

ORDINANCE NO. 2022-10

AN ORDINANCE TO AMEND FEES FOR
BUILDING AND CONSTRUCTION PERMITS AND APPLICATIONS
FOR THE TOWN OF LOWELL BUILDING AND PLANNING DEPARTMENT

WHEREAS, the Town Council of the Town of Lowell, Lake County, Indiana (hereinafter the "Council") is the duly elected legislative body of the Town of Lowell, Lake County, Indiana (hereinafter the "Town"), a unit of local government; and

WHEREAS, the Town Council of the Town of Lowell has reviewed the provisions of the following ordinances and codified sections of the Town of Lowell Code of Ordinances, Chapter 11, Fee Schedule:

- a. § 11.152, adopted March 28, 1992, regarding subdivision application fees;
- b. Ordinance Nos. 1995-16 and 1978-35 (§ 11.153), regarding special exception application fees;
- c. Ordinance No. 1978-35 (§§ 11.155 and 11.156), regarding planned unit developments and zoning district application fees;
- d. Ordinance No. 2015-13 (§ 11.157), regarding building and sign permit fees;
- e. § 11.158 regarding certain application fees;
- f. § 11.159, regarding certain petition fees;
- g. Ordinance Nos. 2019-21 and 2005-30 (§§ 11.160), regarding the Planning Commission petition filing fees; and

WHEREAS, the Town Council of the Town of Lowell has also reviewed the provisions of the following ordinances and codified sections of the Town of Lowell Code of Ordinances, Chapter 155, Land Use and Development Code:

- a. Ordinance Nos. 2019-21 and 2013-02 (§ 155.161), regarding the schedule of fees;
and

WHEREAS, with the passage of time, the Town Council deems it is advisable and necessary that the fees be updated and, therefore, has recommended revisions to the above fees;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOWELL, AS FOLLOWS:

1. The Town of Lowell Code of Ordinances, Chapter 11 Fee Schedule, §§ 11.152 Subdivisions, is hereby deleted in its entirety and replaced with the following:

§ 11.152 This section is intentionally left blank.

2. The Town of Lowell Code of Ordinances, Chapter 11 Fee Schedule, §§ 11.153 Special Exceptions, is hereby deleted in its entirety and replaced with the following:

§ 11.153 This section is intentionally left blank.

3. The Town of Lowell Code of Ordinances, Chapter 11 Fee Schedule, §§ 11.155 Planned Unit Developments, is hereby deleted in its entirety and replaced with the following:

§ 11.155 This section is intentionally left blank.

4. The Town of Lowell Code of Ordinances, Chapter 11 Fee Schedule, §§ 11.156 District Fees, is hereby deleted in its entirety and replaced with the following:

§ 11.156 PLANNING FEES

- A. Engineering Review Fee: .625% of total cost of improvements
(required for preliminary plat)
- B. Engineering Inspection Fee: .625% of total cost of improvements
(required for final plat)
- C. Open Space Fee: \$15,000.00 [(units x 500) / 43,560]
(500 sq. ' of open space per dwelling unit at fair market cost of \$15,000.00 per acre)
- D. Planned Unit Development (PUD) Fee
The planning fee for review of a PUD ordinance and related documents is separate from the Plan Commission filing fee for a petition for zone change to PUD.
 - 1. Engineering / Legal Review Fee: \$1,000.00 if 5 acres or less
\$2,500.00 if more than 5 acres
- E. Annexation – Petition Filing Fee: \$500.00 if 5 acres or less
(to Town Council) \$1,000.00 if more than 5 acres

5. The Town of Lowell Code of Ordinances, Chapter 11 Fee Schedule, § 11.157 Building and Sign Permit Fees, is hereby deleted in its entirety and replaced with the following:

§ 11.157 BUILDING PERMIT FEES.

Cost valuation based on "ICC" refers to the most current *International Code Council's Building Valuation Data* (BVD). Cost valuation based on "ECV" refers to the *estimated construction costs*.

