



SCHEDULE OF FEES

LAND USE PETITIONS

Effective: May 24, 2016

Administrative Appeal	\$300	
Zone Map Change		
Residential Districts	\$400	plus \$100 for each acre or any portion thereof
Business or Industrial Districts	\$1,000	plus \$25 for each acre or any portion thereof
All other Districts	\$1,000	plus \$25 for each acre or any portion thereof
Variance		
Use		
Residential Use	\$300	plus \$25 for each variance of Development Standard requested
Other Use	\$1,000	
Development Standards		
Residential Districts	\$300	plus \$25 for each additional Development Standard requested
All other Districts	\$600	plus \$50 for each additional Development Standard requested
Special Exception	\$600	
Amendment or Termination of Commitments of a Variance or Special Exception	\$1,000	
Approvals		
Development Plan	\$600	plus \$100 per acre
Modification or Termination of Development Plan	\$500	plus \$100 per acre
Plat/Subdivision (R-SF-1, R-SF-2, R-V Districts)		
Primary Plat	\$750	plus \$30 per lot
Secondary Plat	\$500	per section (plus \$20 per lot)
Re-Plat	\$500	plus \$100 per additional lot
Minor Plat	\$150	plus \$15 per lot
Plat/Subdivision (All other Districts)		
Primary Plat	\$1,000	plus \$5 per lot
Secondary Plat	\$400	per section
Re-Plat	\$500	plus \$100 per additional lot



IMPROVEMENT LOCATION PERMITS (Building Permit Fee Included)

RESIDENTIAL

Single or Two Family Dwellings		
New Building	\$700	plus \$0.10 per square foot (includes 5 inspections)
Exterior and Interior Remodeling	\$360	plus \$0.10 per square foot if over 400 square feet of exterior remodeling (includes four inspections)
Addition to an Existing Single or Two Family Dwelling	\$360	plus \$0.10 per square foot if over 400 square feet (includes four inspections)
Accessory Uses		
Detached Accessory Buildings (large), Garages, Carports	\$200	plus \$0.10 per sq.ft. over 200 square feet of total floor area (includes two inspections)
Detached Accessory Buildings (small)	\$100	Structure shall be 200 square feet or less in square footage
Swimming Pools, Hot Tubs (above or below Grade)	\$350	plus \$0.10 per square foot of total pool and deck, or hot tub dimension (includes 2 inspections)
Demolition	\$100	base fee, plus \$50 for each additional building
Decks	\$75	floor height of 0-30 inches above grade requires structural plan review and final inspection. (includes 1 inspections)
Decks	\$175	floor height greater than 30 inches above grade- Plans required for verification with Indiana Code requirements. (includes 3 inspections-footing, framing, final)
Other residential	\$75	including roofing, patio and electrical permits

Additional Certificate of Occupancy Fee Applies to most permits (see details below)

No ILP is required and no fees are charged for fences.

Square Footage is considered gross area, above grade (as further clarified on the Improvement Location Permit Application form)

COMMERCIAL

Multifamily Dwellings		
Primary Buildings	\$500	plus \$100 per unit (includes 6 inspections per unit)
Accessory Buildings/Structures	\$350	per building/structure plus \$0.10 per square foot if over 400 square feet (includes 3 inspections)
Business, Industrial, or Special Use		
New Building	\$500	plus \$0.17 per square foot of total floor area (includes five base inspections)
Addition to an Existing Building	\$500	plus \$0.17 per square foot of total floor area added (includes 4 inspections)



COMMERCIAL (Cont.)

Parking Lot Construction or Remodeling (as a Primary Use or as an expansion or remodeling of an existing Parking Lot)	\$5	per Parking Space(includes 2 inspections)
Accessory Buildings / Structures	\$350	plus \$0.17 per square foot of total floor area over 100 square feet (includes 3 inspections)
Interior Remodel/Tenant Finish	\$350	plus \$0.17 per square foot (includes 3 inspections)
Demolition	\$200	plus \$100 per additional building
All Other Improvements	\$90	includes 1 inspection

OTHER IMPROVEMENT LOCATION PERMIT FEES

Amended ILP application: (<i>Residential</i>)	\$125	Re-review
Amended ILP application: (<i>Commercial/Industrial</i>)	\$150	Re-review
Duplicate Permit	\$25	
Re-Inspection Fees	\$150 \$75	Commercial Residential

SIGNS

On-Premise Freestanding Identification (Ground or Pylon)		
up to 24 square feet in area	\$200	
over 24 square feet in area	\$200	plus \$1 per square foot of Sign Area
On-Premise Building Identification (Wall, Projecting, Awning, Canopy)	\$45	plus \$1 per square foot of Sign Area
On-Premise Incidental (any type)	\$50	
On-Premise Suspended	\$50	
Off-Premise (Advertising)	\$300	plus \$1 per square foot of Sign Area

