

2025 BUILDING PERMIT FEES

(Effective January 1, 2025) Fees adjusted annually



Documents Required for Application

Commercial Building / Multi-Family Building: (1) paper & (1) electronic copy of each of the following: building plans, site plans, specifications and application - 2024 Ohio Building Code / 2023 National Electrical Code. Building plans need architect's or engineer's seal (stamped or embossed), with hand-written signature and date on each cover sheet of each set and stamped on all other sheets of each set.

Single Family Building: (1) electronic copy (preferred) or (1) paper copy of each of the following: building plans, plot plans, REScheck and application - 2019 Residential Code of Ohio / 2023 National Electric Code. Truss and I-Joist Drawings and Mechanicals to be on-site for rough framing/electric inspection.

Commercial / Multi-Family Buildings:

New Commercial Building \geq 120 square feet and \leq 2,000 square feet in area: \$400 + .006 x constr. cost + \$200 C.O. + 3% BBS*

New Commercial Building or Addition $>$ 2,000 square feet in area - Fee based on predominant occupancy for project. Occupancy areas can be figured separately for fire separated (or equal) buildings. This fee includes building, electrical, and mechanical work, but **not sprinklers or fire alarms**. Area is determined by outside dimensions of total gross floor area. (Fee = Area x Occupancy Multiplier + Base fee + Certificate of Occupancy (C.O.) fee + BBS fee + Parks & Recreation and Subdivision fee for multi-family (see below)).

<u>Occupancy</u>	<u>Multiplier</u>	<u>Base Fee</u>	<u>C.O.</u>	<u>BBS*</u>
Storage/Factory/Utility	0.266	\$2,715	\$200	3%
Business/Mercantile/Educational	0.342	\$2,715	\$200	3%
Multi-Family	0.342	\$2,715	\$200	3% + Park & Rec Fee** + Subdivision Fee**
Institutional/Assembly/High Hazard	0.502	\$2,715	\$200	3%

Commercial Alteration (Any Area) or Commercial Addition \leq 2,000 square feet in area:

<u>Cost of Construction</u>	<u>Base Fee</u>	<u>Multiplier</u>	<u>C.O.</u>	<u>BBS*</u>
\$1 to \$10,000	\$270 +	N/A	\$200 +	3%
$>$ \$10,000 to \$25,000	\$120 +	.025 x constr. cost	\$200 +	3%
$>$ \$25,000 to \$50,000	\$415 +	.015 x constr. cost	\$200 +	3%
$>$ \$50,000	\$885 +	.007 x constr. cost	\$200 +	3%

Phased Construction for New Commercial Building – Fee based on new building fee above, and then multiply by percentage:

Foundation only	20% of building fee
Shell only (not including foundations)	30% of building fee
Remainder of Building	Remainder of building fee + 10% of total fee

Single Family Buildings:

New Single Family Building \geq 200 square feet and \leq 2,000 square feet in area: \$270 + .006 x constr. cost + \$100 C.O. + 1% BBS*

New Single Family Building or Addition $>$ 2,000 square feet in area: \$680 + 0.163 x square feet + \$100 C.O. + 1% BBS*

Single Family Addition $<$ 2,000 square feet:

Construction cost: \$1 to \$1,000	\$135 + \$100 C.O. + BBS*
Construction cost: $>$ \$1,000	\$355 + \$0.35 x Area + \$100 C.O. + BBS*

Single Family/Multi Family Alterations (including basement finishes):

Construction cost: \$1 to \$1,000	\$135 + \$100 C.O. + BBS*
Construction cost: $>$ \$1,000	\$235 + \$0.12 x Area + \$100 C.O. + BBS*

****Additional Fees for Residential Buildings (Single-Family and Multi-Family: Condominiums, Townhouses and Apartments):**

Park & Recreation Fee - \$170 per bedroom. For multi-family, include the total number of bedrooms in all units.

Subdivision Fee - See "Subdivision List". For multi-family, multiply the fee by the number of units.