<u>Description</u>	<u>Cost</u>	
A. Construction Permit Fees		
1. <u>Agricultural:</u>	\$9.00 / \$1,000.00 ICC	\$75.00 min.
2. <u>Residential - 1 & 2 Family</u>		
a. New construction:	\$9.00 / \$1,000.00 ICC	\$75.00 min.
b. Additions, Alterations, Remodels:	\$9.00 / \$1,000.00 ECV	\$75.00 Min.
3. <u>Residential - Multi-Family (3+), including condos, apts.</u>		
a. New construction:	\$10.00 / \$1,000.00 ICC	\$150.00 Min.
b. Additions, Alterations, Remodels:	\$10.00 / \$1,000.00 ECV	\$150.00 Min.
4. <u>Commercial / Industrial</u>		
a. New construction:	\$10.00 / \$1,000.00 ICC	\$150.00 Min.
b. Additions, Alterations, Remodels:	\$10.00 / \$1,000.00 ECV	\$150.00 Min.
B. Electric Permit Fees		
1. <u>Residential (all)</u>		
a. New construction:	\$100.00 (100 amp) + \$100.00 for interior wiring	
	\$125.00 (200 amp) + \$100.00 for interior wiring; \$.25 per amp over 200 amp	
	\$50.00 flat fee for temporary pole 200 amps & under	
b. Additions, Alterations, Remodels:	\$100.00 (100 amp service change + \$50.00 with misc. wiring together)	
	\$125.00 (200 amp service change + \$50.00 with misc. wiring together); \$.25 per amp over 200 amp	
	\$100.00 (100 amp service change)	
	\$125.00 (200 amp service change); \$.25 per amp over 200 amp	

- \$75.00 flat fee (NIPSCO inspection)
- \$75.00 flat fee for branch circuit or misc. wiring
- 2. Commercial / Industrial:
 - \$100.00 (100 amp) + \$150.00 for interior wiring
 - \$125.00 (200 amp) + \$150.00 for interior wiring;
\$.25 per amp over 200 amp
 - \$150.00 Interior build-out
 - \$100.00 misc. wiring
 - \$50.00 flat fee for temporary pole
 - \$75.00 per sign (hook-up)
 - \$75.00 (NIPSCO Inspection)

C. Plumbing Permit Fees

- 1. Agricultural / Residential - 1 & 2 Family: \$70.00 + \$5.00 per fixture
- 2. Residential - Multi-Family / Commercial / Industrial: \$75.00 + \$5.00 per fixture

D. (HVAC) Mechanical Permit Fees

- 1. Agricultural / Residential (all): \$75.00 per unit
- 2. Office / Commercial / Industrial / all other uses not specified: \$100 per HVAC unit in/on the building

E. Accessory Structure Permit Fees

- 1. Swimming Pools
 - a. Above-ground: \$150.00
 - b. Above-ground
Temporary / Inflatable: \$50.00
 - c. In-ground: \$50.00 plus \$7.00 / \$1,000.00 ECV
- 2. Fences: \$50.00

- 3. Decks: \$50.00
- 4. Sheds: \$50.00

F. Improvement Location Permit Fees (Zoning Fees)

- 1. Residential (all) / Agricultural Commercial / Industrial: \$50.00
- 2. All additions: \$25.00
- 3. All accessory structures, including garages, carports, in-ground swimming pools, etc. \$25.00

G. Miscellaneous Permit Fees

- 1. Fireplace: \$50.00 per fireplace
- 2. Lawn Sprinkling Systems: \$50.00
- 3. Fire Sprinkling Systems: \$50.00
This permit fee is separate and in addition to the fire inspection fees in § 11.095, if applicable.
- 4. Grade Alteration / Fill: \$50.00
- 5. Curb / Street Cut: \$50.00
- 6. Demolition: \$25.00
- 7. Re-Inspection Fee: \$50.00
- 8. Renewal of Permit (one time, only): 20% of the original cost + \$25.00 per inspection for each required inspection to finalize project
- 9. Certificate of Occupancy: \$25.00 per unit

6. The Town of Lowell Code of Ordinances, Chapter 11 Fee Schedule, § 11.158 Certain Application Fees, is hereby deleted in its entirety and replaced with the following:

§ 11.158 SIGN PERMIT FEES

The sign permit fees are separate and in addition to the required permit fees in § 11.157, if applicable.

