



# City of Evans

## Building Permit Fee Schedule

### Admin Fee

Amount to review building permit applications and to issue permits	\$50.00
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### Plan Review Fees - **Due at the time of submittal of application.**

New Residential Plan	\$700.00
Stock plans/ Re-writes/ Addition and Remodel	\$50.00
New Construction/Commercial Tenant Finish	50% of Fee Costs
Electronic Submittal (Application, Plans, Applicable Supplemental Materials)	5% discount off Construction Fee

### Construction Fees

New Manufactured & Factory built Single Family Dwelling units (modular) Set	\$800.00
Mobile homes & Manufactured Housing on previously occupied sites; such as existing mobile home parks & manufactured home communities Set	\$300.00

### All occupancies including residential **(total valuation, based on square footage):**

Total Valuation	Fee
\$1 to \$500	\$25.00
\$500.01 to \$2,000	\$25 for the first \$500.00, plus \$3.34 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000	\$75 for the first \$2,000.01, plus \$13.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000	\$400 for the first \$25,000.01, plus \$10.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000	\$650 for the first \$50,000.01, plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000	\$1,000 for the first \$100,000.01, plus \$5.63 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000	\$3,250 for the first \$500,000.01, plus \$4.90 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5,700 for the first \$1,000,000.01, plus \$4.00 for each additional \$1,000.00 or fraction thereof

### Use tax

<p>Use tax is based on 3.5% of half the total valuation for building.          Example: If the total valuation for a new house is \$100,000.00, divide it in half which is \$50,000.00.          Then, multiply that number by 3.5%. The use tax would be \$1,750.00.</p>
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### Transportation Impact Fees

Single Unit	\$4,328 per housing unit
2+ Unit	\$3,520 per housing unit
Manufactured Home	\$4,328 per housing unit
Commercial	\$5.62 per square foot of floor area
Office/Institutional	\$2.43 per square foot of floor area
Industrial/Flex	\$1.53 per square foot of floor area

### Fire/Rescue Services Impact Fees

Single Unit	\$930 per housing unit
2+ Unit	\$726 per housing unit
Manufactured Home	\$723 per housing unit
Commercial	\$1.00 per square foot of floor area
Office/Institutional	\$0.39 per square foot of floor area
Industrial/Flex	\$1.53 per square foot of floor area

### Park Facility Impact Fees

Single Unit	\$4,594 per housing unit
2+ Unit	\$3,587 per housing unit
Manufactured Home	\$3,569 per housing unit
Commercial	\$0.00 per square foot of floor area
Office/Institutional	\$0.00 per square foot of floor area
Industrial/Flex	\$0.00 per square foot of floor area

### Police Protection Services Impact Fees

Single Unit	\$274 per housing unit
2+ Unit	\$214 per housing unit
Manufactured Home	\$212 per housing unit
Commercial	\$0.28 per square foot of floor area
Office/Institutional	\$0.11 per square foot of floor area
Industrial/Flex	\$0.07 per square foot of floor area

### Drainage Fees

Development Fees	Fee Structure	Fee
Residential	Undeveloped property < 10,000 sq. ft	\$643.00
	Undeveloped property > 10,000 sq. ft	\$643.00
	For each sq. ft. of area over 10,000 sq. ft.	\$0.06
	Maximum fee for each lot or parcel of property on which 1 SFD is built	\$1,167.00
Commercial/Industrial	Undeveloped property < 10,000 sq. ft	\$992.00
	Undeveloped property > 10,000 sq. ft	\$992.00
	For each sq ft of area over 10,000 sq ft (no max fee)	\$0.07

### 23<sup>rd</sup> Avenue Drainage Basin Fees

Residential (Single Family)	Per Dwelling Unit	\$213.12
Residential (Multi-Family)	Per Dwelling Unit	\$213.12
Commercial/Industrial		\$213.09
	For each sq ft over 10,000	\$0.02

