

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

(Includes all commercial, industrial, institutional, multi-family, and public uses)

	Fee Amount
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 +

Impact Fees

Single Family Park
Multi Family Park

Fee Amount

\$832
\$832/unit

Other Permit Fees

Duplicate Permit
Permit Extension
Permit re-submission (for revision), residential
Permit re-submission (for revision), non-residential
Fence
Kiosk & Vending Machine
Returned Check Charge
Unpaid Invoices (30+ days from pick-up)
Permanent Sign

Temporary Sign
Public Hearing Sign Deposit
Telecommunications Facility, New Tower
Telecommunications Facility, Modification/Collocation
Erosion Control Review Fee
Annual Temporary Occupancy Permit, before Dec. 31st
Annual Temporary Occupancy Permit, before Jan. 31st
Annual Temporary Occupancy Permit, after Jan. 31st
Temporary Use/Structure

Zoning Verification Letter
Food Truck Permit

Fee Amount

\$25
\$50 (0-6 months)
\$50
\$300 + \$0.04/SF
\$10
\$50.00
\$30.00
10% of total invoice
\$105 + \$0.50/SF > 16 SF +
\$75 electrical inspection
\$105
\$100 (refundable upon return of sign)
\$705
\$345
\$35
\$50
\$75
Must re-file
\$165/site + \$75 electrical inspection (if
applicable)
\$50
\$25

Fines & Violations

Missed Inspection
Construction w/out a permit
Stop Work Order
Violation of a Stop Work Order
Structures w/out a permit
Occupancy w/out a permit
Unwholesome Environmental Ordinance Violation

Fee Amount

\$350
Double permit fee
\$350
\$1,000/day, \$500/each addl' day
\$150/day
\$300/day
\$250/occurrence

Zoning Violations

Notice of Violation
First Notice of Penalty
Second Notice of Penalty
Third Notice of Penalty
Fourth Notice of Penalty
Fifth Notice of Penalty

Fee Amount

Notice
\$100
\$150
\$200
\$250
\$300

Documents/Maps Copy Costs (as specified in IC 5-14-3-8-D)

Hard copy 8.5"x11" and 8.5"x14" (B&W)
Hard copy 11"x17" (B&W)

Fee Amount

\$0.10/sheet per side
\$0.20/sheet per side

Hard copy 8.5"x11" and 8.5"x14" (Color)
Hard copy 11"x17" (Color)
Comp Plan, Sub Control Ord., & Zoning Ord. CDs

\$0.25/sheet per side
\$0.50/sheet per side
\$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.