All Signs - Free standing

& on-building signs: \$50.00 + \$.50 per sq. ft. of signage

Improvement Location Permit Fee
(Zoning Fee): \$20.00 per sign

7. The Town of Lowell Code of Ordinances, Chapter 11 Fee Schedule, § 11.159 Certain Petition Fees, is hereby deleted in its entirety and replaced with the following:

§ 11.159 BOARD OF ZONING APPEALS - PETITION FILING FEES.

- A. Special Use \$150.00 (each application)
- B. Developmental Standards Variance \$150.00 (each application)
- C. Floodplain Standards Variance \$150.00 (each application)
- D. Use Variance \$150.00 (each application)
- E. Administrative Appeal \$150.00 (each application)

8. The Town of Lowell Code of Ordinances, Chapter 11 Fee Schedule, §§ 11.160 Planning Commission – Petition Filing Fees, is hereby deleted in its entirety and replaced with the following:

§ 11.160 PLANNING COMMISSION - PETITION FILING FEES.

- A. Zone Change \$300.00
- B. Site Development Plan \$300.00
- C. Preliminary Plat Approval
 - 1. Residential - Single-Family \$100 + \$5 per lot
 - 2. Residential - 2+ Families \$200 + \$2 per unit
 - 3. Non-residential \$200 plus \$5 per acre
- D. Final Plat Approval
 - 1. Residential - Single-Family \$100 + \$5 per lot
 - 2. Residential - 2+ Families \$200 + \$2 per unit
 - 3. Non-residential \$200 plus \$5 per acre
- E. Waiver of Subdivision Regulation \$100.00 (each application)

F. Special Meeting

\$600.00 flat fee per meeting

9. The Town of Lowell Code of Ordinances, Chapter 155, Land Use and Development Code, § 155.161 Schedule of Fees, is hereby deleted in its entirety and replaced with the following:

§ 155.161 SCHEDULE OF FEES.

The Town shall maintain an official fee schedule for permits and processes outlined in this chapter. The fee schedule shall be available to the public in the Building Department of the Town. Until all applicable fees, charges, and expenses have been paid in full, no final action shall be taken on any permit, application, appeal, or petition.

10. Conflicting Ordinances. All Ordinances or provision of any Ordinance of the Town or of the Town Code of Ordinances in conflict with the provisions of this Ordinance is hereby repealed.

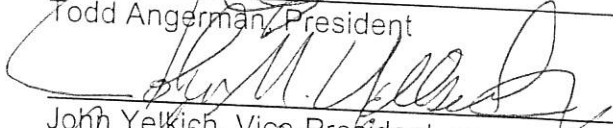
11. Effective Date. This Ordinance shall be in full force and effect from and after its passage and execution by the President.

DULY ORDAINED AND ENACTED by the Town Council of the Town of Lowell, Lake County, Indiana, on this 13th day of June, 2022.

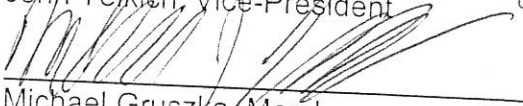
TOWN COUNCIL OF THE TOWN OF LOWELL,
LAKE COUNTY, INDIANA




Todd Angerman, President



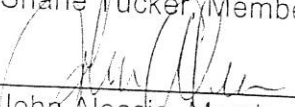
John Yelkich, Vice-President



Michael Gruszka, Member



Shane Tucker, Member



John Alessia, Member

ATTEST:



Judith Walters, Clerk-Treasurer