



DEPARTMENT OF PLANNING AND BUILDING
STARKE COUNTY PLANNING COMMISSION
 53 East Mound Street, Knox, IN 46534
 Office: 574-772-9133 | plancomm75@starke.in.gov

FEE SCHEDULE EFFECTIVE AS OF MARCH 1, 2026	
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 and Building Department. 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 <u>OPEN</u> deck when constructed with the new dwelling as well as initial inspections for all stages of construction.):	Dwelling: \$0.21 per square foot Attached Garage: \$52.50 (When constructed with new residence)
Multi-Family Units:	\$0.21 per square foot plus \$52.50 per unit over one unit
Additions to Living Quarters:	\$0.21 per square foot (Minimum \$105.00)
Alterations, Repairs, and Remodeling that include structural, electrical, plumbing, or mechanical modifications such as: Fire Damage, Storm-related Damage, Kitchen or Bathroom Remodeling, Total House Renovations, Conversion of Accessory Structures into Living Quarters, and/or similar repairs. No additional fee for adding an open deck at this time.	\$0.16 per square foot (Minimum \$105.00)
Commercial/Industrial: New Construction, Hotel-Motel, Additions, and Remodeling (Over 900 Cubic Feet need State Approval (LxWxH))	\$0.21 per square foot (Maximum \$5,250.00)
Attached Garage (not build at the time of initial construction), Detached Garage, Carport, or Accessory Building and Addition to Garages and Accessory Structures:	\$0.16 per square foot (Minimum \$52.50, Maximum \$262.50)
Open Decks, Enclosed Decks, Porches:	\$52.50
Roof – With Structural Changes:	\$52.50
Manufactured Home Placement:	\$0.21 per square foot
Temporary or Construction Manufactured Home Placement:	\$78.75

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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.	
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 required if home was built before 1986	\$105.00 or \$52.50 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:	\$52.50
Communication Towers: Commercial or Utility WECS: Non-Commercial or Industrial WECS: Residential WECS: Micro WECS:	\$315.00 \$21,000.00 application fee for each phase and \$1,837.50 per tower \$262.50 per tower \$105.00 per tower
Signs & Billboards: One-time fee for initial placement	\$105.00
Improvement Location Permit Renewal:	\$26.25
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.	
Failure to obtain a Location Improvement Permit or Building Permit:	Cost of location improvement permit plus three times the cost of location improvement permit.
Inaccurate Location Improvement Permit or deviation from approved plans:	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:	\$262.50 per inspection
Failure to comply with requirement for use of licensed set crew in placement of manufactured housing:	\$2,100
Violation of Stop Work Order or Cease and Desist:	\$1,050 per day

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INSPECTION FEES:

Second and Additional Re-Inspection Fee:	\$105.00
Electrical and Gas Upgrades or New Installations:	\$52.50
Installation and Inspection of Back-Up Generators (All Sizes):	\$52.50

OTHER FEES:

Business Permits – One time only fee for new businesses:	\$105.00
Contractor Registration: Required for any person who engages in the business of general contracting, roofing, insulation, electrical, plumbing, sewage, masonry, well installation, heating, ventilation, air conditioning, excavating, septic installation, or other ancillary work related to construction.	\$52.50
Annual Contractor Registration Renewal: Registration renewal will be on or before the 365 th day	\$26.25 \$78.75 if not renewed by day 365
Failure to obtain Contractor Registration:	\$525
Subdivision Request:	\$210 plus \$15.75 per lot
Petition to Vacate or amend subdivision:	\$210
Petition to Rezone subdivision:	\$210
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.	\$26.25 one time fee
Commercial Dog Kennel: Kennels maintaining more than 20 unaltered female dogs that are at least 12 months of age.	(Annual Fee) \$78.75 for 21-50 dogs \$210.00 for 51-100 dogs \$315.00 for more than 100 dogs
CAFO/CFO:	\$525.00 Per Structure
Pre-Application Fee:	\$78.75
Board of Zoning Appeal	\$210
Non-Profit Organization:	\$15.75

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Copies:	\$0.10
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.	

Grandfather Provision: 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.

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