### Water Development Fees

Tap Size	SFRE Ratio (2)*	Inside City		Outside City	
		<b>Without</b> non-potable availability	<b>With</b> non-potable availability	<b>Without</b> non-potable availability	<b>With</b> Non-potable availability
3/4"	1.00	\$13,604.64	\$8,162.79	\$20,406.96	\$12,244.18
1"	1.67	\$22,719.75	\$13,631.85	\$34,079.62	\$20,447.79
1 1/2"	3.33	\$45,303.45	\$27,182.08	\$67,955.18	\$40,773.13
2"	5.33	\$72,512.73	\$43,507.65	\$108,769.10	\$65,261.50
3"	10.67	\$145,161.51	\$87,096.93	\$217,742.27	\$130,645.45
4"	16.67	\$226,789.35	\$136,073.65	\$340,184.03	\$204,110.56
6"	33.33	\$453,442.66	\$272,065.67	\$680,163.99	\$408,098.67
8"	53.33	\$725,535.47	\$435,321.39	\$1,088,303.20	\$652,982.36
10"	126.67	\$1,723,299.79	\$1,033,980.13	\$2,584,949.68	\$1,550,970.86
12"	166.67	\$2,267,485.40	\$1,360,491.58	\$3,401,228.10	\$2,040,738.24
*(2) SFRE Ratio – Single Family Residential Equivalent Ratio, based on AWWA M22; sizing Water Service Lines & Meters					

### Sewer Development Fees

#### Residential Impact Fees per Housing Unit

Unit Type	Persons per Housing Unit	Impact Fee per Housing Unit
Single Unit	3.01	\$4,354.00
2 + Unit	2.35	\$3,400.00
Manufactured Home	2.34	\$3,383.00

#### Non-Residential Impact Fees

Meter size (inches)*	Capacity Ratio	Impact Fee per Meter
3/4"	1	\$4,354.00
1"	1.70	\$7,394.00
1 1/2"	3.30	\$14,354.00
2"	5.30	\$23,054.00
3"	10.70	\$46,544.00
4"	16.70	\$72,644.00

\*Fees for meters larger than four inches will be based on annualized average day demand and the net capital cost per gallon of capacity.

## Grapevine Hollow Water Development Fee

Grapevine Hollow Subdivision	\$2,500.00
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### Building Water Fee

Fee for water used during construction	\$25.00
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### Water Rights

Cash in lieu of water rights, based on current market price plus 10% administrative fee. 1 EQR value: (Market Price)
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### Water Meter Fees

Inside Radio	\$142.00
Outside Radio	\$155.00
¾" Meter	\$136.00
1" Meter	\$209.00
1 ½" R2 Meter	\$542.00
1 ½" T2 Meter	\$823.00
1 ½" C2 Meter	\$1130.00
2" R2 Meter	\$706.00
2" T2 Meter	\$959.00
2" C2 Meter	\$1331.00
3" T2 Meter	\$1196.00
3" C2 Meter	\$1686.00
4" T2 Meter	\$2327.00
4" C2 Meter	\$3005.00
6" T2 Meter	\$4192.00
6" C2 Meter	\$5050.00
*Dual systems (potable with non-potable availability) require 2 meters and 2 radios.	

## 2015 Valuation Table

(Non-Residential based on August 2015 ICC Published Valuation Table)

Description of Work	Single Family		Multi-family	
	Wood Frame	Masonry	Wood Frame	Masonry
*amount per square foot				
Finished floors (All levels)	\$76.00	\$78	\$73.00	\$77.25
Unfinished basement	\$15.75	\$15.75	\$15.75	\$15.75
Finished basement	\$28.50	\$28.75	\$28.25	\$28.50
Finished existing basement	\$18.00	\$18.00	\$18.00	\$18.00
Garages (Attached or Detached)	\$24.25	\$27.25	\$24.25	\$26.25
Carports	\$16.25	\$16.25	\$16.25	\$16.25
Covered Patios/Decks/Porches	\$16.00	\$16.00	\$16.00	\$16.00

### Valuation for Installation

Fireplace – masonry	\$2,750.00
Fireplace – Non-masonry	\$1,800.00
Hot tubs	\$4,000.00
Whirlpool bathtubs	\$1,250.00
Sprinkler System	\$600.00

### One Time Inspection Fees

Methamphetamine Decontamination	\$50.00
Electrical Inspection	\$50.00
Gas Piping Test	\$50.00
Pre-Inspection/Courtesy Inspection	\$75.00