

**RESOLUTION NO. 2019-35**  
**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 Building Code Ordinance, Ordinance No. 538 (to be codified at Title 7, Chapter 1, Kootenai County Code), effective April 29, 2019, the Board of County Commissioners has repealed provisions by which a property owner could opt out of the County building permitting process and obtain a location permit for the construction of a residential structure or residential accessory structure on the owner’s property, making it necessary to eliminate the fees associated with the issuance of location permits; and

**WHEREAS**, the Board of County Commissioners has re-adopted the International Mechanical Code and the International Fuel Gas Code, making it necessary to adopt a new schedule of mechanical permit fees; and

**WHEREAS**, because Planning Division fees have not been adjusted since 2016 and Building Division fees have not been adjusted since 2010, the Director of Community Development has recommended that the Department fee schedule generally be adjusted upward by approximately five percent (5%), with some exceptions, to account for the increased cost of the services that the Department provides; and

**WHEREAS**, the Board of County Commissioners concurs with these new and modified fees;

**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.

<b>BUILDING DIVISION FEES</b>	
Building Permits: Building permit fees shall be charged in accordance with the 1997 Uniform Building Code, Building Permit Fee formula, plus an additional five percent (5%), as shown in Exhibit A.	Modified 1997 UBC formula (See 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 (See Exhibit B)
Specific Valuations and Building Permit Fees	See Exhibit C
Minor Permit (minimum fee for all structures not addressed otherwise)	Greater of above fees or \$65.00

<b>BUILDING DIVISION FEES (cont.)</b>		
Plan Review	Residential structures, including residential additions	30% of permit fee
	Commercial structures	65% of permit fee
	Third or subsequent review of submitted plans not previously approved	\$65.00 per hour, 1 hour minimum
Additional Plan Review required by changes or revisions to approved plans <i>Note: A full plan review fee may be required if plans are significantly modified.</i> <b>A new or revised building permit is required for plan revisions which add square footage.</b>		\$65.00 per hour, minimum one hour, or per fee schedule for added area, whichever is higher. Additional Building Permit fees may also apply.
Mechanical Permit fees		See Exhibit D
Permit Reactivation or Reinspection		\$65.00
Temporary CO		\$200.00
Refunds of Permit Fees <i>Note: Requests for refunds must be made within 180 days of permit issuance.</i>		Maximum of 80% of Building Permit fees paid

<b>PLANNING DIVISION FEES</b>		
<b><i>Planned Unit Developments (PUDs)</i></b>		
Preliminary Approval with subdivision		\$1150.00
Preliminary Approval without subdivision		\$1730.00
Final Approval with subdivision		\$1150.00
Final Approval without subdivision		\$1730.00
Amendment		\$575.00
<b><i>Land Divisions and Condominiums</i></b>		
Sketch Plan Review and Site Visit		\$95.00
Minor Subdivision or Condominium Plat		\$525.00
Major Subdivision	Application for Preliminary Approval	\$525.00 + \$50.00 per lot
	Application for Final Approval	\$525.00 + \$50.00 per lot
Subdivision or Condominium Inspection		\$115.00
Administration of Financial Guarantee (subdivision/condo)		\$230.00
Extension Request		\$260.00
Minor Amendment		\$260.00
Lot Consolidation		\$50.00
Plat Vacation		\$420.00

<b>PLANNING DIVISION FEES (cont.)</b>		
<i>Zoning</i>		
Residential Building Permit Review		\$40.00
Commercial Building Permit Review		\$115.00
Review of Revised Site Plan		\$40.00
Sign Plan Review		\$50.00
Temporary Hardship Permit		\$230.00
Temporary Hardship Permit Renewal		\$55.00
Cottage Industry Permit		\$105.00
Zone Change		\$1,150.00
Variance		\$420.00
Special Notice Permit		\$315.00
Accessory Living Unit		\$105.00
Annual Special Event Location Permit		\$420.00
Conditional Zoning Development Agreement		\$525.00
Amendment to Development Agreement		\$260.00
Conditional Use Permit	Non-commercial	\$420.00
	Commercial (value <\$1 million)	\$785.00
	Commercial (value >\$1 million)	\$785.00 + \$65.00 per hour
<i>Text Amendments</i>		
Comprehensive Plan Amendment		\$1,730.00
Ordinance Text Amendment		\$1,730.00
<i>Public Notices</i>		
Advertising		\$45.00
Ordinance Publication (Zone Changes, Ordinance and Comprehensive Plan Amendments)		\$55.00

<b>DEPARTMENT-WIDE FEES</b>	
<i>Reproduction</i>	
Copies	Per then-current BOCC resolution
Transcription	\$25.00 per hour + \$5.00 per page
Audio Reproduction	\$2.00 per tape, disc, drive or other similar media

<b>DEPARTMENT-WIDE FEES (cont.)</b>	
<i>General Fees</i>	
Hearing Examiner	\$295.00 per case
Hearing Examiner site inspection	\$70.00 per case
Reschedule Hearing	\$210.00
Condition Modification	\$315.00
Road Name Change	\$230.00
Site Disturbance Plan Review	\$75.00
Administration of Financial Guarantee (non-subdivision)	\$65.00
Low Value Vehicle Appraisal (Code Enforcement)	\$20.00 per vehicle
Administrative Exception	\$100.00
Appeal of Administrative Determination	\$220.00
Engineering or Specialist Review	Actual Cost + 15%
Research, Free Split Review and Other Similar Services	\$65.00 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 Reinspections: \$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.

