

CHARTER TOWNSHIP OF INDEPENDENCE
Building, Planning & Zoning Fees Schedule

REZONING	\$720.00 + 30.00 Per Acre	
And Escrow	\$3,000.00 Per Consultant (1)*	
PUD/PRD Zoning	\$840.00 + 30.00 Per Acre	
In conjunction with Site Plan Fees Below		
And Escrow	\$3,000.00 Per Consultant (3)*	
SITE PLAN REVIEW		
Preliminary PUD/PRD Review		\$540.00
Conceptual Site Plan Review		
Any Project	\$420.00 + 30.00 Per Acre	
Commercial or Industrial	\$420.00 + 30.00 Per Acre	
Multiple/Single Family (Attached or Detached)	\$540.00 + 25.00 Per Acre	
Special Land Use		\$600.00
Landscape Review		\$150.00
Final Site Plan Review		
Any Project	\$540.00 + 30.00 Per Acre	
Commercial or Industrial	\$540.00 + 30.00 Per Acre	
Multiple/Single Family (Attached or Detached)	\$780.00 + 30.00 Per Acre	
AMENDMENTS to Final Site Plan		\$240.00
SPECIAL PLANNING COMMISSION MEETING		\$750.00
At Petitioner's Request		
SITE CONDOMINIUMS	\$600.00 + 30.00 Per Lot	
SUBDIVISION PLATS	\$600.00 + 30.00 Per Lot	
PLANNING/ENGINEERING/LEGAL	\$3,000.00 Per Consultant*	
This is an estimate of Review Costs		
Any remaining balance will be refunded and Petitioner		
is responsible for any charges over the collected amount		

A 20% fee (of original cost) for each Plan Modification requiring additional PC Board Meeting

*** Includes 10% escrow administrative fees**

ZONING BOARD OF APPEALS

RESIDENTIAL (Platted before 1950)	150.00
(After 1950)	240.00
COMMERCIAL	480.00
SPECIAL ZBA MEETING At Petitioners Request	720.00

WETLAND APPLICATION FEE--\$60.00

PERMIT FEE	180.00 + Escrow
Escrow Estimated at 1,200. each individual Residential site	
Escrow Estimated at 3,000. Residential development or Commercial	
Petitioner is responsible for any charges over the collected amount	
Any remaining balance will be refunded	

UTILITIES PLAN REVIEW ESCROW

Plan Review Fee is equal to 1.50% of the estimated Cost of the Improvement
Sanitary Sewers, Storm Sewers, Water Main, Grading & Paving

UTILITIES INSPECTION ESCROW

Contract Amount	% to Deposit in Escrow
Up to \$10,000	\$1,200.00
10,000 to 50,000	13%
50,000 to 100,000	11% (min of \$6,600)
100,000 to 200,000	10% (min of \$10,800)
200,000 to 300,000	9% (min of \$20,300)
300,000 to 500,000	6.6% (min of \$20,400)
more than 500,000	5.4%

Inspections are billed at an hourly rate – Any remaining balance will be refunded
or Petitioner is responsible for any charges over the collected amount

PRIVATE ROAD PERMIT	600.00 + Escrow
Escrow established at rate of \$3,000 per consultant	

CONSTRUCTION BOARD OF APPEALS	300.00 + Escrow
Escrow established at rate of \$3,000 per consultant	

**Department of Building, Planning and Zoning
Fee Schedule**

TOWER OVERLAY MAPS	\$10.00
MASTER PLAN MAPS	\$10.00
STREET MAPS	\$5.00
ZONING MAPS	\$5.00
MASTER PLAN & MAP	\$40.00
2020 STRATEGIC PLAN BOOK	\$25.00
2020 VISION BACKGROUND STUDY	\$18.00
GENERAL CODE OF ORDINANCES	\$30.00
ZONING ORDINANCE & MAP	\$30.00
SASHABAW ROAD STUDY (8/05)	\$18.00
ORDINANCE BY SECTION	\$4.00
BLUEPRINT COPIES (sent out)	\$12.00 per page
RESEARCH	\$30.00 per hour
OUTDOOR/OPEN AIR USES	\$12.00 per acre
Example: Seasonal Sales, Driving Range, Golf Course	
Minimum Permit Fee of \$75.00 applies	
MINIMUM PERMIT FEE	\$75.00
RE-INSPECTION FEES	\$55.00 each
LAND USE PERMIT (includes site visit)	\$75.00
PRIVATE ROAD PERMIT	\$600.00
CODE INSPECTIONS	\$60.00 each
Per Inspector/Observable components only/Pertaining to Sale or Transfer	
Planning Commission Meeting Minutes	4.00 per meeting