MISCELLANEOUS FEES

The following fees are \$85 + BBS* fee (no C.O. fee):

(These fees are required at application and are non-refundable)

DECKS / RAMPS - using City drawings
 DEMOLITION
 FENCES
 ELECTRIC SERVICE REPLACEMENT, REPAIR, OR UPGRADE
 (Commercial and Residential)
 FOUNTAINS / PONDS (electric only)
 GAS SERVICE RELEASES (Residential and Commercial)
 HVAC REPLACEMENT-RESID/MULTI
 HOT TUBS – electric only
 INSPECTIONS BY REQUEST
 REINSPECTIONS (Per occurrence)
 RESIDENTIAL ROOF REPLACEMENT
 SHEDS – (commercial) under 120 sq. ft.
 SHEDS – (residential) under 200 sq. ft.
 TEMPORARY POLES – electric service
 TRAILERS – CONSTRUCTION – electric only

The following Commercial fees are based on the following formula:

$\$400 \text{ fee} + .006 \times \text{constr. cost} + 3\% \text{ BBS* fee}$

CELL TOWERS / COLOCATIONS / SUBSTATION BLDGS
 FIRE ALARM SYSTEMS
 HVAC REPLACEMENT-COMMERCIAL
 HOOD SUPPRESSION SYSTEMS
 KITCHEN HOODS
 RETAINING WALLS
 REPAIRS
 SALES TRAILERS/PORTABLE OFFICES / INDUSTRIALIZED UNITS
 SOLAR PANELS
 SPECIAL EVENTS WITHOUT TENTS – stages/electric/bleachers
 SPRINKLER AND OTHER FIRE SUPPRESSION SYSTEMS
 GENERATORS
 COMMERCIAL POOLS
 COMMERCIAL COOLERS
 ACCESSORY STRUCTURES (Over 120 sq. ft.)
 COMMERCIAL ELECTRICAL WORK

Temporary Certificate of Occupancies (TCO):

Commercial TCO: $\$515 (\$500 + 3\% \text{ BBS*}) + \$4,500 \text{ deposit}$

Single/Multi Family TCO: $\$202 (\$200 + 1\% \text{ BBS*}) + \$2,400 \text{ deposit}$

- Separate checks must be submitted for the temporary occupancy fee and deposit
- Deposit check returned if work completed by expiration date of Temp. C.O. for new buildings/additions

Expedited Plan Review

Double Building Fee + \$675 for Eng. site plan review - Based on staff availability, feasibility of short review time, and adequate preparation by applicant. Project must already have any necessary Planning Commission and/or zoning appeal approval (formal or informal) and all site information and storm water calculations included for engineering review. Applicant or agent must be in office or available for review information.

Work Started without Permit - All fees doubled.

* **BBS (Ohio Board of Building Standards) fee:** For Residential, add 1% BBS fee. For Commercial / Multi-Family, add 3% BBS fee.

Miscellaneous Fees + BBS* fee (no C.O. fee):

(These fees are required at application and are non-refundable)

DECKS / RAMPS (\$120 when not using City drawings)
 GAZEBOS (commercial and residential) (\$120)
 MOVING EXISTING BUILDING (\$270 + C.O. fee + liability insurance)
 OVERTIME INSPECTIONS (\$95 per hour / 4 hour min.
 or a minimum of \$383.00 including 3% fee)
 PERMIT EXTENSION – prior to expiration (\$100)
 REVISIONS to approved plans (comm \$135 / resid \$100)
 COMMERCIAL ROOF REPLACEMENT (\$235)
 SIGNS – WALL, AWNING, AND MARQUEE (\$100 per sign)
 SIGNS – GROUND AND MONUMENT (\$135 per sign)
 SIGNS – TEMPORARY (4) signs for 15 days (\$35 per sign)
 SWIMMING POOLS RESIDENTIAL – (electric & fence) (\$175)
 TENTS - over 400 sq. ft. (\$135 for 1st tent & \$70 each add'l tent)
 ZONING CERTIFICATES (\$60)
 SMALL CELLS ROW/ELECTRIC PERMITS (\$205)

The following Residential fees are based on the following formula:

$\$270 \text{ fee} + .006 \times \text{constr. cost} + 1\% \text{ BBS* fee}$

PORCHES - COVERED
 PORCHES - SCREENED (For enclosed porches with walls and windows, the fee for single-family/multi-family additions applies.)
 REPAIRS
 RETAINING WALLS
 SOLAR PANELS
 GENERATORS
 ACCESSORY STRUCTURES (Over 200 sq. ft.)



