

REQUESTED BY: CITY MANAGER, BILL KOCHER

DATE OF FIRST READING: 8-17-2021 WAIVE RULES? YES  NO

FINAL ACTION DATE: 9-7-2021 VOTE:  YES  NO

SUSPENSION OF TWO READING RULE:

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>
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ADOPTION OF ORDINANCE:

	YES	NO
DENISE LINGO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JENNIFER MOODY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ROBERT PARSONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JOE ROETTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>
KISHA DOSA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CORDEL GEORGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CINDY SCHEETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>7</u>	<u>0</u>

ORDINANCE NO. 21-1956

**AN ORDINANCE AMENDING CHAPTER 150.103 (BUILDING AND ZONING FEES) OF THE MT. HEALTHY CODE OF ORDINANCES**

**WHEREAS**, from time to time building permit fees, inspection fees and certificate fees become outdated and need to be reviewed and updated and,

**WHEREAS**, the Chief Building Official has proposed a new, updated fee schedule which is in-line and comparable to fee schedules of surrounding governmental entities, to replace the current existing schedule.

**WHEREAS**, updating and replacing the City's Building and Zoning fees will benefit the health, safety, and general welfare of the City and its residents.

**NOW THEREFORE**, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MT. HEALTHY, STATE OF OHIO:

**Section 1.** That Chapter 150 Section 103 is hereby amended to read as per the attached *EXHIBIT A*.

**Section 2.** That existing Chapter 150 Section 103 of the Code of Ordinances of Mt. Healthy, Ohio is hereby repealed.

**Section 3.** That Council finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting and that all deliberations of Council which resulted in the passage of this Ordinance were taken in meetings open to the public, in full compliance with all legal requirements including Section 121.22 of the Ohio Revised Code. That this Resolution shall be in full force and effect from and after the first date provided by law.

## ***EXHIBIT A***

### **CHAPTER 150.103 Fees and Costs**

- 150.103 General Procedures
- 150.103.1 Fee Schedule for Building Permits
- 150.103.2 Other Fees and Costs
- 150.103.3 Fee Schedule for Zoning Certificates
- 150.103.4 Accessory Uses, Buildings and Structures
- 150.103.5 Administrative Fees.
- 150.103.6 Fee Table

#### **150.103 GENERAL PROCEDURES**

The City of Mt. Healthy hereby establishes the following schedule of fees and costs for zoning certificates, building permits, appeals, reviews, and other matters pertaining to this Ordinance.

- (A) Payment of Fees and Costs. The established fees and costs shall accompany each application for a zoning certificate, building permit, appeal, review, and other matters pertaining to this Ordinance. The City will accept payment of the aforementioned fees and costs via cash, check, money order, and credit card. ~~Please note a convenience fee of 2% will be included with respect to credit card transactions and that such convenience fee may be subject to change.~~
- (B) Additional Fees and Costs. In the event the fees and costs established herein for a particular certificate, application, permit, appeal, review, engineering or investigation services, legal, including credit card fees or any other matter pertaining to this Ordinance is insufficient to pay all costs incurred by the City, the additional fees and costs shall be chargeable to the applicant or owner and payable on demand.
- (C) Fees and Costs not Returnable. Fees and costs required in any of these regulations or in any parts of this Ordinance shall not be returnable for any cause, regardless of the outcome or decision on any application.
- (D) Deposit of Fees and Costs. Fees for all approvals, permits, inspections, certificates shall be paid to the City of Mt. Healthy as set forth herein. All fees and costs shall be deposited with the Director of Finance and credited to the General Revenue Fund of the City of Mt. Healthy.
- (E) Fees Exempted. The City of Mt. Healthy shall be exempt from payment of all fees established by this Ordinance.
- (F) Adjustment of Fees and Costs. From time to time, and as deemed necessary by Council, this fee and cost schedule shall be adjusted by Council and by Ordinance. The most recent schedule shall be posted for public inspection in the office of the Building and Planning Department.
- (G) Violation. Approvals and permits shall be obtained for all work subject to approval as set forth in this Schedule of Fees. Any project started without an approved building or zoning certificate shall be charged double fee.
- (H) Permit Expiration. Work needs to begin on issued permits within six months from the issued date. If work is not completed within one year from the date of issuance, a new permit shall be obtained. Permit renewals where no additional plan review is required may be provided for a one-time renewal for twelve months for a Fee equal to half the original Permit Fee, up to a maximum one hundred dollars.