License & Registration Fees

BUILDING	\$ 24.00
Residential Builder	
Maintenance & Alteration Contractor	
Commercial Contractor	
ELECTRICAL	\$ 15.00
Contractor	
Master	
MECHANICAL	\$ 15.00
Contractor	
PLUMBING	\$ 15.00
Master Plumber	
Contractor	
FIRE ALARM	\$ 15.00
Contractor	
Technician/Master	
SIGN CONTRACTOR	\$ 15.00
Contractor	
Sign Specialist	
DEMOLITION	\$ 24.00
Commercial (non-residential-No License Required)	
Residential	
House Mover	
INSTALLER/SERVICER (Mobile Homes)	\$ 24.00

*Registration Fees updated 3/2012

Application Fees

(Non-refundable / Not credited to Building Permit Fees)

New single Family Residential (includes site evaluation)	\$75.00
Residential Alterations & Additions, Accessory Buildings, Swimming pools, and Decks (includes site evaluation)	\$60.00
Change of Occupancy (includes code review)	\$150.00
Mobile Homes	\$30.00
House Moving	\$60.00
Demo (includes site evaluation)	\$30.00
Signs	\$36.00

Commercial Application Fees

Commercial Buildings—New	\$240.00
Commercial Tenant Suite Remodel	\$240.00

Re-inspection Fees

(\$55.00—to be paid to Independence Twp. Bldg Department)

Performance Bonds

Single Family Residential	\$470.00
Alteration, Accessory Structure, etc.	\$120.00
Swimming Pools	\$300.00
Multi-family (per unit)	\$150.00
Commercial Tenant Remodel	\$300.00
New Commercial	\$600.00
Sales Trailer	\$120.00
House Moving (valid for 90 days)	\$600.00
Signs	\$120.00
Demo	\$120.00
Grading (when required)	\$600.00

Permanent Signs

Wall signs--Base fee \$60.00 plus \$0.50 per sq foot

Ground signs--\$150.00

Temporary Signs

Annual non-profit--\$125.00

Non-profit (single event)--\$50.00

Residential/ Commercial Developments (marketing, real estate)--\$50.00

Commercial--\$50.00

Certificates of Occupancy

Temporary Certificates of Occupancy—

\$40.00 **PLUS** \$55.00 per inspection for final C of O

Residential--\$60 **a month** until final C of O

Commercial--\$120.00 **a month** until final C of O

Temporary Certificate of Occupancy Bond will be required of permit holder to insure completion of work/ or correction of violations noted by Building Department Staff
Min--\$600.00

Change of Occupancy with Inspections \$150.00

Unsecured Permits

When work is started for which a permit is required, before a permit is secured, the permit fee shall be doubled. In cases where special investigation is required, an additional fee for on-site inspection prior to building permit review will be charged.

Cancellations and Refunds

None granted after six (6) months from the date of issuance. Upon written request, prior to commencement of any work, permits may be cancelled by the holder and 70% of the permit fee will be refunded, except not less than \$60.00 will be retained by the Township to cover administrative expenses.

In cases where work has commenced and a request for cancellation is received in favor of the permit to others, a fee of \$60.00 shall be charged for each inspection made and the amount of the refund shall be based on 70% of the remainder of the permit fee, except as otherwise provided above.

After twelve (12) months, and a permit has not been renewed, any bond will not be refunded.

