

## 2022 CITY OF CORCORAN BUILDING PERMIT AND RELATED FEES SCHEDULE

**BUILDING PERMIT FEE** - Fee is 100% of the adopted fee schedule below, plus State surcharge and applicable reviews listed below.

TOTAL VALUATIONS (Residential & Commercial)	BUILDING PERMIT FEE SCHEDULE
\$1.00 to \$500.00	\$35.00
\$501.00 to \$2,000.00	\$35.00 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$80.75 for the first \$2,000.00 plus \$14.00 each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$402.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$655.25 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$1005.25 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3245.25 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5620.25 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

**PLAN REVIEW FEE:** 65% of the Building Permit Fee calculated from the above schedule.

**REPETITIVE PLAN REVIEW FEE:** 25% of the Building Permit Fee calculated from the above schedule

**PLAN REVIEW FEE IS NON-REFUNDABLE**

**STATE SURCHARGE:** Based on the table below. For valuation use the fees listed above

BUILDING VALUATION	STATE SURCHARGE*
One Million or less	.0005 x valuation with minimum of \$1.00 for Flat Rate Permits [up to \$10,010 valuation]
\$1,000,001 to \$2,000,000	\$ 500 + .0004 x (Value - \$1,000,000)
\$2,000,001 to \$3,000,000	\$ 900 + .0003 x (Value - \$2,000,000)
\$3,000,001 to \$4,000,000	\$1200 + .0002 x (Value - \$3,000,000)
\$4,000,001 to \$5,000,000	\$1400 + .0001 x (Value - \$4,000,000)
Greater than \$5,000,000	\$1500 + .00005 x (Value - \$5,000,000)

**SEC FEE:** .0005 x permit valuation for all Building Permits except Re-Roof, Re-side, Re-Window, Decks & Interior Remodels. Minimum \$150.00 New Home or Commercial Construction, Minimum \$50.00 on any other non-exempt construction

**ZONING AND SET BACK REVIEW:** \$25.00 for permits requiring review, \$75.00 for New Construction plus any costs for City Planner to review. Agricultural Structure requires a Certificate of Compliance.

**EMERGENCY COMMUNICATIONS SYSTEMS FEE:** \$100.00 for new construction single family homes. Multiple residential unit rates per adopted fee schedule.

### OVER THE COUNTER PERMITS

Re-Roof, Re-side and Windows	\$90.00 each + State Surcharge Fee (\$1.00)
General Plumbing (Residential)	\$50.00 minimum + additional \$5.00 per fixture +

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	State Surcharge Fee (\$1.00)
Water Heaters / Water Softeners (change out only)	Water Heater \$20 per unit + State Surcharge Fee (\$1.00) Water Softener \$15.00 per unit + State Surcharge Fee (\$1.00)
Mechanical (Residential)	\$75.00 per unit + State Surcharge Fee (\$1.00) (Furnace, AC or Gas line) Additional \$10.00 gas fitting/connection fee for each unit over 3 units <b>The following qualify as a “unit”</b> Furnace, AC, Air Exchange, In-floor heat, Boiler, Geothermal System, Ground System Heat Pump, Garage Heater, etc.
Gas Fireplace	\$100.00 + State Surcharge Fee (\$1.00)

\*State Surcharge fee is subject to State change

### OTHER INSPECTIONS AND FEES

Inspection outside normal business hours; minimum two hour charge	\$90.00 per hr.
Re-inspection Fee	\$45.00 per hr.
Inspections for which no fee is specifically indicated	\$60.00 per hr.
Site Inspection Fee	RESIDENTIAL \$45.00 ea. COMMERCIAL \$80.00 ea.
Additional plan review required by changes, additions, or revisions to approved plans (min. ½ hour charge)	\$60.00 per hr.
Miscellaneous and special services per contract	\$60.00 per hr.
Water Hook Up/Connection Permit (Plan review and inspection of the connection to the municipal water system for existing properties)	\$100.00 + \$45.00 for per additional inspection
Sewer Hook Up/Connection Permit (Plan review and inspection of the connection to the municipal water system for existing properties)	\$100.00 + \$45.00 for per additional inspection
Pre-Move inspection	\$150.00 ea.
Moved – In structure (not including foundation, interior remodel, etc.)	\$250.00 ea.
Commercial Plumbing permit and plan review	Based on valuation
Commercial Mechanical permit and plan review	Based on valuation
Electrical Inspections (Residential & Commercial)	Per State Inspector
Demolition	Residential \$150.00 + State Surcharge (\$1.00) Commercial \$250.00 + State Surcharge (\$1.00)
Mobile Home Installation	\$250.00 + State Surcharge (\$1.00)
Fence	Any fence taller than 7’ requires a building permit Fee based on valuation + State surcharge
Fence (residential within 6’ of property line)	Zoning and Setback Review Only (\$25.00)
Permit Cancellation Fee	\$25.00 + Plan Review Fee
Replacement Permit Card Fee	\$30.00

### CERTIFICATE OF SURVEY

City Ordinance Title IV: 40-2 Certificate of Survey requirement. A certificate of survey shall be required with all building permit applications for new construction and building permits that enlarge or alter the footprint of an existing structure. Application for exemption (Building permits only) – If the proposed structure meets all of the required setbacks from the property line, flood plain, wetlands and easements by two times.

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### **PENALTY**

Any person or entity that fails to obtain a permit under City Ordinance Title IV: 40-40.04 prior to performing work shall pay a penalty of two times the original permit fee and shall be required to pay all costs associated with enforcement, including reasonable attorney's fees.

***All fees are to be paid at time of permit issuance***

# VALUATION DATA

Garage (attached)	Per square foot	\$60.00	
Garage ( detached)	Per square foot	\$55.00	
Basement Finished	Per square foot	\$78.00	
Basement Unfinished	Per square foot	\$60.00	
Crawlspace / Slab Foundation	Per square foot	\$26.00	
Main Floor	Per square foot	\$125.00	
Upper Floors	Per square foot	\$115.00	
Open Porch/Stoop	Per square foot	\$28.00	
Deck	Per square foot	\$65.00	
3 and 4 Season Porch	Per square foot	\$85.00	
Residential Fire Sprinkler	Per square foot	\$4.00	
Pool (above ground)	Per square foot	\$25.00	
Inground Pool	Per square foot	\$60.00	
Pole Shed <1200 sq ft	Per square foot	\$32.00	
Pole Shed <1200-4000 sq ft	Per square foot	\$30.00	
Pole Shed 4000> sq ft	Per square foot	\$28.00	
Pole Shed with slab	Per square foot	\$16.00	
Fireplace Masonry	Add	\$25,000.00	
Residential Elevator	Add	\$60,000.00	
Septic (mound)	Add	\$25,000.00	
Septic (trench)	Add	\$14,000.00	
Septic Soil Verification	Add	\$100.00	
Mobile Home	Add	Strap \$5,000.00	Footing \$10,000.00

Building Official \_\_\_\_\_ Todd Geske      Date 4/22/22 \_\_\_\_\_

**Building permit valuation includes the value of all construction work, including labor and materials. Building permit and plan review fees are based on total valuation.**

**The City of Corcoran's contracted Building Official:  
Metro West Inspection Services  
P: 763-479-1720**