

RESOLUTION NO. 2016-76
Community Development Fee Schedule

WHEREAS, Sections 31-870 and 63-1311A, Idaho Code, provide that the boards of county commissioners of each county in Idaho may collect fees for services provided; and

WHEREAS, with the adoption of the Kootenai County Land Use and Development Code, Title 8, Kootenai County Code, the Board of County Commissioners has adopted administrative procedures for approval of two new uses, specifically, cottage industries and lot consolidations, necessitating the adoption of new fees of \$100.00 and \$50.00, respectively, to defray the cost of processing such applications; and

WHEREAS, because the Kootenai County Land Use and Development Code also eliminates home occupation permits and certificates of nonconforming uses, the fees associated with these items must also be eliminated; and

WHEREAS, the Director of Community Development has recommended the elimination of charges for the Hearing Agenda Mailing List, for the lifting of a notice to title, and for publications; and

WHEREAS, the Director of Community Development has also recommended that the Accessory Living Unit fee be decreased from \$300.00 to \$100.00, that the fee for conditional zoning development agreements be decreased from \$2,750.00 to \$500.00, that the fee for amendments to conditional zoning development agreements be decreased from \$1,650.00 to \$250.00, and that the fee for audio reproduction be decreased to \$2.00 per tape, disc, drive or other similar media; and

WHEREAS, the Director of Community Development has also recommended that the Hearing Examiner fee be increased from \$180.00 to \$280.00 per case, that the fee for publication of legal notices be changed to a flat fee of \$45.00, and that the fee for publication of notices of ordinance adoption be changed to a flat fee of \$55.00, with no additional fee charged if the actual cost of publication of a legal notice or notice of ordinance adoption is greater than the applicable fee; and

WHEREAS, the Board of County Commissioners concurs with the changes recommended by the Director of Community Development;

NOW THEREFORE, BE IT HEREBY RESOLVED that the following fee schedule shall become effective immediately.

BE IT FURTHER RESOLVED that the fees adopted herein shall be administered by the Director of Kootenai County Community Development.

(fee tables begin on next page)

BUILDING DIVISION FEES	
Building Permits: Building permit fees shall be charged in accordance with the 1997 Uniform Building Code, Building Permit Fees, attached as Exhibit A.	1997 UBC (Exhibit A)
Valuations: Building and structural valuations, for fee purposes, shall be set by the Building Official based on local information and the most current data published by the International Code Council.	Local data & ICC Table (Exhibit B)
Specific Building Permit Fees	See Exhibit C
Mechanical Permit Fees	See Exhibit D
Minor Permit (minimum fee for all structures not addressed otherwise)	Greater of above fees or \$65.00
Plan Review: Residential structures, including residential additions.	30% of permit fee
Plan Review: Commercial structures	65% of permit fee
Additional Plan Review required by changes or revisions to plans <i>Note: A full plan review fee may be required if plans are significantly modified.</i> A new building permit is required for plan revisions which add square footage.	\$200.00 Administrative fee
Building Re-inspection	\$65.00
Temporary CO	\$200.00

PLANNING DIVISION FEES		
<i>Land Divisions and Condominiums</i>		
Sketch Plan Review and Site Visit	\$90.00	
Minor Subdivision or Condominium Plat	\$500.00	
Major Subdivision	Application for Preliminary Approval	\$500.00 + \$50.00 per lot
	Application for Final Approval	\$500.00 + \$50.00 per lot
Subdivision Inspection	\$110.00	
Administration of Financial Guarantee (subdivision)	\$220.00	
Extension Request	\$250.00	
Minor Replat or Amendment	\$250.00	
Lot Consolidation	\$50.00	
Plat Vacation	\$400.00	

PLANNING DIVISION FEES (cont.)		
<i>Planned Unit Developments (PUDs)</i>		
Preliminary Approval with subdivision		\$1,100.00
Preliminary Approval without subdivision		\$1,650.00
Final Approval with subdivision		\$1,100.00
Final Approval without subdivision		\$1,650.00
Amendment		\$550.00
<i>Zoning</i>		
Residential Building Permit Review		\$35.00
Commercial Building Permit Review		\$110.00
Revised Site Plan		\$35.00
Sign Plan Review		\$50.00
Temporary Hardship Permit		\$220.00
Temporary Hardship Permit Renewal		\$55.00
Cottage Industry Permit		\$100.00
Zone Change		\$1,100.00
Variance		\$400.00
Special Notice Permit		\$300.00
Accessory Living Unit		\$100.00
Annual Special Event Location Permit		\$400.00
Conditional Zoning Development Agreement		\$500.00
Amend Development Agreement		\$250.00
Conditional Use Permit	Non-commercial	\$400.00
	Commercial (value <\$1 million)	\$750.00
	Commercial (value >\$1 million)	\$750.00 + \$35.00 per hour
<i>Text Amendments</i>		
Comprehensive Plan Amendment		\$1,650.00
Ordinance Text Amendment		\$1,650.00
<i>Public Notices</i>		
Advertising		\$45.00
Ordinance Publication (Zone Changes, Ordinance and Comprehensive Plan Amendments)		\$55.00