Commercial Plan Review

Note: Special consideration may be given in computing Plan Review fees for buildings, such as large warehouses or indoor recreational facilities, due to their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Plan Review

Construction Value: (Gross Area x Gross Area Modifier x Type of Construction Factor)

Construction value up to \$2,500,000
 (0.0018 x the estimated value)—minimum \$240.00
Construction value over \$2,500,000 up to \$5,000,000
 \$4,500 plus (0.0006 x the estimated value over \$2,500,000)
Construction value over \$5,000,000
 \$6,000 plus (0.0005 x the estimated value over \$5,000,000)

Plan review fee for **Mechanical, Plumbing, and Electrical reviews** is computed at **25% of the Building Plan Review fee for each discipline (\$240 min.)**

Plan review fee for **Accessibility and Energy reviews** is computed at **50% of the Building Plan Review fee for each discipline (\$240 min.)**

Sprinkler Plan Review

1st 100 Heads – Included in Permit Fee
101-200 Heads - \$360.00
201-300 Heads - \$340.00
301-400 Heads - \$370.00
401-500 Heads - \$480.00
Over 500 Heads - \$540.00 plus .40 cents per sprinkler over 500

Building Permit Fee Schedule

R-1, R-2, R-4, Non-Residential Construction (New)

Plan Review Fees (formula above) and
 Total cost of improvement based on ICC Square Foot
 Construction Cost Estimate (as amended) or Actual Construction Cost if
 provided;

To \$1,000.00 (includes one inspection only).....	\$90.00
\$1,001.00-\$10,000.00.....	\$90.00
plus \$30.00 per \$1,000. over \$1,000.00	
\$10,001.00-\$100,000.00.....	\$310.00
plus \$9.00 per \$1,000. over \$10,000.00	
Over \$100,000.00.....	\$634.00
plus \$6.00 per \$1,000. over \$100,000.00	

Interior or Exterior Remodeling

0- 500 square feet.....	\$180.00
501-1000 sq ft.....	\$210.00
each 100sq ft or fraction of, over 1000 plus	
	\$22.00
Minimum Fee	\$180.00

R-3 New Residential Home
1&2 Family Dwelling

Base fee (includes plan review).....\$90.00

Plus .30 cents per sq ft

An additional charge of \$55 per inspection over 11 inspections will be charged

Home Additions

Interior and Exterior Alterations

Base fee (includes plan review).....\$72.00

Plus .24 cents per sq ft of addition

An additional charge of \$55 per inspection over 6 inspections will be charged

Accessory Structures

Garages, Sheds, Decks, etc.

Base fee (includes plan review).....\$36.00

Plus .18 cents per sq ft (min \$108)

Swimming Pools

In ground pool--\$150 plus \$300 bond (\$500 fence bond may be required)

Above ground--\$60 plan review plus .06 square ft plus \$300 bond

Mobile Homes

Permit fee--\$150

An additional charge of \$55 per inspection over 3 inspections will be charged

Demo

\$90.00 plus \$100.00 bond

Moving Of Structures

Pre-moving Inspection fee \$120.00

Building, electrical, plumbing, heating, Permits and Bonds as required in fee schedule

NEW SINGLE FAMILY RESIDENTIAL

PLUMBING & ELECTRICAL

FEE priced by Sq Ft, Includes Garage Sq Ft on Electrical Permits

Up to 1500 sq ft	\$ 180.00
1501 to 2000 sq ft	\$ 210.00
2001 to 2500 sq ft	\$ 240.00
2501 to 3000 sq ft	\$ 280.00
3001 to 3500 sq ft	\$ 330.00
3501 to 4000 sq ft	\$ 380.00
4001 to 5000 sq ft	\$ 480.00

(\$120.00 Increments for each 500 sq ft over 5001 sq ft)

**Job started prior to permit issuance/Double permit fee
See attached sheets for individual pricing**

PLUMBING FEE SCHEDULE – RESIDENTIAL

New Construction – See price by Square Foot

Minimum Permit fee **\$75.00**

CROCK TO IRON & BUILDING DRAINS TO SEWER **\$21.00**

RESIDENTIAL FIXTURES **\$9.00 each**

- Examples:**
- Automatic Washing Machine**
 - Bath Tub**
 - Dishwasher**
 - Disposal**
 - Floor Drains**
 - Hose Bibs**
 - Humidifier**
 - Laundry Trays**
 - Lavatories (hand basins)**
 - Miscellaneous Fixtures**
 - Pump**
 - Shower Traps**
 - Sinks (kitchen & bar)**
 - Stacks & Vents**
 - Sump**
 - Underground Plumbing**
 - Water Closet (toilet)**
 - Water Heater**
 - Water Service**
 - Water Softener**
 - Water Pressure Back Flow Prevention**
 - Weeping Tile**
 - Well (private)**

