



Passed this 7 day of September, 2021.

Ron Butman  
President of Council

Attest: Melanie B.C.  
Clerk of Council

Approved this 7 day of September, 2021.

[Signature]  
Mayor

Approved as to form:

[Signature]

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City of Mt. Healthy Law Director

## ***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.

# Chief Building OFFICIAL

- (I) Waiver of Fees. ~~The Planning Director~~ may waive some or all of the fees for approvals and/or other permits for the purposes of carrying out an economic development program.

## BUILDING PERMITS

### 150.103.1 FEE SCHEDULE FOR BUILDING PERMITS

All applications for a Permit shall include a Processing Fee equal to one half the Permit Fee. The processing fee is not refundable. The Processing Fee is deducted from the total cost of the permit.

Approval of Construction Documents are subject to a plan review charges as follows:

**1/2 hr. = \$40.00**

**1 hr. = \$75.00 Each additional 1/2 hr. billed at \$30 per 1/2 hr. review time.**

All projects that require engineering review or other professional consultant services shall have the consultant's incurred costs and full compensation added to the total cost of the permit.

Incurring cost for commercial and multi-family subject to review by the Mt. Healthy Fire Department shall be added to the final cost of the permit.

The following sections (A & B) pertain to all plan approvals as authorized by and regulated by the Residential Code of Ohio and the Ohio Building Code:

- (A) **Residential Work** Subject to Approvals in accordance with the *Residential Code of Ohio (RCO)* to construct, enlarge, alter, repair, move, or change the occupancy of a building or structure or portion thereof, to include mechanical systems and other equipment and/or systems regulated by the RCO and fee schedule 150.103.6 unless otherwise listed herein. (1% residential State of Ohio surcharge added to all approval fees):

Minimum Approval Fee	\$85.00
Revisions (major)	50% of original permit fee plus additional plan review as applicable.
Certificate of Occupancy per Section 150.068A	\$75.00 (When not part of plan approval)
Temporary Certificate of Occupancy (each)	\$50.00

- (B) **Commercial Work** Subject to Approvals in accordance with the *Ohio Building Code (OBC)* to construct, enlarge, alter, repair, move, or change the occupancy of a building or structure or portion thereof, to include mechanical systems, fire suppression systems, alarms, and other equipment and/or systems regulated by the OBC and fee schedule 150.103.6 unless otherwise listed herein (3% commercial State of Ohio surcharge added to all permit fees):

Minimum Approval Fee	\$115.00
Revisions (major)	50% of original permit fee plus additional plan review as applicable.
Certificate of Occupancy/Change of Use per Section 150.068A	\$125.00 (When not part of plan approval)
Temporary Certificate of Occupancy (each)	\$75.00

## 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.

- (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.

# ZONING PERMITS

## 150.103.3 FEE SCHEDULE FOR ZONING CERTIFICATES

The following sections pertain to all zoning and/or administrative approvals in accordance with the Codified Ordinances of Mt. Healthy Ohio.

(A) A Building Permit is not included in the issuance of the Zoning Permit. For projects that are not exempted, a separate Building Permit shall be obtained.

(B) Detached Accessory Structures: Residential in excess of 200 square feet and commercial in excess of 120 square feet require a building permit in addition to a zoning permit.

(C) ~~Portable swimming pools exempt from building permits~~ *exceeding 24" in depth, 150 sq. feet* are required to be fenced to prevent uncontrolled access by any person from the street or from adjacent properties. The fence or wall shall not be less than four feet (4') in height, shall be separate from the wall of the pool, and maintained in good condition with a self-closing gate and lock.

(D) Residential Buildings designated by the Residential Code of Ohio.