**150.103.2 OTHER FEES AND COSTS.**

**(A) Building Permits.**

The estimated cost of construction is to be based on the total cost of all improvements and construction including labor and materials. Where the applicant's provided estimated cost on the Permit Application differs in a noticeable amount from standard published costs of construction, the ~~Building Official~~ shall charge the Permit Fee based on an estimated cost from a standard estimating source. For a project where a fee is not specifically listed, the ~~Building Official~~ shall determine an appropriate fee from a similar project and in consideration of the time expended to review and inspect the project.

- CBO
- (1) **Residential mechanical replacements:** The Permit Fee shall be \$100.00 for heating or air conditioning and \$145.00 for combined heating and air conditioning.
  - (2) **Commercial mechanical replacements:** The Permit Fee Shall be based on the fee schedule for each unit.
    - (1) **Residential re-roofing fee shall be \$100.00; Gutters/storm drains \$50.00:** Roofing with structural work shall be based on estimate cost listed in this fee schedule. Commercial re-roofing fees shall be based on the estimated cost listed in this fee schedule.
  - (5) For work, not covered by the Ohio Building Code or Residential Code of Ohio, a separate zoning permit may be required as listed in this fee schedule.
  - (6) A Zoning Permit is not included in the issuance of the Building Permit. For projects that aren't exempted, a separate Zoning Permit shall be obtained.
  - (7) Inspections are required for separately issued Zoning/Construction Permits. The absence of inspections does not relieve the applicant of complying with all applicable requirements and as indicated on the Zoning/Construction Permit or installing all work in accordance with City Ordinances and standard practices.

**(B) Re-inspection Fee:** For work found during field inspections to be in non-compliance with the approved plans or if the work is not ready for inspection after such inspection was scheduled a re-inspection fee of \$75.00 and \$75.00 for each trip thereafter must be paid to the City Building Department prior to any subsequent inspection being made.

**(C) Copies.**

Building or Zoning Ordinance	\$25.00
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**(D) Moving.**

A permit shall be required for moving/relocating any building. The fee shall be \$10.00 for each \$1,000 of cost over the first \$5,000 with a minimum fee of \$115.00.

**150.103.4 ACCESSORY USES, BUILDINGS AND STRUCTURES SUBJECT TO ZONING APPROVALS:** (Plan Review Fees may apply as applicable).

(A)

1. Detached Accessory Structures: Residential (200 square feet or less in floor area)	\$50.00
2. Detached Accessory Structures: Commercial (120 square feet or less in floor area)	\$75.00
3. Fences not over six feet high	\$50.00 (res.)/\$75.00 (comm.)
4. Retaining walls not over four feet tall. Over four feet, table 150.103.6	\$50.00 (res.)/\$75.00 (comm.)
5. Signs, Residential (greater than 6 square feet)	\$50.00
6. Signs, Temporary (Max 30 Days)	\$50.00
7. Signs (face change, painted on structure)	\$75.00 ea.
8. Signs New (Building permit also required)	\$50.00 ea.
9. Portable Storage Units (Max. seven (7) days on site)	\$40.00 per unit
→ 10. Swimming Pools ( <del>excludes portable</del> ) <i>24" in depth 150 sq ft</i>	\$50.00 (res.)/\$150.00 (comm.)
11. Driveways (residential)	\$50.00
12. Driveway/Parking lot (less than one acre)	\$75.00
13. Parking lot (one acre or more)	\$150.00
14. Tent (Max 30 Days)	\$50.00 (res.)/\$100.00 (comm.)
15. Demolition (res. & comm.)	\$50.00 + \$10.00 per 1,000 square feet of total floor area or fraction thereof.
16. Awnings, Canopy, Porch, Pergolas/Gazebos (also requiring Building Permit-Deck, Carport)	\$50.00 (res.)/\$150.00 (comm.)
17. Tennis Courts	\$50.00 (res.)/\$150.00 (comm.)
18. Home Occupation	\$75.00
19. Fuel oil storage tanks, waste oil storage and gasoline storage tanks (new installation or replacement above or below ground)	
A. First tank	\$100.00
B. Each additional tank	\$50.00
20. Antennas tower:	\$50.00 (res.)/\$100.00 (comm.)

(B) **Exemptions.** No zoning certificate shall be required for the following Accessory/Uses:

Flower and/or Vegetable Garden, Child's Playhouse/Equipment, Barbecue Ovens/Fireplaces, Ornamental Gates, Arbors, Home Workshops not conducted for gain, Trellises:

Also, no zoning certificate shall be required for:

- a. Moderate earth moving and planting as part of landscaping.
- b. Outdoor residential landscape lighting along drives, walks, or patios.