WATER DISTRIBUTION SYSTEMS Based on First 200'

3/4"	\$ 21.00
1"	\$ 23.00
1 1/4"	\$ 28.00
1 1/2"	\$ 38.00
2"	\$ 54.00
2 1/2"	\$ 60.00
3"	\$ 74.00
4"	\$ 81.00
Exceeding 4"	\$ 87.00
Each additional 100'	\$ 12.00

PLUMBING FEE SCHEDULE – COMMERCIAL

CROCK TO IRON & BUILDING DRAINS TO SEWER	\$27.00
COMMERCIAL PLUMBING FIXTURES	\$12.00 each
Examples: Automatic Washing Machine Bath Tub Drinking Fountains Dental Chair Dishwasher Disposal Floor Drains Hose Bibs Humidifier Laundry Trays Lavatories (hand basins) Miscellaneous Fixtures Pump Shower Traps Sinks (kitchen & bar) Stacks & Vents Sump Water Closet (toilet) Water Heater Underground Plumbing Urinals Water Service Water Softener Water Pressure Back Flow Prevention Weeping Tile Well Connection (private)	
LAWN SPRINKLER	\$ 48.00
Minimum Permit fee	\$ 75.00
WATER DISTRIBUTION SYSTEMS Based on First 200'	
3/4"	\$ 21.00
1"	\$ 23.00
1 1/4"	\$ 28.00
1 1/2"	\$ 38.00
2"	\$ 54.00
2 1/2"	\$ 60.00
3"	\$ 74.00
4"	\$ 81.00
Exceeding 4"	\$ 87.00
Each additional 100'	\$ 12.00

Fees for complete systems shall be based on the size of distribution pipe at the meter

ELECTRICAL PERMIT FEE SCHEDULE – RESIDENTIAL

New Construction – See price by Square Foot

Minimum Permit fee	\$75.00
SERVICE: 100 ampere or less	\$ 23.00
101 ampere to 200 ampere	\$ 42.00
201 ampere to 400 ampere	\$ 60.00
401 ampere to 600 ampere	\$ 90.00
601 ampere to 1000	\$ 150.00
CIRCUITS: First Circuit (New or Extended)	\$ 12.00
Each additional Circuit	\$ 10.00
Separate Circuits:	
Air Conditioning	\$ 48.00
Ground Water Heat Pump	\$ 48.00
Mobile Home	\$ 72.00
Sign	\$ 48.00
Sub Panel	\$ 18.00
Swimming Pool	\$120.00
Temporary Service	\$ 54.00
ELECTRIC HEAT: 1st Room	\$ 22.00
Each additional Room	\$ 9.00
FIXTURES: First 25	\$ 12.00
Each additional 25 or fraction of	\$ 8.00
TRENCHING: Up to 100'	\$ 36.00
Each additional 100'	\$ 18.00

Includes Feeders, Mains, Under Floor, Raceways, Headers for Cellular Floors, etc.

ELECTRICAL PERMIT FEE SCHEDULE – COMMERCIAL

SERVICE:	100 ampere or less	\$ 23.00
	101 ampere to 200 ampere	\$ 42.00
	201 ampere to 400 ampere	\$ 60.00
	401 ampere to 600 ampere	\$ 90.00
	601 ampere to 1000	\$ 150.00

CIRCUITS:	First Circuit (New or Extended)	\$ 12.00
	Each additional Circuit	\$ 10.00

FIXTURES:	First 25	\$ 30.00
	Each addition 25 or fraction of	\$ 12.00

POWER UNITS:

Motors, HP, KW, KVA or Power Outlets; includes Motors, Transformers, Heating Units, Furnace Plugs, Generators, Rectifiers, Capacitors, Welders, Flood Lamps 1000 watts or over, Heating and/or Power Units based on Horsepower, KW or KVA, KVAR are in addition to CIRCUIT FEE.