**BE IT FURTHER RESOLVED** that this Resolution shall be effective as of April 29, 2019.

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

Commissioner Brooks: AYE  
 Commissioner Duncan: AYE  
 Chairman Fillios: 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 25<sup>th</sup> day of April, 2019.

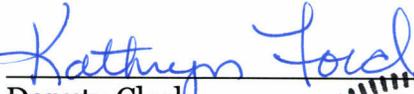
**KOOTENAI COUNTY  
BOARD OF COMMISSIONERS**

  
\_\_\_\_\_  
Chris Fillios, Chairman

  
\_\_\_\_\_  
Leslie Duncan, Commissioner

Unavailable for signature  
\_\_\_\_\_  
Bill Brooks, Commissioner

**ATTEST:**  
JIM BRANNON, CLERK

By:   
\_\_\_\_\_  
Deputy Clerk



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

**EXHIBIT A**  
**Building Permit Fees**  
**Based on 1997 Uniform Building Code Formula**  
**Plus an Additional Five Percent (5%)**

<i><b>Total Valuation</b></i>	<i><b>Fee</b></i>
\$0 to \$500	\$24.70
\$500.01 to \$2,000	\$24.70 for the first \$500 plus \$3.20 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,000.01 to \$25,000	\$72.70 for the first \$2,000 plus \$14.70 for each additional \$1,000 or fraction thereof, up to and including \$25,000
\$25,000.01 to \$50,000	\$410.80 for the first \$25,000 plus \$10.60 for each additional \$1,000 or fraction thereof, up to and including \$50,000
\$50,000.01 to \$100,000	\$675.80 for the first \$50,000 plus \$7.35 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,000.01 to \$500,000	\$1,043.30 for the first \$100,000 plus \$5.90 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,000.01 to \$1,000,000	\$3,403.30 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,00.01 or greater	\$5,903.30 for the first \$1,000,000 plus \$3.85 for each additional \$1,000 or fraction thereof

**EXHIBIT B**  
**Building Valuation Data**

<b>Occupancy Group</b>	<b>Construction Type</b>									
	<b>IA</b>	<b>IB</b>	<b>IIA</b>	<b>IIB</b>	<b>IIIA</b>	<b>IIIB</b>	<b>IV</b>	<b>VA</b>	<b>VB</b>	
A1 with stage	204.81	197.86	192.77	184.35	172.91	168.11	177.81	158.10	151.39	
A1 without stage	187.37	180.42	175.33	166.91	155.51	150.71	160.37	140.70	133.99	
A2 nightclub	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96	
A2 restaurant/bar	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96	
A3 church	189.22	182.27	177.18	168.76	157.33	152.53	162.22	142.51	135.80	
A3 general	158.87	151.92	145.83	138.41	125.97	122.17	131.88	111.16	105.45	
A4 indoor sporting	186.37	179.42	173.33	165.91	153.51	149.71	159.37	138.70	132.99	
B	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66	
E	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32	
F-1	93.92	89.61	84.47	81.69	73.14	69.92	78.41	60.23	56.97	
F-2	92.92	88.61	84.47	80.59	73.14	68.92	77.41	60.23	55.97	
H-1	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.61	NP	
H-2,3,4	88.02	83.71	79.57	75.79	66.42	64.20	72.51	55.51	51.25	
H-5	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66	
I-1	159.09	153.60	148.95	142.51	130.74	127.30	138.80	117.44	112.84	
I-2 hospital	266.39	260.64	255.56	248.33	234.50	NP	242.51	219.11	NP	
I-2 nursing home	185.59	179.83	174.76	167.53	154.81	NP	161.71	139.41	NP	
I-3	180.47	174.72	169.64	162.41	150.60	145.01	156.59	135.20	127.96	
I-4	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84	
M	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65	