1997 UNIFORM BUILDING CODE – BUILDING PERMIT FEES

Total Valuation	Fee
\$1.00 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500, plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000, plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000, plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000, plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000, plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and greater	\$5,608.75 for the first \$1,000,000, plus \$3.65 for each additional \$1,000 or fraction thereof

Building Valuation Data (as published by the International Code Council)

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A1 Assembly, theaters, with stage	204.81	197.86	192.77	184.35	172.91	168.11	177.81	158.10	151.39
A1 Assembly, theaters, without stage	187.37	180.42	175.33	166.91	155.51	150.71	160.37	140.70	133.99
A2 Assembly, nightclubs	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A2 Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A3 Assembly, churches	189.22	182.27	177.18	168.76	157.33	152.53	162.22	142.51	135.80
A3 Assembly, general, community halls, libraries, museums	158.87	151.92	145.83	138.41	125.97	122.17	131.88	111.16	105.45
A4 Assembly, arenas	186.37	179.42	173.33	165.91	153.51	149.71	159.37	138.70	132.99
B Business	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
E Educational	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1 Factory and industrial, moderate hazard	93.92	69.61	64.47	81.69	73.14	69.92	78.41	60.23	56.97
F-2 Factory and industrial, low hazard	92.92	88.61	84.47	80.59	73.14	68.92	77.41	60.23	55.97
H-1 High Hazard, explosives	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.51	0.00
H234 High Hazard	88.02	83.71	79.57	75.79	66.42	64.20	72.51	55.51	51.25
H5 HPM	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
I-1 Institutional, supervised environment	159.09	153.60	148.95	142.51	130.74	127.30	138.80	117.44	112.84
I-2 Institutional, hospitals	266.39	260.64	255.56	248.33	234.50	0.00	242.51	219.11	0.00
I-2 Institutional, nursing homes	185.59	179.83	174.76	167.53	154.81	0.00	161.71	139.41	0.00
I-3 Institutional, restrained	180.47	174.72	169.64	162.41	150.60	145.01	156.59	135.20	127.96
I-4 Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1 Residential, hotels	160.44	154.84	150.29	143.85	106.72	103.28	114.78	93.42	88.92
R-2 Residential, multiple family	134.26	128.65	124.11	117.67	106.72	103.28	114.78	93.42	88.92
R-3 Residential, one and two-family	124.88	121.41	116.43	115.31	111.07	108.19	113.40	104.09	97.95
R-4 Residential, care/assisted living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1 Storage, moderate hazard	87.02	82.71	77.57	74.79	66.42	63.20	71.51	53.51	50.25
S-2 Storage, low hazard	86.02	81.71	77.57	73.79	66.42	62.20	70.51	53.51	49.25
U Utility, miscellaneous	68.13	64.29	60.15	56.88	50.70	47.41	54.03	39.33	37.47

AVERAGE SQUARE FOOT CONSTRUCTION COSTS FOR SPECIFIC STRUCTURES
 (To be adjusted annually based on current data)

<u>STRUCTURE</u>	<u>AVG. COST PER SQ. FT.</u>
PRIVATE DWELLINGS	
Type V-wood frame, all finished area	\$97.95
Additions	\$97.95
Interior Finish/alteration/remodel	Approved declared value
Unfinished basement or other	\$97.95

PRIVATE GARAGES AND ACCESSORY STRUCTURES

Wood frame shop, garage, greenhouse	\$37.34
Storage over garage (no stairs, heat, insulation, etc.)	\$47.11
Pole Structure (unfinished)	\$21.33
Pole Structure finished area	\$97.95
Steel structure	S1, U Table value
Open carport	\$21.33
Deck (covered or uncovered)	\$14.22
Type V-residential hangar S2	\$49.75
U or S occupancy to living space	97.95 minus original fee
Retaining wall	\$14.00
Fence over six (6) feet	\$65.00 flat fee
Re-roof (overlay, w/ tear off, or w/ new sheathing)	\$130.00 flat fee
Re-roof with rafters or trusses	\$18.27
Change windows	\$65.00 flat fee
Re-side	\$65.00 flat fee
Swimming pool (per area)	\$7.11
Demolition (all)	\$65.00 flat fee

