

AN ORDINANCE

Establishing or Modifying
Certain Building, Zoning, Construction
Trade Mechanical Systems and Related Fees

WHEREAS, the City Council of the City of Evanston has reviewed, and in some cases, modified, increased, or added to, various previously authorized permit and license fees related to the building, construction, rehabilitation, moving of, or demolition of, buildings, as well as permit fees for zoning analysis and certain related operations and miscellaneous services; and

WHEREAS, the City Council of the City of Evanston has determined that adoption of such a revised schedule is in the best interests of the City of Evanston,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That Ordinance 119-0-96 and Ordinance 33-0-98 establish certain fees relating to permits, licenses, and review or inspection procedures are deleted in their entirety and the following ordinance is substituted in lieu thereof:

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I. BUILDING PERMIT FEES

A. BASIS OF BUILDING PERMIT FEES: For the purpose of determining a basis for computing building permit fees, the established cost of construction shall be determined by the Director of Community Development as follows:

1. The Director of Community Development will accept an estimate furnished to him by the applicant for the permit at the time of application.
2. In every instance where a building permit is issued with a construction valuation of \$100,000 or more, the property owner and general contractor shall provide to the City at the conclusion of construction a sworn contractor's statement indicating the full and final construction cost of the project, less land cost. Upon presentation of said sworn statement, any permit fees due the City for costs over and above the cost-valuation submitted as construction valuation on the permit application form shall be immediately paid to the City. In cases of a construction cost less than the estimated valuation, the City shall refund the difference to the property owner or general contractor.
3. In cases of estimated construction valuation of less than \$100,000. the property owner and general contractor shall submit a sworn contractor's statement upon the written request of the Director of Community Development.

4. In cases of dispute of valuation, he owner shall produce, upon request of the Director of Community Development copies of all contracts, change orders and final waivers of lien for the subject building which may be submitted, at the discretion of the Director, to an architectural firm for review and a written cost opinion. Fees for the said review are to be paid by the property owner. Upon completion of the review, the Director shall render a final ruling as to fees due or to be refunded.
5. No final Certificate of Occupancy shall be issued until said sworn statement is submitted and permit fees adjusted accordingly and such fees & all costs, e.g., those relating to valuation disputes, are paid.
6. The plan review fee will be assessed on refunded permits or withdrawn projects.

B. FEES FOR BUILDING PERMITS: The fee to be charged for permits authorized by the City Code shall be paid to the City Collector and shall be as provided herein. No permit or amendment thereto shall be issued without the fee being paid:

Building Permit Fees

(Title 4, Chapter 2)

**Estimated
Construction Cost**

PERMIT FEES

1-	100	\$ 28
101-	1,000	48
1,001-	2,000	64
2,001-	4,000	88
4,001-	6,000	124
6,000-	8,000	160
8,000-	10,000	196
10,001-	12,000	230
12,001-	16,000	293
16,001-	20,000	357

The fee shall be three-hundred fifty-seven dollars (\$357.00) plus eleven dollars (\$11.00) for each additional \$1,000.00 of cost or part of \$1,000.00 cost of work valuation over \$20,000.00.

- C. FENCE FEES: The fee for a permit to erect or install a fence shall be computed at the rate of eleven dollars (\$11.00) for the first 100 lineal feet or fraction thereof plus six dollars (\$6.00) for each additional 100 feet or fraction thereof.
- D. Application for an appearance before the Property Standards Board shall be set at fifty-five dollars (\$55.00) for single family residential properties and one-hundred sixty-five dollars (\$165.00) for Multi-Family, Commercial/Industrial and Institutional properties.

II. ZONING AND PLAN REVIEW FEES

A. Plan review fee shall be based upon building floor area, computed in square feet from the exterior dimensions of length and width of each floor, including all basements, cellars, garages, and storage areas.