CLEARANCE OF LAND/GRADING PERMIT

	\$50	plus \$25 per acre - If applied for separately from a Primary Plat or Development Plan Approval Petition (fee included in the filing fee for a Primary Plat or Development Plan Approval Petition)
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ANY OTHER IMPROVEMENTS

	\$50	
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CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY

PRIMARY USE/BUILDING/STRUCTURE

Residential (single or two family)	\$50	
Residential (multifamily)	\$50	per unit
Business / Industrial / or Special Use	\$50	per leased area / tenant space
All Other	\$25	

ACCESSORY USE/BUILDING/STRUCTURE IN ANY DISTRICT

	\$25	
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ALTERNATE FEE

MUNICIPAL AND SCHOOL FEES

The fees listed in **Section 9.6** shall not be applicable to all Zionsville Community School Corporation Buildings, Structures or facilities with the exception of commercial building inspection fees, which shall be reduced by one-half. All required inspections are to be scheduled with the Town of Zionsville. The waiver of these Improvement Location Permit fees exempts neither the Zionsville Community School Corporation from compliance with all provisions of this Ordinance.

OTHER FEES

For Churches and other not-for-profit organizations, all fees listed in Section 9.6 shall be reduced by one-half, including all required building inspection fees.. Documentation of charitable (501 c3) status shall be submitted with the petition or request for an Improvement Location Permit in order to verify an organization's not-for-profit status. All required inspections to be scheduled with the Town of Zionsville.

FEES FOR IMPROVEMENT LOCATION PERMIT OBTAINED AFTER COMMENCEMENT OF WORK

If work for which an Improvement Location Permit is required has commenced in violation of the provisions of this Ordinance, the Improvement Location Permit fee shall be five (5) times the applicable amount stated in Section 9.6, however, that the maximum fee incurred under this Section shall be \$5,000 plus the amount of the normal fee for the permit.

LATE FEES ON INSPECTIONS. THE FOLLOWING FEES WILL BE ASSESSED WHEN CONSTRUCTION HAS BEEN PERFORMED BEYOND A REQUIRED INSPECTION, I.E., POURING CONCRETE PRIOR TO A FOOTING INSPECTION,INSULATING PRIOR TO THE ROUGH-IN INSPECTION AND USING OR OCCUPYING NEW CONSTRUCTION PRIOR TO A CERTIFICATE OF OCCUPANCY (C/O). UPON RECEIPT OF THE LATE FEE, THE INSPECTION MUST BE SCHEDULED AND PERFORMED BEFORE WORK CAN RESUME.

Single or Two Family Dwellings New Building	\$350	
Commercial New Building	\$500	
Residential Other	\$150	
Commercial Other	\$250	



ADDITIONAL DEPARTMENT/MUNICIPALITY FEES THAT MAY BE APPLICABLE WHEN OBTAINING AN IMPROVEMENT LOCATION PERMIT

TOWN OF ZIONSVILLE (as of 1-21-2014)

RESIDENTIAL SINGLE FAMILY

Road Impact Fee	\$1,009	(as of 10-7-2014)
Park Impact Fee	\$1,221	
Sewer Connection & Permit Fee	\$4,025	Wastewater Department #317-873-2332
Stormwater Individual Lot Permit	\$200	Street & Stormwater Department #317-873-4544
Easement Encroachment Permit	\$150	Street & Stormwater Department #317-873-4544
Drivecut Review	n/a	Street & Stormwater Department #317-873-4544

COMMERCIAL

Fire Protection Permit	varies	Fire Department #317-873-5358
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The following permits (***IF APPLICABLE***) must be obtained ***BEFORE*** Improvement Location Permit submittal to the Town of Zionsville Planning & Economic Development Department

DRIVEWAY PERMIT

Boone County Highway Department		#765-482-4550 1955 Indianapolis Avenue, Lebanon, IN 46052
State of Indiana Highway Department		#765-362-3700 P.O. Box 667, Crawfordsville, IN 46933

SEPTIC/SEWER & WELL/WATER

Boone County Health Department		#765-483-4458 116 W. Washington, Rm. B201, Lebanon, IN 46052
Clay Township Regional Waste Dist.		#317-844-9200 10701 N College Ave, Ste A, Indpls, IN 46280
Whitestown Muncpal Sewers		#317-733-8584 6999 Lexington Circle, Zionsville, IN 46077

STORMWATER DRAINAGE PERMIT

Boone County Surveyor		#765-483-4444 116 W. Washington, Rm. 102, Lebanon, IN 46052
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