MOBILE /MANUFACTURED/MODULAR HOME

Standard set	\$300.00 flat fee
Modular or real property set	\$300.00 flat fee

NON-RESIDENTIAL

Sign	\$130.00 flat fee
Change of use/tenant improvement	Approved declared value
Non-residential re-roof	Approved declared value
Water tank/reservoir, tower	Approved declared value
All other occupancies	See table

REVISED 04/08/10

EXHIBIT C

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Mechanical Fees (to be adjusted annually based on current data)

Item or Appliance	Fee
Permit	\$40.00
Gas Piping each outlet	\$5.00
Gas Range/Cooktop	\$16.00
Gas water heater	\$16.00
Any clothes dryer	\$16.00
Gas log lighter	\$16.00
Gas Fire Place	\$20.00
Small gas appliance not itemized	\$26.00
Gas furnace or space unit heater <= 100,000 btu	\$20.00
Gas furnace or space unit heater > 100,000 btu	\$24.00
Boiler/Refridgeration <= 100,000 btu	\$18.00
Boiler/Refridgeration 101,000 - 400,000 btu	\$29.00
Boiler/Refridgeration 401,000 - 1,000,000 btu	\$40.00
Boiler/Refridgeration 1,001,000 - 1,750,000 btu	\$59.00
Boiler/Refridgeration > 1,750,000 btu	\$98.00
Heat pump/Air cond <= 3 ton	\$16.00
Heat pump/Air cond > 3 ton - 15 ton	\$29.00
Heat Pump/Air cond > 15 ton - 30 ton	\$40.00
Heat pump/Air cond > 30 ton - 50 ton	\$59.00
Heat pump/Air Cond > 50 ton	\$98.00
Solid fuel fireplace/woodstove (must be listed)	\$29.00
Air handler < 10,000 cfm	\$12.00
Air handler > 10,000 cfm	\$20.00
Type 1 or type 2 hood	\$16.00
Ventilation fans <= 100 cfm	\$8.00
Seperate system ductwork	\$16.00
Non-listed appliances <= 400 btu	\$75.00
Non-listed appliances > 400 btu	\$125.00

DEPARTMENT-WIDE FEES	
<i>Reproduction</i>	
Copies	Per then-current BOCC resolution
Transcription	\$25.00 per hour + \$4.50 per page
Audio Reproduction	\$2.00 per tape, disc, drive or other similar media
<i>General Fees</i>	
Hearing Examiner	\$280.00 per case
Hearing Examiner site inspection	\$65.00 per case
Reschedule Hearing	\$200.00
Condition Modification	\$300.00
Road Name Change	\$220.00
Site Disturbance Plan Review	\$35.00 per hour (\$70.00 min.)
Administration of Financial Guarantee (non-subdivision)	\$55.00
Low Value Vehicle Appraisal (Code Enforcement)	\$20.00 per vehicle
Administrative Exception	\$100.00
Appeal of Administrative Determination	\$200.00
Engineering or Specialist Review	Actual Cost + 15%
Research, Free Split Review and Other Similar Services	\$35.00 per hour
Investigation of Code Violation (charged if a code violation is identified)	Greater of permit fee, or if no permit required: First Inspection: \$80.00 Re-inspections: \$65.00 each
Inspections, including Residential Site Disturbance, and Design/Site Disturbance Inspection of Commercial or Public Facility	\$65.00
Acceptance of Subpoenas	Per Idaho Code or Idaho Rules of Civil Procedure, as applicable

BE IT FURTHER RESOLVED that this Resolution shall supersede, repeal and replace all previously adopted fee resolutions pertaining to Kootenai County Community Development and its predecessors.

Upon a motion to adopt the foregoing Resolution, made by Commissioner EBERLEIN, and seconded by Commissioner STEWART, the following vote was recorded:


Commissioner Stewart: AYE
 Commissioner Eberlein: AYE
 Chairman Green: AYE

Upon said roll call, the text of the foregoing was duly enacted as a Resolution of the Board of County Commissioners of Kootenai County, Idaho on this 30TH day of June, 2016.


**KOOTENAI COUNTY
BOARD OF COMMISSIONERS**



Daniel H. Green, Chairman



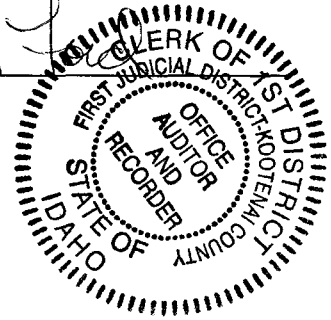
Marc Eberlein, Commissioner



David Stewart, Commissioner

ATTEST:
JIM BRANNON, CLERK

By: 
Deputy Clerk



C: BOCC, Community Development, Prosecuting Attorney (Civil Division), Resolution File