**EXHIBIT B****Building Valuation Data (cont.)**

<i>Occupancy Group</i>	<i>Construction Type</i>									
	<b>IA</b>	<b>IB</b>	<b>IIA</b>	<b>IIB</b>	<b>IIIA</b>	<b>IIIB</b>	<b>IV</b>	<b>VA</b>	<b>VB</b>	
R-1	160.44	154.84	150.29	143.85	106.72	103.28	114.78	93.42	88.92	
R-2	134.26	128.65	124.11	117.67	106.72	103.28	114.78	93.42	88.92	
R-3	124.88	121.41	116.43	115.31	111.07	108.19	113.40	104.09	97.95	
R-4	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84	
S-1	87.02	82.71	77.57	74.79	66.42	63.20	71.51	53.51	50.25	
S-2	86.02	81.71	77.57	73.79	66.42	62.20	70.51	53.51	49.25	
U	68.13	64.29	60.15	56.88	50.70	47.41	54.03	39.33	37.47	

<b>EXHIBIT C</b>	
<b>Special Valuations and Flat Fees</b>	
<b><i>New Construction Single- and Two-Family Dwellings</i></b>	<b><i>Valuation</i></b>
All Finished Living Areas (gross area)	\$97.95
Unfinished Basement or Other Rooms	\$48.98
Finished Storage Rooms	\$63.67
Attached Garage	\$37.34
Additions	\$97.95
Deck	\$14.22
Patio Cover in Conjunction with Deck	\$17.75
Carport or Patio Cover without Deck	\$21.33
<b><i>Alterations and Remodels</i></b>	<b><i>Valuation</i></b>
Development of Previously Unfinished Areas	\$48.98
Conversion of Garage or Storage to Living Space	\$97.95 minus Previous Use Valuation
Remodel	Approved Declared Valuation
<b><i>Accessory Structures</i></b>	<b><i>Valuation</i></b>
Pole Building (all levels)	\$21.33
Garage/Shop (all levels, stick frame or masonry)	\$37.34
Living Area Above or in New Structure	\$97.95
Open Deck	\$14.22
Patio Cover in Conjunction with Deck	\$17.75
Greenhouse, Carport or Patio Cover without Deck	\$21.33
Residential Aircraft Hangar	\$49.75
Retaining Wall	\$14.00
Swimming Pool	\$7.11
Re-Roof with New Rafters or Trusses	\$18.27
<b><i>Miscellaneous Residential Permits</i></b>	<b><i>Flat Rate Fee</i></b>
Fence over Seven Feet (7') in Height	\$65.00
Re-Roof without New Rafters or Trusses	\$130.00
Change Windows	\$65.00
Siding	\$65.00
Demolition	No Charge

<b>EXHIBIT C Special Valuations and Flat Fees (cont.)</b>	
<b><i>Non-Residential</i></b>	<b><i>Flat Fee Or Valuation</i></b>
Sign	\$130.00 flat fee
Re-Roof	Approved Declared Value
Water Tank, Reservoir, Tower	Approved Declared Value
Change of Use or Remodel	Approved Declared Value
New Structure Tenant Improvements	Valuation from Exhibit "B" minus Shell Valuation

<b>EXHIBIT D Mechanical Permit Fees</b>	
<b><i>Description of Item</i></b>	<b><i>Fee Each</i></b>
Permit Base Fee	\$40.00
Gas piping	\$5.00
Gas range/cooktop	\$16.00
Gas water heater	\$16.00
Any clothes dryer	\$16.00
Gas log lighter	\$16.00
Gas fireplace	\$20.00
Small gas appliance not itemized	\$26.00
Gas furnace or space unit heater (1000,000 BTU max)	\$20.00
Gas furnace or space unit heater (Over 1000,000 BTU)	\$24.00
Boiler/Refrigeration (100,000 BTU max)	\$16.00
Boiler/Refrigeration (100,001-400,000 BTU)	\$29.00
Boiler/Refrigeration (400,001-1,000,000 BTU)	\$40.00
Boiler/Refrigeration (1,000,001-1,750,000 BTU)	\$59.00
Boiler/Refrigeration (Over 1,750,000 BTU)	\$98.00
Heat pump or AC (3 ton max)	\$16.00
Heat pump or AC over 3 to 15 ton	\$29.00
Heat pump or AC over 15 to 30 ton	\$40.00
Heat pump or AC over 30 to 50 ton	\$59.00
Heat pump or AC over 50 ton	\$98.00
Solid fuel fireplace or woodstove (must be listed)	\$29.00

**EXHIBIT D**  
**Mechanical Permit Fees (cont.)**

Description of Item	Fee Each
Air handler (10,000 cfm max)	\$12.00
Air handler (Over 10,000 cfm)	\$20.00
Type 1 or 2 commercial kitchen hood	\$16.00
Ventilation fans	\$8.00
Separate system ductwork (not part of gas furnace or HP system)	\$16.00
Non-listed appliances (400,000 BTU max)	\$75.00
Non-listed appliances (Over 400,000 BTU)	\$125.00
New Construction Mechanical Plan Review	25% of total mechanical permit fee