

CITY OF HIGHLAND BUILDING AND ZONING FEE SCHEDULE*

*ALL FEES FIGURED ARE SUBJECT TO VERIFICATION BY THE CITY OF HIGHLAND

Limited Permits

SHEDS

Residential- \$75.00- Includes Plan Review Fee

Commerical- \$100- Includes Plan Review Fee

DECKS

No Cover - A \$50 permit fee and a plan review fee

Covered - Require a different permit

PATIOS

Under 144sq.ft. – Zoning Compliance Document

144sq.ft. or Larger – A \$50 permit fee and a plan review fee

CARPORTS

A \$50 permit fee and a plan review fee

GAZEBOS

A \$50 permit fee and a plan review fee

DEMOLITION

\$500.00 (Portions Refundable)

POOLS

Above Ground - \$80

In Ground Pool, Hot Tub and Spa - \$400 which includes a \$200 Certificate of Occupancy refund after final inspection & (electrical/plumbing fee if required).

ROOFS

Residential - \$50

Commercial - \$200

SIGNS-

50sq.ft. and Under- \$100.00

Over 50sq.ft.-\$100.00

ELECTRICAL UPGRADE

Residential - \$180.00 PLUS \$25.00 ADMINISTRATIVE FEE

Commercial - VARIES

ELECTRICAL REWIRE

(Residential)

\$180 PLUS \$25 ADMINISTRATIVE FEE

(Commercial)

Cost Varies – see fee schedule C

PLUMBING UPGRADES

Cost Varies – see fee schedule B

Fee Schedule B

Plumbing Inspection Fee Chart

**Inspection consists of underfloor, rough-in and final.

Residential

\$225 plus \$25 Administrative Fee

Apartment, Condominiums, Triplexes (rate is per unit)

\$285 (includes up to 60 fixtures) \$3 per additional fixture

Fee Schedule C

Electrical Inspection Fee Chart +\$180.00 Plus \$25.00 Administrative Fee (Residential) Commercial (Varies)

<u>Electrical Fee Multiplier*</u>	
Commercial Facility	0.10
Mercantile Facility	0.10
Office Facility	0.10
Educational Facility	0.10
Religious Facility	0.10
Health Care Facility	0.10
Industrial Facility	0.10

<u>Service Fee Schedule**</u>	
120V	0.25
120/240V Single Phase	0.25
120/280V Three Phase	0.25
120/240V Three Phase	0.25
277/480V Three Phase	0.25
480V Three Phase	0.25

Fee Schedule D

Miscellaneous Fees

*Anything other than single family residential is considered commercial. Does not include plan review fee, plumbing or electrical permits or certified of occupancy fee.

Additions Repairs/Alterations

Residential - \$100.00

Commercial - \$350.00

Fee Schedule E

Plan Review Fee

\$25 – Single Family

All other plans reviewed in house- .005 of job value

Occupancy Permit Fee

\$250 – refund of up to \$200 available upon final inspection

New Service Connection Fees

Potable Water**

Type of Connection	In City Rate		Out of City Rate	
	Inside	Outside	Inside	Outside
1 Inch Connection	\$1050	\$1110	\$1250	\$1310
1 ½ Inch Connection	\$1500	\$2150	\$1700	\$2350
2 Inch Connection	\$2700	\$3400	\$2900	\$3600
3 Inch Connection	\$3900	\$6750	\$4100	\$6950
4 Inch Connection	\$5200	\$8050	\$5400	\$8250

**For water service connection greater than 4 inch, the fee shall be determined by the City Manager or his designee. The City will furnish and install the service pipe from the main to the property line, the curb stop, box and meter.

Electric***

120/240 Volt Single Phase Service up to 200-Amp	\$375
120/240 Volt Single Phase Service over 200-Amp volt single phase service	\$575
All secondary voltage three phase services 120/240 volt, 120/208 volt or 277/480 volt	\$825
All Primary voltage three phase services, 7620; 13,200 volt and 2400/4160 volt	\$1000

***The city will run a maximum of 125 feet of service from the City’s connection point. For any service runs greater than 125 feet, the owner is responsible for all costs incurred by the city for runs greater than 125 feet are borne by the property owner. For redundant services, the property owner is responsible for all costs.

Sanitary Sewer Connection Fees

Residential	Commercial	Industrial
\$2551	\$2551	\$3912

Miscellaneous Fees

1. Zoning Verification Letter - *\$100.00
2. Appeals to Combined Planning and Zoning Board - \$150.00
3. Appeals to the City Council - \$650.00
4. Variances - \$200
5. Zoning District Amendment - \$200
6. Zoning Text Amendments - \$200
7. Special Use Permits - \$200
8. Site Plan Reviews - \$300
9. Home Occupation Permit - \$50.00
10. Preliminary Plans – (Planned Unit Developments)
 - a. Less than 2 acres - \$200
 - b. 2 acres to 15 acres - \$300
 - c. 16 acres to 25 acres - \$400
 - d. 25 acres or more - \$500
11. Land Development Fees
 - a. Preliminary Review - \$100 plus \$10 per lot for all proposed subdivisions
 - b. Site Plan for Drainage Review - \$500
 - c. Additional Drainage Reviews - \$200
 - d. Final Plat Review - \$50 per submittal
 - e. Improvement Plan Review/Inspection Fee – 2% of approved engineer’s estimate

Building Permit Fee Schedules

Single-Family

- New Residence Construction – Use fee schedules A, B, C, and E*
- Alteration/Addition – Use fee schedules D, E (and B, C if doing plumbing or electrical work)
- Accessory Structure under 240 sq. ft. – Use fee schedule D, E (AND B, C if doing plumbing or electrical work)
- Accessory Structure if 240 sq. ft. or over – Use fee schedules A, E (and B,C if doing plumbing or electrical work)

Commercial, Industrial or Multi-Family

- New Construction – Use fee schedules A, B, C and E**
- Alteration/Addition – Use fee schedules D, E (and B,C if doing plumbing or electrical work)
- Accessory Structure – Use fee schedules A, E (and B, C if doing plumbing or electrical work)
- Plumbing Only – Use fee schedule B and E
- Electrical Only – Use fee schedule C and E

*Single family construction is typically type VB construction

**Construction type as designated by the Architect/Engineer, unless determined otherwise during the plan review process.