*Per Bill  
1-6-2023*

*There = no rule on # feet from existing structures  
sidewalk repair - no permit needed  
apron repair - permit from Public Works*

**CITY OF MT. HEALTHY, OHIO**  
**TABLE 150.103.6 BUILDING FEES**

Value Est. Cost	RESIDENTIAL		COMMERCIAL	
	Application Fee	Total plus 1% Surcharge	Application Fee	Total plus 3% Surcharge
to \$5,000			\$ 57.00	\$ 115.00 \$ 3.45
\$6,000			\$ 65.00	\$ 130.00 \$ 3.90
\$7,000	\$ 42.00	\$ 85.00 \$ 0.85	\$ 72.00	\$ 145.00 \$ 4.35
\$8,000	\$ 50.00	\$ 100.00 \$ 1.00	\$ 80.00	\$ 160.00 \$ 4.80
\$9,000	\$ 57.00	\$ 115.00 \$ 1.15	\$ 87.00	\$ 175.00 \$ 5.25
\$10,000	\$ 65.00	\$ 130.00 \$ 1.30	\$ 95.00	\$ 190.00 \$ 5.70
\$11,000	\$ 72.00	\$ 145.00 \$ 1.45	\$ 102.00	\$ 205.00 \$ 6.15
\$12,000	\$ 80.00	\$ 160.00 \$ 1.60	\$ 110.00	\$ 220.00 \$ 6.60
\$13,000	\$ 87.00	\$ 175.00 \$ 1.75	\$ 117.00	\$ 235.00 \$ 7.05
\$14,000	\$ 95.00	\$ 190.00 \$ 1.90	\$ 125.00	\$ 250.00 \$ 7.50
\$15,000	\$ 102.00	\$ 205.00 \$ 2.05	\$ 132.00	\$ 265.00 \$ 7.95
\$16,000	\$ 110.00	\$ 220.00 \$ 2.20	\$ 140.00	\$ 280.00 \$ 8.40
\$17,000	\$ 117.00	\$ 235.00 \$ 2.35	\$ 147.00	\$ 295.00 \$ 8.85
\$18,000	\$ 125.00	\$ 250.00 \$ 2.50	\$ 155.00	\$ 310.00 \$ 9.30
\$19,000	\$ 132.00	\$ 265.00 \$ 2.65	\$ 162.00	\$ 325.00 \$ 9.75
\$20,000	\$ 140.00	\$ 280.00 \$ 2.80	\$ 170.00	\$ 340.00 \$ 10.20
\$21,000	\$ 147.00	\$ 295.00 \$ 2.95	\$ 177.00	\$ 355.00 \$ 10.65
\$22,000	\$ 155.00	\$ 310.00 \$ 3.10	\$ 185.00	\$ 370.00 \$ 11.10
\$23,000	\$ 162.00	\$ 325.00 \$ 3.25	\$ 192.00	\$ 385.00 \$ 11.55

**CITY OF MT. HEALTHY, OHIO**  
**TABLE 150.103.6 BUILDING FEES**

Value Est. Cost	RESIDENTIAL		COMMERCIAL	
	Application Fee	Total plus 1% Surcharge	Application Fee	Total plus 3% Surcharge
\$43,000	\$ 272.00	\$ 544.00 \$ 5.44	\$ 295.00	\$ 590.00 \$ 17.70
\$44,000	\$ 276.00	\$ 552.00 \$ 5.52	\$ 300.00	\$ 600.00 \$ 18.00
\$45,000	\$ 280.00	\$ 560.00 \$ 5.60	\$ 305.00	\$ 610.00 \$ 18.30
\$46,000	\$ 284.00	\$ 568.00 \$ 5.68	\$ 310.00	\$ 620.00 \$ 18.60
\$47,000	\$ 288.00	\$ 576.00 \$ 5.76	\$ 315.00	\$ 630.00 \$ 18.90
\$48,000	\$ 292.00	\$ 584.00 \$ 5.84	\$ 320.00	\$ 640.00 \$ 19.20
\$49,000	\$ 296.00	\$ 592.00 \$ 5.92	\$ 325.00	\$ 650.00 \$ 19.50
\$50,000	\$ 300.00	\$ 600.00 \$ 6.00	\$ 330.00	\$ 660.00 \$ 19.80
\$50,000 to \$100,000	425.00 +	\$ 3.65 per/1,000.00 +1% Surcharge	\$595.00 +	\$ 7.00 per/1,000.00 +3% Surcharge
\$100,000 to \$500,000	525.00 +	\$ 2.95 per/\$1000.00 +1% Surcharge	\$995.00 +	\$ 6.00 per/\$1,000.00 +3% Surcharge
\$500,000 and greater	\$1,200.00 +	\$ 1.95 per/\$1000.00 +1% Surcharge	\$3,995.00 +	\$ 5.00 per/\$1,000.00 over 500,000 +3% Surcharge