

# Pulaski County Development Fee Schedule

As recommended by Advisory Plan Commission & adopted by Pulaski County  
Commissioners January 19, 2021

## A. Land-use

### 1. Petition to the Board of Zoning Appeals

a. Use Variance	\$175 residential/\$500 commercial
b. Development Standards Variance	\$175 residential/\$500 commercial
c. Special Exception	\$175 residential/\$500 commercial
d. Variance, Special Exception, or other Exception in addition to first requested, same hearing	\$25 each
e. Amendment to variance or special exception	\$175 residential/\$500 commercial (new public hearing required)
f. Extension of a variance or special exception	\$17.50 per month extended
g. Extension of an expired variance or special exception	\$17.50 per month extended + \$17.50 penalty
h. Appeal of Administrative Decision	\$100/\$500 commercial
i. Specially called meeting	\$175 residential/\$500 commercial + applicable hearing fee(s)

### 2. Petition to the Advisory Plan Commission

a. Amendment to Zoning Map	\$225/\$500 commercial
b. Planned Unit Development	\$275/\$500 commercial + \$50 per lot
c. Minor Change to Planned Unit Development	\$50 per submitted change or collection of changes
d. Amendment to Planned Unit Development	\$275/\$500 commercial + \$25 per lot & new hearing
e. Extension of Planned Unit Development	\$27.50 + \$5 per lot per month extended
f. Extension of expired Planned Unit Development	\$275/\$500 commercial + \$50 per lot (new review process & public hearing required)
g. Development Plan Review	\$275/\$500 commercial
h. Amendment to Development Plan	\$225/\$500 commercial (public hearing required)
i. Extension of Development Plan	\$27.50 per month extended
j. Extension of expired Development Plan	\$275/\$500 commercial + review & public hearing
k. Development Plan hearing held in conjunction with a zoning-map-amendment hearing	\$125/\$500 commercial
l. Exception to Subdivision Control Standards (SCS)	\$225/\$500 commercial
m. Amendment to an Exception to SCS	\$225/\$500 commercial (new review process & public hearing required)
n. Specially called meeting	\$225/\$500 commercial + applicable hearing fee(s)

### 3. Subdivisions

a. Minor Subdivision	\$75 + \$5 per lot
b. Re-plat of Minor Subdivision	\$15 per lot
c. Major Subdivision	\$225 + \$5 per lot
d. Re-plat of Major Subdivision	\$15 per lot
e. Administrative Subdivision	\$50
f. Vacation of Plat	\$10 per lot

### 4. Miscellaneous

a. Tier One Improvement Location Permit (ILP)	\$50
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b. Amendment to a Tier One ILP	\$25 new review process required
c. Tier Two ILP	\$15
d. Amendment to a Tier Two ILP	\$15 new review process required
e. Extension of an ILP	10 percent of fee per month extended
f. Extension of an expired ILP	10 percent of fee per month extended + 10 percent of fee penalty
g. Development Plan Review without APC	\$75
h. Amendment to Development Plan without APC	\$75 new review process required
i. Extension of Development Plan	\$7.50 per month extended
j. Extension of expired Development plan	\$75 new review process required
k. Administrative Exemption	\$50
l. Amendment to an Administrative Exemption	\$50 new review process required
m. Extension of an Administrative Exemption	\$5 per month extended
n. Extension of an expired Administrative Exemption	\$5 per month extended + \$5 penalty
o. Sign Permit	
i. Portable/temporary*	\$10
ii. Permanent	\$5 + \$1 per sq ft of sign face (\$10 minimum)
	*Short-term signs for yard sales, graduation parties, & the like are exempted.
p. Amendment to Sign Permit	One-half of original permit fee
q. Home Occupation Permit	\$50
	(No ILP is required unless exterior construction is required for operation of home occupation. Building- inspection and occupancy permit fees may apply if interior renovation occurs.)
r. Temporary Use Permit	\$20
s. Public-hearing legal-notice and mailings (Paid to U.S.P.S. & required newspaper(s) by applicant)	Varies

### 5. Violation Penalties

a. Violation of Unified Development Ordinance (Unlawful erection of a sign (Pulaski County Unified Development Ordinance Section 1.9.E.1.a.); failure to obtain an ILP (1.9.E.1.b.); unlawful outdoor storage of refuse (1.9.E.1.c.); unlawful vehicle parking or storage (1.9.E.1.d.); unlawful storage or display of merchandise or goods (1.9.E.1.e.); unlawful use (zoning violation) (1.9.E.1.f); failure to comply with use-specific and District development standards (1.9.E.1.g.); failure to comply with an official decision of the Advisory Plan Commission, Board of Zoning Appeals, or Administrator (1.9.E.1.h.))	
i. Notice of Violation	Any and all fees associated with improvement to be paid and procedures to be followed; no penalty if resolved within 30 calendar days of notice.
ii. First notice of penalty	Any and all fees associated with improvement to be paid and procedures to be followed; \$25

iii. Second notice of penalty	Any and all fees associated with improvement to be paid and procedures to be followed; \$50
iv. Third notice of penalty	Any and all fees associated with improvement to be paid and procedures to be followed; \$75
v. Fourth notice of penalty	Any and all fees associated with improvement to be paid and procedures to be followed; \$100
vi. Fifth, <i>et c.</i> , notice of penalty	Any and all fees associated with improvement to be paid and procedures to be followed; \$125