B. PLAN REVIEW FEES:

<u>Work Value</u>		<u>Plan Review Fee</u>
\$ 0 -	\$ 9,999	\$ 25.00
\$ 10,000 -	\$ 49,999	\$ 50.00
\$ 50,000 -	\$ 99,999	\$ 90.00
\$100,000 -	\$149,999	\$150.00
\$ 150,000 -	\$199,999	\$200.00

<u>Work Value</u>		<u>Fee Multiplier</u>
\$ 200,000 -	\$ 499,999	0.002310
\$ 500,000 -	\$ 999,999	0.002156
\$ 1,000,000 -	\$ 1,499,999	0.001848
\$ 1,500,000 -	\$ 1,999,999	0.001386
\$ 2,000,000 -	\$ 2,999,999	0.001232
\$ 3,000,000 -	\$ 3,999,999	0.001078
\$ 4,000,000 -	\$ 4,999,999	0.000924
\$ 5,000,000 -	\$ 9,999,999	0.000770
\$ 10,000,000 -	and above	0.000616

Where a fee multiplier is given, the Plan Review Fee is computed as the product of the appropriate fee multiplier and the work value.

C. ZONING ANALYSIS FEE: There shall be a base fee of fifty dollars (\$50.00) for each zoning analysis issued pursuant to a request for analysis, except in cases where (1) an application is filed solely for the purpose of correcting deficiencies identified in a previous analysis, in which case a fee of eleven dollars (\$11.00) shall be paid, or (2) a building permit application is involved, in which case the zoning analysis fee shall be paid but the same amount will then be deducted from the building permit fee. For zoning analyses of proposed construction of 0-10,000 square feet, the fee shall be fifty dollars (\$50.00). For proposed construction of more than 10,000 square feet, the fee shall be ninety-seven dollars (\$97.00). Said fee(s) shall not apply to City proposals. The fee for zoning analysis done pursuant to an application for a building permit for which a permit is subsequently issued may be deducted from the building permit fee.

- D. CONSULTANT PLAN EXAMINATION: Fees hereby established shall not be applied to plan reviews to be conducted by agencies other than the Department of Community Development when such review is recommended by the Director. The applicant will pay to the City of Evanston such fees, as set by that agency and approved by the City Council.
- E. MINIMUM INSPECTION/ REINSPECTION FEES: The minimum charge for any required trade (mechanical, electrical or plumbing) shall be twenty-five dollars (\$25.00).
- F. CERTIFICATE OF OCCUPANCY: The fee for a final Certificate of Occupancy for residential buildings shall be twenty dollars (\$20.00) for each residential dwelling unit. The fee to be charged for all other uses shall be fifty dollars (\$50.00). The fee to be charged for a Certificate of Occupancy for part of a residential building (Temporary Certificate of Occupancy) shall be twenty dollars (\$20.00) in addition to the fee for the final Certificate of Occupancy. A Temporary Certificate of Occupancy for a portion of any commercial and/or institutional industrial building shall be one-hundred twenty-five dollars (\$125.00) for thirty (30) days.
- G. ZONING BOARD OF APPEALS FEES: Any application for a special use, a variation, or an unique use, shall be accompanied by a fee according to the following schedule:

SPECIAL AND UNIQUE USE APPLICATION FEES

Planned Development	\$2,400.00	Special or unique use in the following districts: B1, B2, B3, C1, C1a, C2, D1, D2, D3, D4, RP, O1, I1, I2, I3, U1, U2, U3, OS, and oH	\$365.00
Hospital Uses	600.00	Special or unique use for all uses in the MU, MUE, T1, and T2 districts other than single, two and multiple family uses	365.00
Drive-in Restaurants	600.00	Special and unique use in all residential districts and for single, two and multiple family uses in the MU, MUE, T1, and T2 districts	240.00
Substitution for an existing special use	300.00		

Notwithstanding the previous schedule, a fee of only \$60.00 shall be charged for a special use involving only a one or two-family dwelling of accessory structures or uses thereto.

VARIATION APPLICATION FEES

All variations in the following districts: B1, B2, B3, C1, C1a, C2, D1, D2, D3, D4, RP, O1, I1, I2, I3, U1, U2, U3, OS, and oH	\$365.00
All variations in the following districts for uses other than single family, two family and multiple family dwellings: MU, MUE, T1, and T2	365.00
Minor, major and family necessity variations in the following districts: R4, R5, and R6	240.00
Minor, major, and family necessity variations for multiple family uses in the following districts: MU, MUE, T1, and T2	240.00
Minor, major, and family necessity variations for single family, and two family uses in the following districts: MU, MUE, T1, and T2	240.00
All variations in the following districts: R1, R2, and R3	165.00
Fence variations in the following districts for owner occupied single family, two family and multiple family dwellings: R4, R5, R6, MU, MUE, T1, and T2	165.00
Fence variations in the following districts for uses other than owner occupied single family, two family and multiple family dwellings: R4, R5, and R6	240.00
Fence variations in the following districts for single family, two family and multiple family dwellings that are not owner occupied: MU, MUE, T1, and T2	240.00

The specified fee shall be applicable to each special use or variation included in an application except that any application for variations for an owner occupied residence within the R1, R2, or R3 Districts shall require only the applicable fee for a single variation and any applicable fee for a special use.

