

**Columbia City/Whitley County Joint Planning Building Department**

<b><u>Permit Applications</u></b>	<b><u>Fee</u></b>	<b><u>Notes</u></b>
<i>Class 2 Buildings (One/two-family residential)</i>		
New construction/additions	\$120 + 8¢ per sf	
Manufactured dwelling, outside of MHP	\$120 + 8¢ per sf	
Remodeling	\$80 + 8¢ per sf	
Decks, porches	\$80 + 8¢ per sf	
Accessory structures, 201-2,000 sf	\$80 + 8¢ per sf	
Accessory structures, 2,001+ sf	\$240 + 4¢ per sf over 2,000	
Basement finish	\$80 + 4¢ per sf	Applies if building is completed over 1 year
<i>Class 1 Buildings (Commercial, institutional, multi-family, etc.)</i>		
New construction/additions, up to 20,000 sf	\$120 + 8¢ per sf	
New construction/additions, 20,001+ sf	\$1,720 + 4¢ per sf over 20,000	
Remodeling/tenant finish, up to 20,000 sf	\$80 + 8¢ per sf	
Remodeling/tenant finish, 20,001+ sf	\$1,680 + 4¢ per sf over 20,000	
<i>Swimming pools</i>		
Above-ground	\$80	May include a deck up to 200 sf
In-ground	\$160	
Commercial	\$160 + 8¢ per sf	May include any required fencing
Hot tub (manufactured)	\$80	
Hot tub (constructed)	\$160	
<i>Towers and utility structures</i>		
Communication tower, commercial	\$240	
Communication tower, non-commercial	\$80	
Antenna co-location, with ground building	\$120	
Antenna co-location, electric service only	\$80	
Commercial Wind Energy Conversion System tower	\$360	
Non-commercial WECS tower	\$80	
Ground-mounted solar, up to 20,000 sf panel area	\$80 + 1¢ per panel sf	
Ground-mounted solar, 20,001+ sf panel area	\$280 + ¼¢ per panel sf over 20,000	
Building-mounted solar arrays	\$80 + ½¢ per panel sf	
<i>Permits in established Mobile Home Parks</i>		
Manufactured home (doublewide)	\$120	
Manufactured home (singlewide)	\$100	
Decks, ramps, carports	\$40	
<i>Signs</i>		
On-building	\$40	
Freestanding	\$80	
Billboards	\$300	
Other signs	\$40	
<i>Other construction permits</i>		
Accessibility ramp	\$60	
Accessory structures, ≤ 200 sq ft	\$40	
Demolition	\$15	
Electric generator	\$80	
Electric service and building rewire	\$120	
Electric service upgrade	\$80	
Fences	\$40	
Fuel system, complete	\$120 + \$40 per dispenser	
Fuel system, partial	\$40 per dispenser	
Gas reconnect (pressure test)	\$40	
Gas system and appliance installation (new)	\$80	
Parking lot (standalone)	\$80	
Ponds	\$120 + \$80/ac	Rounded to hundredths of an acre
Roof system	\$80	
Zero-square foot remodel	\$80	
Floodplain development (administrative)	No fee	
Floodplain development (inspections required)	\$80	
Single inspections	\$50	
Improvement Location Permit	\$40	
Other construction types not listed	As determined, based on number of inspections plus processing costs	
<i>Other fees</i>		
Amendment to an issued permit	\$50 + cost difference	May be applied to new construction/remodel
Failed inspection/reinspection	\$80	May be applied if three failed inspections
Missed inspection	\$80	
Permit issued after construction started	2x the base fee	May be applied to new construction/remodel
Occupancy without Certificate of Occupancy issued	\$500	
<i>Permit fees are rounded to the nearest dollar</i>		

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<b><u>Planning/Zoning Applications</u></b>	<b><u>Fee</u></b>	<b><u>Notes</u></b>
<i>Plan Commission filings</i>		
Zone map amendment (rezoning), up to 120 acres	\$360	
Zone map amendment (rezoning), 120+ acres	\$360 + \$2/acre over 120	
Subdivision primary plat and replats, 1-4 lots	\$180	
Subdivision primary plat and replats, 5+ lots	\$240 + \$10/lot	
Modifications to approved primary plats	\$180 + \$10/lot	
Subdivision technical review	No fee	
Subdivision secondary plat, administrative	No fee	
Subdivision secondary plat, if not administrative	\$180	
Plat vacation	\$180	
Modifications (e.g. covenants)	\$150	
Comprehensive Plan amendments	\$600	
Planned Unit Development, Primary PUD	\$500 + \$2/acre	
Planned Unit Development, Detailed PUD	\$360	
<i>Executive Committee filings</i>		
Development Plan	\$360	
Development Plan, amendment to approved Plan	\$180	
Development Plan, CBD setback review only	\$100	
<i>Board of Zoning Appeals filings</i>		
Development standards variance	\$240/\$360 residential/commercial	
Land use variance	\$360	
Special exception	\$240	
Special exception, fences or signs only	\$100	
Appeals of administrative decisions	\$180	
<i>Documents</i>		
Annual Report	\$5	
Comprehensive Plan	\$20	
Zoning Ordinance	\$20	
Subdivision Ordinance	\$20 (City), \$3 (others)	
Copies, black & white	10¢ per page	Letter/legal size
Copies, color	25¢ per page	Letter/legal size
CDs/DVDs	\$5	
Zoning certification letter	\$75	
<i>Other fees</i>		
Notice mailings, signs, advertisements, USBs, etc.	Actual cost + 2%	
Special PC meeting (initiated by petitioner)	\$480	Does not include filing fee
Special BZA meeting (initiated by petitioner)	\$300	Does not include filing fee
Planning/building services to other jurisdictions	\$6,000	Annual fee
<i>Petition/document fees are rounded up to the nearest 5¢</i>		