- |   |              |
|---|--------------|
| (1) One, Two and Three family dwellings | \$75.00/unit |
| (2) Addition                            | \$50.00      |

(E) Nonresidential buildings designated by the Ohio Building Code.  
Any building or addition thereto up to and including:

- |                                |          |
|--------------------------------|----------|
| (1) 5,000 sq. ft.              | \$125.00 |
| (2) 5,001 to 10,000 sq. ft.    | \$150.00 |
| (3) 10,001 to 15,000 sq. ft.   | \$200.00 |
| (4) 15,001 to 20,000 sq. ft.   | \$250.00 |
| (5) 20,001 sq. ft. or more     | \$275.00 |
| (6) Hotel or Motel             |          |
| for the first two (2) units    | \$50.00  |
| each unit in excess of two (2) | \$25.00  |
| maximum fee of                 | \$500.00 |

(F) Calculation of Square Feet

- (1) The square feet of each floor of a proposed nonresidential building shall be used to calculate the total square feet for Zoning Certificate fee.
- (2) The square feet of a proposed addition to an existing nonresidential building shall be used for Zoning Certificate fee.

(G) Certificate of Use and Occupancy (CO)

All commercial uses, structures or change of ownership require a Certificate of Occupancy before any structure, in whole or in part shall be used or occupied. \$75.00

**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> ) 24" in depth 150 sq ft	\$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.

# ADMINISTRATIVE

## 150.103.5 ADMINISTRATIVE FEES.

(A)	1. Variance application	\$300.00 (res.)/\$450.00 (comm.)
	2. Conditional Use, Land Use application	\$300.00 (res.)/\$450.00 (comm.)
	3. Zone Change/Amendment& PUD application one (1) lot only	\$450.00 res.)/\$600.00 (comm.)
	Additional Fee for each additional lot or part thereof over one (1) lot	\$150.00
	4. Zoning appeals	\$300.00 (res.)/\$450.00 (comm.)
	5. Property Maintenance appeals	\$150.00 (res.)/\$250.00 (comm.)
	6. SFHA Flood Plain Permit	\$150.00
	7. SFHA Flood Plain Variance application	\$150.00
	8. Plat approval (minor—five lots or less)	\$250.00
	9. Plat approval (major—more than five lots)	\$350.00
	10. Zoning certificates	\$75.00
	11. Zoning Verification Letters	\$40.00
	12. Zoning Code copies	\$25.00

### (B) **Comprehensive Development Site Plan Review**

All new developments shall be reviewed by Planning Commission  
(Underground sprinkler lines not included)

Total costs incurred by City; nonrefundable.

1. Comprehensive development Site Plan review. (one acre or less)	\$150.00
2. Comprehensive development Site Plan review. (over one acre up to three acres)	\$200.00
3. Comprehensive development Site Plan review. (over three acres up to five acres)	\$300.00
4. Comprehensive development Site Plan review. (over five acres)	\$500.00