**2025 BUILDING PERMIT FEES
SUBDIVISION LIST**

AIN	Anisley	\$300.00	MF	Mason Fields	\$200.00
AMB	Ambleside	\$2,750.00	MG	Mason Grands	-0-
ARB	Arbor Creek	\$200.00	MAP	Meadows of Ashley Place	-0-
AC	Ashley Commons	-0-	MHC	Medinah at Heritage Club	\$200.00
ALV	Alverta	\$300.00	MO	Mason Oaks	\$300.00
AP	Ashley Place	-0-	MOS	Mosaic	\$300.00
AV	Avalon Farms	\$200.00	OCT	Oaks of Crooked Tree	\$200.00
BWF	Birchwood Farms	-0-	OL	Oakwood Lakes	\$200.00
BWS	Birchwood South	\$200.00	OF	Olympia Fields	-0-
BF	Boxwood Farms	per sq. ft.	PKS	Parkside	\$200.00
BS	Brookstone	\$348.37	PC	Pebble Creek	\$200.00
CAR	Carmelle	\$200.00	PHE	Pinehill Estates	-0-
RC	Reserves of Carmelle	\$300.00	PS	Pipestem	\$200.00
CR	Coddington Reserve	\$200.00	QU	Quailwood Farms	-0-
CC	Concord Crossing	-0-	RTE	Ravines at Timbers Edge	\$200.00
CT	Crooked Tree	\$200.00	RB	Reserves of Bethany	\$200.00
CT2	Crooked Tree (Wooded Vista <u>only</u>)	-0-	RM	Rosemont Manor	\$200.00
CTP	Crooked Tree Preserve	\$300.00	RW	Rosemont West	\$200.00
DE	Durfield Estates	-0-	SG	Sherwood Green	-0-
DI	Dilly	-0-	SC	Snider Cove	-0-
EV	Eagleview	\$197.74	SR	Sunset Ridge	\$200.00
ENC	Enclave	-0-	TWI	Thorngate at Windemere	\$200.00
ECH	Estates at Chestnut Hill	\$200.00	TC	Taylor Creek	-0-
FPR	Fairway at Pine Run	\$200.00	TE	Timberbrook Estates	-0-
FCT	Fairways of Crooked Tree	\$200.00	TS1	Trailside Acres	-0-
FB	Falling Brook	\$200.00	TS2	Trailside Acres	\$200.00
FP1	Franklin Park	-0-	TF	Twin Fountains	\$200.00
FP2	Franklin Park-Phase II	\$200.00	TS	Tyler Station	-0-
GM	Glen Meadows	-0-	VL	Village Lakes	\$125.00
GB	Greenbrier	-0-	VWC	Villages of Woodcreek	-0-
GS	Greystone	-0-	VPR	Villas at Pine Run	\$200.00
HC	Heritage Club	\$200.00	VWC	Villas of Winding Creek	-0-
HW	Hickory Woods	\$200.00	WF	Walnut Farms	-0-
HST	Hillside Terrace	-0-	WS	Weatherstone	\$200.00
LS	Lakeside	-0-	WE	Western Estates	-0-
LOL	Landing at Oakwood Lakes	\$200.00	WSF	Whispering Falls	\$200.00
LC	Laurel Court	-0-	WSP	Whispering Springs	\$200.00
LA	Leeann Estates	-0-	WB	White Blossom	\$200.00
LP	Lexington Park	-0-	WIL	Willow Brooke 1 (south)	\$300.00
MM	Mallards of Mason	\$200.00	WIL2	Willow Brooke 2 (north)	\$2,400.00
MAN	Manhasset	-0-	WI	Windemere	\$200.00
MH	Manor House	-0-	WC	Winding Creek	-0-
MAR	Marival	\$200.00	WR	Woods of Rosemont	\$300.00

