

Community Development Services  
Fee Schedule

**BUILDING PERMIT FEES**

DOUBLE FEE FOR WORK STARTED WITHOUT A PERMIT. MINIMUM PERMIT FEE \$35

**Annual Registration of State of MI Residential Builders**

Maintenance and Alteration Contractors	\$	35.00
Construction costing \$50 or less	\$	35.00
Construction costing \$51 to \$1000	\$	50.00
Construction costing \$1001 and up*		\$50 plus \$10/per \$1000, or part thereof over \$1000

\* Estimated costs

\$1,001 to \$2,000	\$	60.00
\$2,001 to \$3,000	\$	70.00
\$3,001 to \$4,000	\$	80.00
\$4,001 to \$5,000	\$	90.00
\$5,001 to \$6,000	\$	100.00
\$6,001 to \$7,000	\$	110.00
\$7,001 to \$8,000	\$	120.00
\$8,001 to \$9,000	\$	130.00
\$9,001 to \$10,000	\$	140.00

**Builders Bonds**

A cash Builders Bond is required on each job (except homeowner's permits)

\$1,001 to \$2,000	\$	50.00
\$2,001 to \$5,000	\$	100.00
\$5,001 to \$10,000	\$	200.00
\$10,001 to \$50,000	\$	400.00
\$50,001 and up		\$400 plus \$50/per \$1000, or part thereof over \$50k

**Building Plan Review**

Building, electrical, mechanical, plumbing, fire, water, sewer, engineering, energy code \$50 per hour or part thereof

An administrative fee of 1.125% will be added to all plans that are reviewed by an outside firm.

Preliminary fee due at plan submission \$15.00

**Revised or Substituted Building Plans**

Fees based on portion of work redesigned. \$50 per hour or part thereof  
A charge for plan review and/or building permit shall be made on revisions. Minor plan changes that do not alter space or change the structure requirements may be exempt.

**Building Code Board of Appeals**

(demolitions, condemnations, and other major issues)

Property Maintenance Code Board \$ 150.00

**Certificate of Occupancy (C of O)**

(includes building, plumbing, HVAC, and electrical inspections)

Single family unit \$ 150.00

Two family unit \$ 200.00

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Commercial buildings - New businesses apply to City Clerk	\$ 150.00
Commercial buildings - Existing businesses apply to CDS	\$ 150.00
<b><u>Construction Board Review</u></b>	<b>\$ 150.00</b>
<b><u>Construction, Electrical, and Housing Board of Appeals</u></b>	<b>\$ 150.00</b>
<b><u>Construction Trailer</u></b> See Zoning Ordinance for restrictions	
Minimum fee under building permit, good for 90 days (renewable by Director or Bldg Insp.)	\$ 150.00
<b><u>Demolition Permits (Bond based on job cost- see below)</u></b>	
One and two family with basement	\$ 150.00
One and two family without basement	\$ 100.00
Garage	\$ 50.00
Multiple, commercial, and industrial	
Up to 30,000 cubic feet	\$ 100.00
30,001 to 60,000 cubic feet	\$200 plus \$2/per 1000 c.f., or part thereof over 30,000 c.f.
Over 60,000 cubic feet	\$300 plus \$1/per 1000 c.f., or part thereof over 60,000 c.f.
<b><u>Demolition Cash Bonds</u></b>	
Refundable Bond - Returned after clean-up and Building Inspector approval	\$ 2,500.00
Registration of State License (Building Contractor)	\$ 35.00
<b><u>Fences</u></b>	
Registration of Fence Contractor	\$ 35.00
Residential - (eliminated per 3/22/10 Ordinance changing requirements)	
Commercial - normal building permit fees apply based on cost of installation	
<b><u>House Moving *</u></b>	
Registration of House Moving Contractor	\$ 35.00
House moving permit	\$ 50.00
Inspection (in City before moving)	\$ 35.00
Inspection (outside City before occupancy + expenses)	\$ 35.00
Refundable Bond - Returned upon completion and DPW/Building Insp. approval	\$ 2,500.00
* Applicant must obtain DPW approval of route before move	
<b><u>Inspections - Individual Trade</u></b>	<b>\$ 50.00</b>
<b><u>Mechanical Amusements Devices</u></b>	
1 - 25 each device	\$ 120.00
26 - 50 each additional device	\$ 60.00
51 - 100 each additional device	\$ 30.00

## Community Development Services Fee Schedule

### **Multiple Dwelling Rental Housing Licensing**

Up to and Including 5 units	\$	100.00
Per unit over 5		\$100 plus \$10 per unit over 5

### **Obstructions or Barricading of Public Property**

	\$	100.00
Permit for temporary obstructing or barricading of sidewalks, streets, alleys and other public thoroughfares per location.		