**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		\$ 72.00	\$ 145.00
		\$ 0.85			\$ 4.35
\$8,000	\$ 50.00	\$ 100.00		\$ 80.00	\$ 160.00
		\$ 1.00			\$ 4.80
\$9,000	\$ 57.00	\$ 115.00		\$ 87.00	\$ 175.00
		\$ 1.15			\$ 5.25
\$10,000	\$ 65.00	\$ 130.00		\$ 95.00	\$ 190.00
		\$ 1.30			\$ 5.70
\$11,000	\$ 72.00	\$ 145.00		\$ 102.00	\$ 205.00
		\$ 1.45			\$ 6.15
\$12,000	\$ 80.00	\$ 160.00		\$ 110.00	\$ 220.00
		\$ 1.60			\$ 6.60
\$13,000	\$ 87.00	\$ 175.00		\$ 117.00	\$ 235.00
		\$ 1.75			\$ 7.05
\$14,000	\$ 95.00	\$ 190.00		\$ 125.00	\$ 250.00
		\$ 1.90			\$ 7.50
\$15,000	\$ 102.00	\$ 205.00		\$ 132.00	\$ 265.00
		\$ 2.05			\$ 7.95
\$16,000	\$ 110.00	\$ 220.00		\$ 140.00	\$ 280.00
		\$ 2.20			\$ 8.40
\$17,000	\$ 117.00	\$ 235.00		\$ 147.00	\$ 295.00
		\$ 2.35			\$ 8.85
\$18,000	\$ 125.00	\$ 250.00		\$ 155.00	\$ 310.00
		\$ 2.50			\$ 9.30
\$19,000	\$ 132.00	\$ 265.00		\$ 162.00	\$ 325.00
		\$ 2.65			\$ 9.75
\$20,000	\$ 140.00	\$ 280.00		\$ 170.00	\$ 340.00
		\$ 2.80			\$ 10.20
\$21,000	\$ 147.00	\$ 295.00		\$ 177.00	\$ 355.00
		\$ 2.95			\$ 10.65
\$22,000	\$ 155.00	\$ 310.00		\$ 185.00	\$ 370.00
		\$ 3.10			\$ 11.10
\$23,000	\$ 162.00	\$ 325.00		\$ 192.00	\$ 385.00
		\$ 3.25			\$ 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
\$24,000	\$ 170.00	\$ 340.00 \$ 3.40		\$ 200.00	\$ 400.00 \$ 12.00
\$25,000	\$ 177.00	\$ 355.00 \$ 3.55		\$ 205.00	\$ 410.00 \$ 12.30
\$26,000	\$ 185.00	\$ 370.00 \$ 3.70		\$ 210.00	\$ 420.00 \$ 12.60
\$27,000	\$ 192.00	\$ 385.00 \$ 3.85		\$ 215.00	\$ 430.00 \$ 12.90
\$28,000	\$ 200.00	\$ 400.00 \$ 4.00		\$ 220.00	\$ 440.00 \$ 13.20
\$29,000	\$ 207.00	\$ 415.00 \$ 4.15		\$ 225.00	\$ 450.00 \$ 13.50
\$30,000	\$ 215.00	\$ 430.00 \$ 4.30		\$ 230.00	\$ 460.00 \$ 13.80
\$31,000	\$ 220.00	\$ 440.00 \$ 4.40		\$ 235.00	\$ 470.00 \$ 14.10
\$32,000	\$ 225.00	\$ 450.00 \$ 4.50		\$ 240.00	\$ 480.00 \$ 14.40
\$33,000	\$ 230.00	\$ 460.00 \$ 4.60		\$ 245.00	\$ 490.00 \$ 14.70
\$34,000	\$ 235.00	\$ 470.00 \$ 4.70		\$ 250.00	\$ 500.00 \$ 15.00
\$35,000	\$ 240.00	\$ 480.00 \$ 4.80		\$ 255.00	\$ 510.00 \$ 15.30
\$36,000	\$ 244.00	\$ 488.00 \$ 4.88		\$ 260.00	\$ 520.00 \$ 15.60
\$37,000	\$ 248.00	\$ 496.00 \$ 4.96		\$ 265.00	\$ 530.00 \$ 15.90
\$38,000	\$ 252.00	\$ 504.00 \$ 5.04		\$ 270.00	\$ 540.00 \$ 16.20
\$39,000	\$ 256.00	\$ 512.00 \$ 5.12		\$ 275.00	\$ 550.00 \$ 16.50
\$40,000	\$ 260.00	\$ 520.00 \$ 5.20		\$ 280.00	\$ 560.00 \$ 16.80
\$41,000	\$ 264.00	\$ 528.00 \$ 5.28		\$ 285.00	\$ 570.00 \$ 17.10
\$42,000	\$ 268.00	\$ 544.00 \$ 5.44		\$ 290.00	\$ 580.00 \$ 17.40

**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 \$100,000	to	425.00 +	\$ 3.65 per/1,000.00 +1% Surcharge		\$595.00 +	\$ 7.00 per/1,000.00 + 3% Surcharge
\$100,000 \$500,000	to	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