- H. **ZONING AMENDMENT FEES:** Any petition for amendment to the text or map of the Zoning Ordinance shall be accompanied by a fee \$365.00.
- I. **TRANSCRIPT DEPOSIT & FEES:** In addition to the fees set forth in II.G and II.H supra, all petitions and applications to the Zoning Board of Appeals and to the Plan Commission shall be accompanied by a transcript deposit of \$150.00 to be applied against the cost of preparing a verbatim transcript, except no deposit shall be required for properties containing single and two-family dwellings and for which the Zoning Board of Appeals is the final authority. Actual transcript preparation costs shall be paid by the applicant, appellant or petitioner, at a charge of \$6.00 per page of transcript for proceedings before the hearing body. In the event that actual transcript costs exceed \$150.00, the applicant shall be responsible for the actual transcript costs. In the event that the actual transcript costs do not exceed the \$150.00 deposit, the resulting balance between the actual costs and the deposit shall be refunded to the applicant. An applicant may request that the City arrange for the production of the transcript within an expedited time frame of less than the normal number of days. The applicant shall pay a fee for the production of the

expedited transcript of \$1.50 per page of transcript in addition to the basic charge. Alternatively, The applicant may arrange to supply verbatim transcripts of all proceedings regarding the application to the Board of Commission, provided further that the required transcript deposit fee shall be refunded to the applicant when a copy of verbatim transcripts, reflecting all proceedings regarding an application before the Board or Commission, is supplied to the Secretary. Transcript deposits and fees shall not apply to references to the Zoning Board of Appeals or the Plan Commission from the City Council.

J. FEES FOR REQUEST FOR CERTIFICATES OF ZONING COMPLIANCE

Any application for a Certificate of Zoning Compliance pursuant to Section 6-3-2 of the Zoning Ordinance shall be accompanied by the following fees.

Major Home Occupation Permits	\$25.00
Administrative Interpretations, Temporary Uses and all other requests for Certificates of Zoning Compliance for single-family dwellings, two-family dwellings and multiple family dwellings with no more than three dwelling units.	\$25.00
Administrative Interpretations, Temporary Uses and all other requests for Certificates of Zoning Compliance for multiple family dwellings with more than three dwellings and all other uses	\$50.00

Notwithstanding the previous schedule, in instances where the application for a Certificate of Zoning Compliance is accompanied by a request for a zoning analysis the fee provisions of II C, "Zoning Analysis Fee" shall supersede the fee provisions of this item II J.

K. PLAT APPROVAL FEES: Fees for City Council approval of plats of subdivision or consolidation shall be one-hundred sixty-five dollars (\$165.00) per plat.

L. ZONING FEE WAIVER: Notwithstanding the fee schedule set forth in II.G and II.H supra, and the deposit schedule set forth in II.I, the City Council shall have the authority to waive in whole or in part any fee or deposit for any hearing before the Zoning Administrator, Plan Commission or Zoning Board of Appeals, for referrals by any governmental agency, or for any other party when such fee would present hardship. An applicant for such a hardship waiver must present his request in writing to the Committee of the Whole outlining the degree of such hardship. Consideration may be given, among other reasons, to the extent to which the hardship was created by Council action, and the financial state of the applicant.

M. APPEALS: Any appeal of an order or final decision made by the Zoning Administrator shall be accompanied by a fee of \$100.00.

III. ELECTRICAL PERMIT FEES:

BASIS FOR FEES: Electrical fees shall be computed according to circuits and amperes. The term "circuit" as used in the current National Electrical Code, shall mean any set of branch wiring conductors which have been extended from a distribution center, and which may be utilized for the transmission of electrical energy.