1/4 to 20 HP	\$ 18.00
Each Additional	\$ 12.00
Over 20 to 50 HP	\$ 24.00
Each Additional	\$ 15.00
Over 50 to 60 HP	\$ 29.00
Each Additional	\$ 17.00
Over 75 to 100 HP	\$ 32.00
Each Additional	\$ 20.00
Over 100 HP	\$ 38.00
Each Additional	\$ 23.00

Less Than 1/4 HP, the CIRCUIT FEE APPLIES

FLOOD LIGHTS or Lamps of 1000 Watts or over Capacity each shall be considered as Power Unit. Each Cluster of Flood Lights consisting of Lamps, Each 1000 watts or over shall be considered as one Power Unit of Lamp Wattage

TRENCHING – Buss Ducts up to 100’	\$ 36.00
Includes Feeders, Mains, Under Floor, Raceways, Headers For Cellular Floors, etc.	
Each additional 100’	\$ 18.00

NEON GAS TUBE TYPE LAMP counted as one power unit each

LIGHTING POLE & BASE INSPECTION	\$ 10.00 Each
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COMMERCIAL ELECTRIC HEAT USE KW FEE

MECHANICAL FEE SCHEDULE - RESIDENTIAL

Job started prior to permit issuance/ Double permit fee

NEW CONSTRUCTION (new furnace)	\$132.00
(includes duct work and two inspections)	
Inspection Fees: Minimum Permit Fee	\$ 72.00
Inspection Hourly Rate	\$ 60.00
Re-Inspection	\$ 55.00
AIR CONDITIONING	
Self Contained or split	\$ 78.00 per unit
1 ½-8HP	
MISC EQUIPMENT	
Humidifiers	\$ 18.00
Electronic Air Cleaner	\$ 30.00
Barbecue & Gas Grills	\$ 18.00
Ranges – Gas	\$ 12.00
Range Exhaust Fan	\$ 12.00
Gas Piping	\$ 18.00
PRE FAB FIREPLACE	per unit \$ 78.00 each
REPLACEMENT FURNACE	\$ 72.00
GAS/HEATING EQUIPMENT	\$ 60.00
Gas burning equipment (includes Boilers)	
Under 200,000 BTU's input (piping included)	
OIL BURNERS/New and/or Conversion (includes Boilers)	\$ 48.00
Under 2 gas per hour (piping included)	
SOLID FUEL BURNING EQUIPMENT (Wood, Coal, Pellet)	\$ 42.00
Vent Connector over 10"	\$ 72.00 each
CHIMNEYS Factory Built (Class A or Class B)	\$ 42.00 each
UNIT HEATERS – Hot Water or Steam (Piping Included)	\$ 18.00 each
Under 200,000 BTU's Input	
SOLAR EQUIPMENT Each Panel	\$ 24.00
Collector System (piping fee included)	

MECHANICAL FEE SCHEDULE – RESIDENTIAL Continued

AIR SUPPLY HANDLERS (Piping fee included)

Ventilation & Exhaust Fans under 1500 CFM	\$ 18.00 each
Through the Wall Fan Coil Vents	\$ 18.00 each
Fan-Light Combinations	\$ 18.00 each

LPG & FUEL OIL TANKS

UNDERGROUND TANKS ADD (To the fees below)	\$ 12.00
Under 250 Gallons	\$ 30.00 each
Over 250 Gallons	\$ 36.00 each
Over 550 Gallons	\$ 42.00 each

RADIANT FLOOR HEATING

w/ boiler add \$40.00	\$ 60.00
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MECHANICAL FEE SCHEDULE – COMMERCIAL

AIR SUPPLY HANDLERS

Multi Zone, Self Contained Units (Piping Included)	
Ventilation and Exhaust Fans 1500 – 10000 CFM	\$ 60.00 each
Over 10,000 CFM	\$ 84.00 each

DUCT SYSTEM

Units up to 200,000 BTU	\$ 48.00 each
Over 200,000 BTU	\$ 72.00 each

GAS HEATING EQUIPMENT

Up to 200,000 BTU (New Installations + Gas Piping)	\$180.00 each
Over 200,000 BTU (New Installations + Gas Piping)	\$210.00 each
Unit Heaters & Cabinet Heaters to System	\$ 18.00 each
Over 200,000 BTU (Replacement – piping included)	\$ 90.00 each
Over 1,000,000 input (Replacement & Heat exchanger)	\$138.00 each

GAS PIPING

\$ 18.00

BREACHING & COMBUSTION AIR TO APPLIANCE

\$ 54.00

MISCELLANEOUS

CREMATORIES	\$ 60.00 each
ELECTRONIC AIR CLEANERS	\$ 60.00 each
HUMIDIFIERS	\$ 36.00 each
INCINERATORS	\$ 42.00 each

