

LARKIN TOWNSHIP SCHEDULE OF BUILDING DEPARTMENT FEES

1. Time of Payment of Fees. The fees prescribed shall be paid to Larkin Township before a permit to begin work for new construction, alteration, removal, demolition, or other building operation may be issued. In addition, an amendment to a permit necessitating an additional fee shall not be approved until the additional fee has been paid.

2. Building Permit Violations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

3. Investigation Fee. Whenever any work for which a permit is required under the Michigan Residential Building Code or the Michigan Building Code has been commenced without first obtaining a permit a special investigation shall be made before a permit may be issued for such work. An investigation fee, addition to the permit fee, shall be collected whether or not a permit is then r subsequently issued. The investigation fee shall be equal to the amount of the permit fee established pursuant to this resolution. The minimum investigation fee shall be the same as the minimum fee established pursuant to this resolution. The payment of an investigation fee shall not exempt any person from compliance with all other provisions of the Michigan Residential Building Code or the Michigan Building Coe nor from any penalty proscribed by law.

4. Re-inspection Fee. Whenever the building official is notified that an inspection is required to be performed under the Michigan Building Code or the Michigan Residential Building Code is ready to be performed, an inspection will occur. If, upon making the inspection the building official determines the property is not yet ready for inspection, an additional re-inspection fee will be charged for the building official to re-inspect the property once it is in fact ready for an inspection to be performed.

5. Plan Review Fees. When a plan or other data is required to be submitted by the Michigan Building Code or the Michigan Residential Building Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Plan review fees are separate fees from the building permit fees. Whenever plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged.

6. Related Fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

7. Construction Board of Appeals. The fees for taking an appeal before the Midland County Construction Board of Appeals shall be paid to Larkin Township at the time that the appeal itself is filed.

8. Refund of Fees. The building official may authorize refunding of any fee paid under this resolution that was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with the Michigan Residential Building Code or the Michigan Building Code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The building official shall not authorize the refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of the fee payment.

FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$25.00
\$501.00 to \$2,000.00	\$25.00 for first \$300.00 plus \$2.75 for each additional \$100.00 or fraction thereof, to an including \$2,000.00
\$2,001.00 to \$25,000.00	\$66.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$353.75 for the first \$25,000.00, plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$578.75 for the first \$50,000.00, plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$891.25 for the first \$100,000.00, plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,891.25 for the first \$500,000.00, plus \$4.25 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,016.25 for the first \$1,000,000.00, plus \$2.75 for each additional \$1,000.00 or fraction thereof.

Other Inspections and Fees:

1. Inspections outside of normal business hour (minimum charge - two hours)	\$30.00/hour*
2. Re-inspection fee (minimum charge - one half hour)	\$50.00/hour*
3. Inspections for which no fee is specifically indicated (minimum charge - one half hour)	
4. Plan review fee (minimum charge - one half hour)	
5. For use of outside consultants for plan checking and inspections, or both	Actual costs**
6. Construction Board of Appeals fee	\$225.00

*** Or the total hourly cost to Larkin Township, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of employees involved.**

**** Actual Costs include administrative and overhead.**

September 30, 2004

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