- In all use groups as defined in the current Adopted Electrical Code of the City of Evanston, the inspection fee for each nominal 15-ampere or 20-ampere two-wire branch circuit, including fixtures, sockets or receptacles shall be:

A. ELECTRICAL PERMIT FEES: (Title 4, Chapter 7)

<u>CIRCUITS</u>	<u>15 AMPS</u>	<u>20 AMPS</u>	<u>30 AMPS</u>	<u>40 AMPS</u>	<u>50 AMPS</u>
1	12.00	15.00	24.00	30.00	36.00
2	22.00	29.00	44.00	58.00	66.00
3	30.00	41.00	60.00	82.00	90.00
4	40.00	53.00	80.00	106.00	120.00
5	48.00	65.00	96.00	130.00	144.00
6	56.00	75.00	112.00	150.00	168.00
7	64.00	84.00	128.00	168.00	192.00
8	69.00	94.00	138.00	188.00	207.00
9	78.00	101.00	156.00	202.00	234.00
10	84.00	110.00	168.00	220.00	252.00
11	89.00	118.00	178.00	236.00	267.00
12	95.00	124.00	190.00	248.00	285.00
13	98.00	132.00	196.00	264.00	294.00
14	103.00	140.00	206.00	280.00	309.00
15	110.00	146.00	220.00	292.00	330.00
16	11.00	152.00	222.00	304.00	333.00
17	118.00	157.00	236.00	314.00	354.00
18	123.00	165.00	246.00	330.00	369.00
19	125.00	171.00	250.00	342.00	375.00
20	128.00	176.00	256.00	352.00	384.00
21	130.00	182.00	260.00	364.00	390.00
22	133.00	189.00	266.00	378.00	399.00
23	134.00	198.00	268.00	396.00	402.00
24	138.00	204.00	276.00	408.00	414.00
25	143.00	210.00	286.00	420.00	429.00

Additional 15 or 20 amps.

26-50	\$9.00 ea. addnl. circuit
51-75	\$8.00 ea. addnl. circuit
76-100	\$6.00 ea. addnl. circuit
over 100	\$4.00 ea. addnl. circuit

Additional 30 or 40 amps.

26-50	\$18.00 ea. addnl. circuit
51-75	\$16.00 ea. addnl. circuit
76-100	\$12.00 ea. addnl. circuit
over 100	\$ 8.00 ea. addnl. circuit

Additional 50 amps.

26-50	\$27.00 ea. addnl. circuit
51-75	\$24.00 ea. addnl. circuit
76-100	\$18.00 ea. addnl. circuit
over 100	\$12.00 ea. addnl. circuit

- B. The Inspection fee for the inspection of each electric motor or current-consuming device shall be as follows:

One HP or larger	\$19.00
Each additional motor	\$ 8.00
Heating device	\$19.00
Each additional heating device	\$8.00 + .55 per KW

- C. The fees for the inspection of electrical interior communication systems and burglar and fire alarms shall be as follows:

Low voltage burglar, fire alarms, Communication systems	\$30.00
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The plan review fees for low voltage fire alarms are conducted by agencies other than the Department of Community Development. The applicant will pay fees as set by that agency. The plan review fees are in addition to the permit fees set forth in this ordinance.

- D. Permit fees for new services shall be as follows:

60-ampere service	\$21.00
each additional meter	\$12.00
100-ampere service	\$30.00
each additional meter	\$12.00
200-ampere service	\$38.00
each additional meter	\$12.00
400-ampere service	\$45.00
each additional meter	\$12.00
600-ampere service	\$80.00
each additional meter	\$12.00
800-ampere service	\$120.00
each additional meter	\$ 12.00

1000-ampere service	\$150.00
each additional meter	\$ 12.00
1200-ampere service	\$200.00
each additional meter	\$12.00
1400-ampere service	\$240.00
each additional meter	\$12.00
1600-ampere service	\$260.00
each additional meter	\$12.00
1800-ampere service	\$300.00
each additional meter	\$12.00

For service ampere rating other than those listed, fee will be for each additional 100 amperes or fraction \$20.00

11. Feeders: Feeders installed or increased in amperage on a separate installation shall be the same as service fees above.
12. New wires: Changing, moving, or altering any wiring apparatus, machinery or device in any way where new wires of a different size or, of a greater or lesser length, are installed, shall be classed as new work and a fee covering such work shall be required in accordance with the foregoing fee schedules.