OIL BURNERS (New and/or Conversion, Piping included)

\$ 72.00

UNIT HEATERS – HOT WATER OR STEAM

Over 200,000 BTU Input	\$ 54.00 each
Gas Piping (existing or hook-up)	\$ 54.00

SOLAR EQUIPMENT (Each Panel – Piping Included)

\$ 36.00 each

SPLIT SYSTEM (+ Gas Piping)

Up to 200,000 BTU Heating/Up to 50 HP Cooling Unit	\$288.00 each
Over 200,000 BTU Heating/Over 50 HP Cooling Unit	\$330.00 each

AIR CONDITION UNITS (Piping Fee Included)

Up to 50 HP (Self Contained)	\$108.00 each
Over 50 HP	\$120.00 each
Centrifugal Units	\$144.00 each
Absorption Units	\$144.00 each

MECHANICAL FEE SCHEDULE – COMMERCIAL Continued

COOLING TOWER WITH RESERVOIR CAPACITY

Under 500 Gallons	\$ 72.00 each
Over 500 Gallons	\$ 108.00 each

REFRIGERATION SYSTEMS (Piping Fee Included)

WELL WATER HEAT PUMPS ONLY	\$ 60.00 each
SELF CONTAINED UNITS	\$ 48.00 each
SPLIT SYSTEM Under 5 HP	\$ 60.00 each
SPLIT SYSTEM Over 5 HP	\$ 72.00 each

NOTES:

1 Ton = 12,000 BTU

Water Cooled

1 HP = 1 Ton

Air Cooled

1 ½ HP = 1 Ton

**ELECTRICAL COMMERCIAL
FIRE ALARM SYSTEMS**

Not less than \$60.00 will be charged for the permit for Fire Alarm Systems. Fire Alarm Permit is to be a separate Permit and List Fire Alarm Items. If an installation is not approved upon initial inspection, a NEW Permit is required for Each additional Inspection needed. One Hour's Time will be computed separately and not in combination with other items in the following schedule.

City Pull Box (Gamewell)	\$ 27.00 each box
Drill Station	\$ 27.00
Pull Station	\$ 27.00 First
	\$ 15.00 Each Additional
Telephone Station (2 Way Units)	\$ 15.00
Combination Pull & Telephone Station	\$ 21.00
Fire Alarm Signal Devices (Horn, Bell)	\$ 27.00 First
	\$ 15.00 Each Additional
Heat or Smoke Detectors	\$ 27.00 First
	\$ 15.00 Each Additional
Fire Door Holders – Each Doorway	\$ 15.00
Combination Door Holders & Smoke Detector	\$ 33.00
Building Master Panels	\$ 33.00 Each
Building Master Panel – each Circuit or Zone	\$ 15.00
Exit Door Electrical Unlocking System	\$ 27.00 First
	\$ 15.00 Each Additional
Sprinkler System Flow Switches	\$ 21.00 Each
Sprinkler Valve Tamper Switches	\$ 27.00 Each
Sub Panel – Enunciators	\$ 15.00 Each Zone (Floor)
Ventilation Fan Dampers	\$ 27.00
Elevator Capture	\$ 69.00 Each
Data Gathering & Reporting Panel	\$ 27.00 Each
Central Computer	\$ 69.00
Interfacing of Fire Alarm System	\$ 27.00
Exhaust Hood Fire Control System	\$ 39.00 Each
Fans Controlled by Fire Alarm System	\$ 27.00 Each
Telephone Control Panel	\$ 15.00 Each

Alterations or Additions to existing systems is considered new work and the above fees apply to all items, old or new, on the system. Electronic Motors, Circuits, Fixtures, Heater Units, Service Changes, etc., will be charged at the rates established by the applicable fee schedules on the preceding pages.

FIRE SUPPRESSION SYSTEMS

Plan Review Fee / Permit Price Per Head (includes distribution lines)

1st 100 Heads	\$ 4.00 per head
101-200 Heads	\$360.00
201-300 Heads	\$390.00
301-400 Heads	\$420.00
401-500 Heads	\$480.00
Over 500 Heads	\$540.00 plus .40 cents per sprinkler over 500

***Plumbing Contractor can pull this permit if less than 20 heads**