

STARKE COUNTY PLAN COMMISSION

LOCATION IMPROVEMENT PERMIT FEES

EFFECTIVE AS OF SEPTEMBER 22, 2016

PERMIT FEES:

Permit fees apply to all new construction and all alterations, repairs, and remodeling.

No person, company or corporation shall perform or cause to be performed any work on or in the unincorporated areas of Starke County without obtaining in advance a permit from the Planning Commission.

Where a person shall unlawfully proceed to do any work or construction without a required permit, the permit fees shall be **TRIPLED** as a penalty. The payment of such penalty shall not release the person in default from any other penalties hereafter provided.

New Single Family Dwelling (Fees include one OPEN deck when constructed with the new dwelling.)

Dwelling: \$0.20 per square foot

Attached Garage: \$50.00 (When constructed with new residence)

Multi-Family Units

\$0.20 per square foot plus \$50.00 per unit over one unit.

Additions to living quarters

\$0.20 per square foot (Minimum \$100.00)

Alteration, Repairs, and Remodeling that include structural, electrical or plumbing modifications such as:

Fire Damage, storm-related damage, kitchen or bathroom remodeling, total house renovation, converting garage or pole barns into living quarters and other related or similar repairs. No additional fee for adding an open deck at this time.

\$0.15 per square foot
(Minimum \$100.00)

Commercial /Industrial

New construction, Hotel-Motel, Additions and Remodeling (Over 900 Cubic Feet need State Approval (LxWxH)).

\$0.20 per square foot
(Maximum \$5,000.00)

Attached Garage(not built at the time of initial construction), Detached Garage, Carport or Accessory Building and Addition to Garages and Accessory Structures

200 square feet or less \$25.00
over 200 square feet-\$0.15 per square foot
(Minimum \$50.00-Maximum \$250.00)

STARKE COUNTY PLAN COMMISSION

OPEN Decks, Enclosed Decks, Porches	\$50.00
Roof - With Structural Changes	\$50.00
Manufactured Home Placement	\$0.20 per square foot
Temporary or Construction Manufactured Home Placement: Per 6-12-3-2-10, Permit shall be issued to an applicant in the process of building a conventional home on a building lot only after a building permit for the dwelling has been issued. Per 6-12-3-3, Temporary approval is not to exceed one (1) year while dwelling is being repaired, rebuilt or constructed.	\$75.00
Demolition Permit: Dwelling & Accessory Structures Requires two (2) inspections. Must have receipts for disposal of ALL material, utilities capped and marked and removal of concrete. Land must be brought up to grade and seeded. Asbestos/lead certification.	\$100.00 or \$50.00 if gas and/or electric has been disconnected for more than (2) two years.
Swimming Pools - Above-Ground Pools over 100 square feet and In-Ground Pools	\$50.00
Communication Towers	\$300.00
Commercial or Utility WECS	\$20,000.00 application fee for each phase and \$1,750.00 per tower
Non Commercial or Industrial WECS	\$250.00 per tower
Residential WECS	\$100.00 per tower
Micro WECS	
Signs & Billboards: One-time fee for initial placement	\$100.00
Improvement Location Permit Renewal:	
Permits renewed within the 30-day grace period	\$25.00
Permits renewed after 30-day grace period	To be treated as a new permit
No Permit Needed: Roof sheeting and roof replacement with no structural changes; New Driveways; Door, Storm Door, Window or Garage Door Replacement with no change in opening size or structural changes; Painting and Decorating Inside or Outside; Gutter Replacement; Siding; and Concrete or Asphalt Flatwork such as Sidewalks, Patios or driveways; and All Types of Fences.	

STARKE COUNTY PLAN COMMISSION

Failure to obtain a location improvement permit	Cost of location improvement permit plus three times the cost of location improvement permit.
Inaccurate location improvement permit	Double the cost of a new location improvement permit
Failure to obtain certificate of occupancy	Double the cost of the location improvement permit
Failure to request required inspection	\$250.00
Failure to comply with requirement for use of licensed set crew in placement of manufactured housing.	\$2,000.00
Violation of stop work order	\$1,000.00 per day
INSPECTION FEES:	
Second and Additional Re-Inspection Fees	\$100.00
All Electrical & gas Upgrades Or New Installations	\$50.00
Installation of Back-Up Generators All Sizes	\$50.00
Electrical reconnect inspection fee	\$50.00
OTHER FEES:	
Business Permits - One time only fee for new businesses	\$100.00
Contractor Registration: Required for any person who engages in the business of general contracting, roofing, insulation, electrical, plumbing, sewage, masonry, well installatoin, heating, ventilation, air conditiong, excavating, septic install ation, or other ancillary work related to construction.	\$50.00
Annual Contractor Registration Renewal: Registration renewal will be on or before January 1st each year.	\$25.00 \$75.00 if not renewed by February 15th
Failure to obtain contractor registration	\$500.00
Subdivision Request: Major/Minor	\$200.00 plus \$15.00 per lot

STARKE COUNTY PLAN COMMISSION

Petition to Vacate or amend subdivision	\$200.00
Petition to Rezone	\$200.00
Non-Commercial Dog Kennel: Animal shelters, humane societies, animal rescue operations (nonbreeding), hobby breeders (those with more than 20 dogs but less than 20 unaltered female dogs that are at least 12 months of age and anyone who breeds at least 75% of their dogs for sporting, service or law enforcement/military purposes. Kennel permits are required for any residence that has more than 4 total dogs.	\$25.00 one time fee
Commercial Dog Kennel: Kennels maintaining more than 20 unaltered female dogs that are at least 12 months of age.	(Annual Fee) \$75.00 for 21-50 dogs \$200.00 for 51-100 dogs \$300.00 for more than 100 dogs
CAFO/CFO	\$500.00 Per Structure
Pre Application Fee	\$75.00
Board of Zoning Appeal	\$200.00
Non-Profit Organization	\$15.00
Copy of Ordinance of Discs	\$10.00
Copies	\$0.10 per page
Violations, Fines, and Penalties: The Starke County Planning Commission shall adopt a schedule of fines and penalties for violations of this ordinance. Such fines and penalties shall serve as a standardized method for assessments based on violations as determined by the Planning Administrator or his/her representative. The assessment of such fines and penalties will be utilized in lieu of court action for any violation of this ordinance. In the event that court action is necessary for enforcement of any provision of this ordinance, the fines and penalties as prescribed herein shall apply. Any payment of fines shall be paid to the Starke County Planning Commission. Specific fines and penalties are as described in the above portions of this document. In addition to the fines assessed above when there is a failure to pay or there is a continued violation, the individual will be subject to the provisions of this ordinance which allows the assessment of fines not to exceed \$2500.00 plus attorney fees and costs of enforcement should such legal action be necessary for enforcement.	

Effective Date: September 22, 2016

Grandfather provision has the intent that all inspections will take place at the level in which construction is currently in effect based on the inspection procedures adopted by the Planning Commission concerning the stage of construction.