$300
Time extension of plat	\$220
Amendment to Commitments/Covenants	\$220
Re-plat to combine lots	\$110/lot
Rezone, all standard zoning districts	\$550 + \$20/acre
Rezone, residential less than 2 acres	\$110/lot
Rezone, Planned-Unit Development	\$2,200 + \$20/acre
Planned-Unit Development Amendment	\$1,100
Exception to Non-conforming Use Regulation (BZA)	\$330
Exception to Corridor Overlay Regulation (BZA)	\$220 + \$110/each additional
Exception to Subdivision Control Regulation (PC)	\$440 + \$220/each additional
Special Exception, Residential	\$165
Special Exception, Commercial/Institutional/Park/Home Occ.	\$330
Special Exception, Industrial/Cellular Facility	\$440
Special Exception Extension	\$220
Development Standard Variance Extension	\$165
Address assignment/verification	\$60/address
Technical Review	\$440
Comprehensive Plan Amendment	\$770
Zoning Ordinance Amendment	\$550
Subdivision Control Ordinance Amendment	\$550
Right-of-Way Permits/Petitions	Fee Amount
Right-of-way Permit	\$50
Residential Sidewalk	\$25
Residential Driveway	\$50
Commercial Sidewalk	\$50
Minor Commercial Driveway ($\leq 24'$ width at throat)	\$50
Major Commercial Driveway ($> 24'$ width at throat)	\$150
Major Commercial Driveway w/ passing blister and/or turn lanes	\$200
Boring under street	\$100
Excavation parallel to street	\$100
Open street cuts	\$150
Trash receptacle or construction trailer in ROW	\$50/week
Underground trenching or excavation parallel to street	\$50

Pole lines	\$40/pole
Feet of installed line	\$50

Sewer Fees

(see adopted Sewer Fee Ordinance)

Engineering Review & Construction Observation Fees	Fee Amount
Sanitary Sewer Review	\$0.75/linear foot
Force Main Review	\$0.75/linear foot
Lift Station Review	\$1,000/lift station
Entrance Review	\$400/entrance
Minimum Fee (sum of 4 previous review items above)	\$1,500
Drainage Review (Town Engineer or designee)	\$75/hour, contact Town Engineer
Drainage Review (Consultant)	At Cost, contact Town Engineer
Sanitary Sewer Construction Observation	\$3/foot
Force Main Construction Observation	\$3/foot
Storm Sewer Construction Observation	\$1.25/foot
Entrance Construction Observation	\$300/entrance
Lift Station Construction Observation	\$3,500/lift station
Minimum Construction Observation Fee (sum of 4 previous CO items)	\$1,500

Footnotes

- ¹ – includes 7 inspections, additional inspections \$75/each, re-inspections not included
- ² – includes 7 inspections, additional inspections \$75/each, re-inspections not included
- ³ – includes 3 inspections, additional inspections \$75/each, re-inspections not included
- ⁴ – includes 2 inspections, additional inspections \$75/each, re-inspections not included
- ⁵ – includes 3 inspections, additional inspections \$75/each, re-inspections not included
- ⁶ – includes 4 inspections, additional inspections \$75/each, re-inspections not included
- ⁷ – includes 8 inspection, additional inspections are \$75/each, re-inspections not included
- ⁸ – includes 6 inspections, additional inspections are \$75/each, re-inspections not included
- ⁹ – each re-inspection of a specific inspection type (ie. footer, energy, final, etc) is \$75. However if the same project fails the same inspection type repeatedly the re-inspections costs rise from \$75 for the first fail, to \$100 for the second, \$200 for the third, and \$400 for the fourth and all subsequent.