### **Overtime Inspections**

Inspections scheduled during normal business hours - Refer to Building Permit Fee Schedule		
Weekend, holiday, after-hour emergencies		2 hr min

### **Plan Commission**

Appearance Review Committee application fee	\$	100.00
Site Plan Review	\$	350.00
Special Land Use (includes Site Plan Review)	\$	700.00
Special Meeting Request	\$	700.00
Rezoning hearing	\$	350.00
PUD review	\$	350.00
Street and alley vacating	\$	250.00
Condo review	\$	350.00
All other hearings	\$	350.00
Brownfield Redevelopment Authority application fee	\$	2,500.00

#### Site Plan Review

Applicant reimburses the City for total review cost plus an administrative fee of 25%, based on actual review costs to the city for services provided by State of Michigan or private consultants

### **Residential Property Appeals**

Structural Matters, minor code violations	\$	150.00
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### **Residential Shed (by homeowner)**

\$ 35.00

### **Sidewalk Cafes**

Fee per square foot	\$	2.00
\$200 Performance Bond also required		

### **Sign Fees \***

All Permitted Signs	\$	35.00
Sign appeals	\$	400.00

\* Before a Sign Permit is issued, the following requirements must be met:

1. Signed, sealed City of Ferndale sign bond form.
2. Signed Power of Attorney attached to sign bond.
3. Insurance Certificates: Liability (\$100,000), Property Damage (\$25,000), Personal Injury (\$300,000)
4. A permit from MDOT may be required for signs erected overhanging a public sidewalk.

## Community Development Services Fee Schedule

5. Signs within the DDA require compliance with Ordinance #918 (Appearance Review).

\* If sign is electrical, the sign erector must have:

1. a Sign specialist license OR
2. an Electrician on staff (note under sign erector license).

### **Single Family Rental Housing Licensing**

Single family unit / tenant occupied	\$	75.00
Two family unit / one unit owner occupied	\$	75.00
Two family dwelling / both units tenant occupied	\$	150.00
Additional trade inspection - Refer to Building Permit Fee Schedule		
Rental bond for temporary license	\$	250.00

### **Special Purpose Inspections**

Refer to Building Permit Fee Schedule

Administrative fee for each required inspection. \*

\* Potential inspections, including, but not limited to: exercise right of entry; full field inspection regarding major code violation issues; due process documentation.

### **Swimming Pool (includes all permits)**

Building Permit	\$	30.00
Plumbing Permit	\$	30.00
Electrical Permit	\$	30.00
Total	<u>\$</u>	<u>90.00</u>

### **Tents, Banners, Signs**

Permits will be required for the following:

- |  |    |       |
|--|----|-------|
| 1. Tents over 120 square feet.   | \$ | 35.00 |
| 2. Tents smaller than 120 square feet that are closer than 12 feet to any other tent | \$ | 35.00 |
| 3. Any size tent with side panels.   | \$ | 35.00 |
| 4. All banners and signs.  | \$ | 35.00 |

City of Ferndale tents, banners, or signs

No charge \*

\* tent application must still be filed with CDS

The same permit application is used for all of the above.

A drawing showing the size of the tent/sign must be submitted with the application (3 copies).

Drawings of tents should include table/display placement and dimension of entry/exit.

### **Cancellations or Refunds**

Upon written request, prior to commencement of any work, permits may be cancelled and refunded to the holder. The permit fee less 50%, or a minimum of \$25, will be refunded.

The balance will be retained by the City of Ferndale to defray administrative costs.

In cases where the work has commenced and a request is received to transfer a permit to another contractor, a minimum fee of \$25 shall be charged for the transfer to defray administrative costs. Additional fee amounts will be determined by actual documented costs.