Pursuant to Pulaski County Unified Development Ordinance Section 1.9.E.2., "Each [business] day a civil violation remains uncorrected constitutes a second or subsequent violation." After the 30-calendar-day grace period, penalties accrue only on County business days. That is, on the 31<sup>st</sup> day (32<sup>nd</sup>, 33<sup>rd</sup>, or 34<sup>th</sup> day if the 31<sup>st</sup> day falls on a Saturday, Sunday, or County Holiday), a first notice of penalty shall be provided; on the 32<sup>nd</sup> day, a second notice; *et c.* Failure of the administrator to provide notice of penalty after the 31<sup>st</sup> day does not absolve the violator of any fee, fine, or other penalty. Fees listed above do not compound. A lien may be placed on the property upon which a violation has occurred if all fees and penalties are not paid and other required forms of redress not commenced by the 60<sup>th</sup> business day following the 30-calendar-day grace period.

Additional building fees may be assessed beyond those described in 5.a. as appropriate. See appropriate section of this fee schedule for residential, agricultural, commercial/institutional, or industrial/utility building fees.

If a project in violation require a change of zoning, variance, special exception, or other approval from the Advisory Plan Commission, Board of Zoning Appeals, Technical Review Committee, or Administrator, and the authorizing entity deny said approval, and any appeal thereof fail, then petitioner/property owner/contractor will be responsible for amending the project to meet standards as-are without sought approval's flexibility or to demolish or to deconstruct offending project to meet standards at his/her/their cost.

b. Failure to comply with public-notice requirements	Delay of hearing until next scheduled meeting of the hearing entity (or a specially called session with additional fee <i>supra.</i> ) Public-hearing fee(s) forfeited & to be paid again for rescheduled hearing.
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## **B. Residential Building**

### **1. New Construction**

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| a. SF, Duplex, Triplex, Quadplex, Accessory or Cottage Dwelling or Addition | \$0.125 per sq ft (\$30 minimum)     |
| b. Multi-family   | \$50 per unit plus \$0.125 per sq ft |
| c. Permanent non-residential accessory structure                            | \$0.10 per sq ft (\$20 minimum)      |
| d. Mobile home placement  | \$150                                |

### **2. Conversion of Any Existing Structures**

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| a. Remodel of living space, accessory dwelling, or any non-residential structure, or conversion to residential | \$0.0625 per sq ft (\$20 minimum) |
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### **3. Alteration/Repair/Remodel — Single & Multi Family, Accessory Dwelling & Structure**

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| a. Electric, Plumbing or HVAC service installation/upgrade   | \$50 each service install                         |
| b. Roof: Alteration/repair with structural changes   | \$30  |
| c. Alteration/repair involving exterior structural changes<br>*doors, garage door, windows if different size than original | \$10 per alteration/repair,<br>\$30 min/\$100 max |
| d. Duplex, Triplex, Quadplex, & Multi-family Dwelling  | b-d per unit                                      |

### **4. Inspections**

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| a. Occupancy inspection or inspections beyond 2nd    | \$50 per visit                |
| b. Inspection prior to renter occupancy &/or vacancy | \$75 per visit up to 2 visits |

### **5. Miscellaneous**

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| a. Addition of exterior/semi-exterior structures & temporary<br>-Balconies, decks, porches, roof or enclose existing structure | \$0.0625 sq ft, \$20 minimum  |
| b. Permanent swimming pool; in or above ground   | \$50  |
| c. Renewal of permit   | 10% of original fee per month   |
| d. Renewal of expired permit   | 20% of original fee per month   |
| e. Demolition of residential or accessory structure  | \$25  |
| f. Permanent billboards/signs  | \$5 + \$1 per sq ft of sign face  |
| g. Ramps, walls, steps, sidewalks 30" above grade  | \$20  |
| h. Towers & WECS   | \$100 add or replace/\$50 maintenance   |
| i. Permit obtained during construction   | Original fees + 25%   |
| j. Permit obtained after construction near complete  | Original fees + 50%   |
| k. Solar Panel   | \$100 + .15 per sq ft up to 500 sq ft<br>\$200 + .15 per sq ft 501-1,550 sq ft<br>\$300 + .15 per sq ft 1,551-2,500 sq ft |

### C. Commercial/Industrial

1. New Construction	\$300 filing fee + \$0.15 per sq ft
2. Addition/Remodel	\$150 filing fee + \$0.15 per sq ft
3. Alteration/upgrade to Electric, Plumbing or HVAC	\$100 per service
4. Commercial use portion of residence: convert or alter	\$0.15 per sq ft (\$50 minimum)
5. Solar Panel	\$15,000 fixed fee per project plus the cost of hiring any outside consultants to assist the Pulaski County Building Inspector in monitoring and approving development and construction plus a 5% surcharge (payable to the Pulaski County Building Department) on the total cost of all payments made to outside consultants that are hired by the Pulaski County Building Inspector on the project.

\*All commercial solar panel installations are contingent on approval of Board of Zoning appeals special exception

\*Each alteration to ground pertaining to solar panel additions requires a special exception hearing with the BZA

### **PULASKI COUNTY BUILDING & ZONING DEPARTMENT**

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