

City of Evans

2019 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 Construction Fee Costs
Electronic Submittal (Application, Plans, Applicable Supplemental Materials)	5% discount off Construction Fee
Use of Outside Consultants	Actual Costs + 3% Admin

Permit 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	\$4,474.55 per housing unit
2+ Unit	\$3,639.19 per housing unit
Manufactured Home	\$4,474.55 per housing unit
Commercial	\$5.81 per square foot of floor area
Office/Institutional	\$2.51 per square foot of floor area
Industrial/Flex	\$1.58 per square foot of floor area

Fire/Rescue Services Impact Fees – not updated yet

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	\$0.25 per square foot of floor area

Park Facility Impact Fees

Single Unit	\$4,749.55 per housing unit
2+ Unit	\$3,708.46 per housing unit
Manufactured Home	\$3,689.85 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	\$283.28 per housing unit
2+ Unit	\$221.25 per housing unit
Manufactured Home	\$219.18 per housing unit
Commercial	\$0.29 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

Stormwater Development Fees

Development Fees	Fee Structure	Fee
Residential	Undeveloped property < 10,000 sq. ft.	\$713.36
	Undeveloped property > 10,000 sq. ft.	\$713.36
	For each sq. ft. of area over 10,000 sq. ft.	\$0.08
Commercial/Industrial	Undeveloped property < 10,000 sq. ft.	\$1,095.89
	Undeveloped property > 10,000 sq. ft.	\$1,095.89
	For each sq. ft. of area over 10,000 sq. ft. (no max fee)	\$0.12

23rd Avenue Drainage Basin Fees

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

Water System Development Fees

Tap Size	SFRE Ratio (2)*	Inside City System Development Charges		Outside City System Development Charges	
		<u>Without</u> non-potable availability	<u>With</u> non-potable availability	<u>Without</u> non-potable availability	<u>With</u> Non-potable availability
3/4"	1.00	\$14,230.70	\$8,538.42	\$21,346.06	\$12,807.63
1"	1.67	\$23,765.27	\$14,259.17	\$35,647.91	\$21,388.75
1 1/2"	3.33	\$47,388.23	\$28,432.96	\$71,082.35	\$42,649.43
2"	5.33	\$75,849.64	\$45,509.81	\$113,774.45	\$68,264.69
3"	10.67	\$151,841.58	\$91,105.01	\$227,762.37	\$136,657.47
4"	16.67	\$237,225.78	\$142,335.58	\$355,838.68	\$213,503.28
6"	33.33	\$474,309.27	\$284,585.76	\$711,463.90	\$426,878.48
8"	53.33	\$758,923.28	\$455,354.30	\$1,138,384.92	\$683,031.18
10"	126.67	\$1,802,602.89	\$1,081,562.53	\$2,703,904.33	\$1,622,343.13
12"	166.67	\$2,371,830.93	\$1,423,099.61	\$3,557,746.39	\$2,134,648.53

*(2) SFRE Ratio – Single Family Residential Equivalent Ratio, based on AWWA M22; sizing Water Service Lines & Meters

Sanitary Sewer Development Fees

Unit Type	Service Inside City	Service Outside City
	Fee per Housing Unit	Fee per Housing Unit
Single Unit	\$5,618.00	\$8,426.99
2 + Unit	\$4,386.67	\$6,579.49
Manufactured Home	\$4,368.06	\$6,551.57

Non-Residential Sanitary Sewer System Development Fees

Meter size (inches)*	Capacity Ratio	Fee Per Meter	
		Inside City	Outside City
3/4"	1	\$5,535.29	\$8,426.99
1"	1.70	\$9,550.80	\$14,326.20
1 1/2"	3.30	\$18,539.18	\$27,808.77
2"	5.30	\$29,775.17	\$44,662.75
3"	10.70	\$60,112.76	\$90,169.13
4"	16.70	\$93,820.73	\$140,731.09
6"	33.33	\$187,247.55	\$280,871.85
8"	53.33	\$299,607.46	\$449,411.70
10"	126.67	\$711,631.68	\$1,067,447.01
12"	166.67	\$936,351.49	\$1,404,526.72

*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	\$30.00
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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)

Water Meter Fees

Inside Radio	\$165.00
Outside Radio	\$175.00
¾" Meter	\$158.00
1" Meter	\$225.00
1 ½" R2 Meter	\$555.00
1 ½" T2 Meter	\$915.00
1 ½" C2 Meter	\$1335.00
2" R2 Meter	\$775.00
2" T2 Meter	\$1085.00
2" C2 Meter	\$1545.00
3" T2 Meter	\$1353.00
3" C2 Meter	\$1955.00
4" T2 Meter	\$2635.00
4" C2 Meter	\$3395.00
6" T2 Meter	\$4743.00
6" C2 Meter	\$5865.00

*Dual systems (potable with non-potable availability) require 2 meters and 2 radios.

2019 Valuation Table

(Non-Residential based on February 2017 ICC Published Valuation Table)

Description of Work	Single Family/ Wood or Masonry Frame
*amount per square foot	
Finished floors (All levels)	\$113.85
Unfinished basement	\$21.81
Finished basement	\$28.58
Finished existing basement	\$21.81
Crawl Space	\$9.11
Garages (Attached or Detached)	\$29.93
Carports	\$15.63
Decks/Covered Porches	\$17.42
Covered Decks	\$34.84

Valuation for Installation

Fireplace – Non-masonry	\$1,800.00
Air Conditioner	\$1,500.00
Hot tubs	\$4,000.00
Whirlpool bathtubs	\$1,250.00
Sprinkler System	\$600.00

One-Time Inspection Fees

Electrical Inspection	\$57.50
Gas Piping Test	\$57.50
Pre-Inspection/Courtesy Inspection	\$65.00

Electrical Permit Fees

0 to not more than 1000 sq. ft.	\$77.05
1001 to 1500 sq. ft.	\$116.15
1501 to 2000 sq. ft.	\$155.25
Every 100 sq. ft. or fraction of above 2000 sq. ft.	add \$6.90 + \$155.25