IV. PLUMBING PERMIT FEES: The fees for permits for the installation, alteration or extension of a plumbing system shall be:

1. Replacement of fixtures	\$10.00 each
2. New installation of fixtures	\$15.00 each
3. Water service or any alterations- each unit or floor	\$25.00
4. Hot water heaters, new or replacement	\$ 25.00 each

Definition of Fixture: Any device having either a water supply or drain connected to the plumbing system.

V. WATER & SEWER - PERMITS:

- A. The fee to be charged for sewer installation and repairs shall be as follows:

Sewer repair	\$20.00
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Water Service repair	20.00
Swimming pools	40.00
Sewer tap per 1.0 inch	7.00
Sewer Installation - first 50 feet	20.00
Each additional 50 feet (or fraction thereof)	15.00
Basins - per basin	25.00

- VI. GAS PIPING - PERMITS: The fee for permits for installation of gas piping shall be twenty-five dollars (\$25.00) for the first (25) lineal feet, plus ten dollars (\$10.00) for (25) lineal feet or fraction thereof.
- VII. LAWN SPRINKLERS - PERMITS: The permit fee for lawn sprinkling systems shall be thirty dollars (\$30.00) plus one dollar (\$1.00) per head.
- VIII. AUTOMATIC FIRE SUPPRESSION SYSTEM PERMITS: The permit fees for fire standpipes and sprinkler systems shall be thirty-five dollars (\$35.00) per floor plus one dollar (\$1.00) per head. The plan review fees for automatic fire suppression system systems are conducted by agencies other than the Department of Community Development. The applicant will pay fees as set by that agency. The plan review fees are in addition to the permit fees set forth in this ordinance.
- IX. MECHANICAL PERMIT FEES:

A. Fee based on mechanical contract price:

VALUE OF CONTRACT

MORE THAN	LESS THAN	FEE
0.00	500.00	\$ 20.00
501.00	1,000.00	30.00
1,001.00	3,000.00	45.00
3,001.00	5,000.00	60.00
51001.00	10,000.00	112.00
10,001.00	25,000.00	256.00
25,001.00	50,000.00	500.00

Above \$50,000.00 add \$10.00 per \$1,000.00

- B. New or Replacement Furnace or A/C Unit: \$40.00
- C. New or Replacement Boiler: \$40.00
- D. New or Replacement Process Equipment: \$36.00

X. LIFT FEES:

A. ELEVATORS:

1. Five stories and under: \$70.00 each elevator.
2. Over five stories: \$70.00 plus \$10.00 per additional story per elevator.

B. ESCALATORS: \$50.00 each

C. HELICOPTER USAGE FOR CONSTRUCTION: Two-hundred dollar (\$200) fee plus any costs incurred by the City for public safety.

D. EXISTING ELEVATOR AND ESCALATOR SEMI-ANNUAL INSPECTIONS:

1. Five stories and under: \$35.00 per elevator.
2. Six or more stories: \$60.00 per elevator.

XI. BUILDING MOVING PERMIT: The fees will be assessed at the cost of city services.

XII. BUILDING DEMOLITION PERMITS: The fee for demolition permits shall be computed on the cubic volume of the building or structure to be demolished as follows:

Fifty dollar (\$50.00) basic fee plus five dollars (\$5.00) for each one-thousand (1,000) cubic feet of volume. The cubic volume shall include the basement and/or cellar.

A. BONDS (Demolition Permit): No demolition contractor shall perform work within the City unless, prior thereto he shall have filed in the Office of the City Clerk liability and surety of performance bonds in the sum of \$150,000 to \$300,000 in a form approved by the Corporation Counsel, upon sureties approved by the City Clerk. Any permits will be conditioned upon the applicant's prior indemnification of the City from all claims arising out of work performed in the City by virtue of any permit issued to the demolition contractor, or by the Department of Community Development, and conditioned upon the restoration of any portion of public right-of-ways or excavations made by the permittee or at its direction to a safe and presentable condition. Such restorations shall be maintained in good order for a reasonable period thereafter.

XIII. DRIVEWAY PERMITS: The fee for driveway permits shall be twenty-five dollars (\$25.00) for residential buildings and fifty dollars (\$50.00) for all other driveways. "Residential buildings" are defined in the Zoning Ordinance.

XIV. SIGNS, AWNINGS, AND CANOPIES:

A. SIGN PERMIT FEES:

1. Non-illuminated Signs (unless temporary): \$21.00

2. Illuminated Signs & Scoreboards: \$25.00 plus \$.20 per square foot of gross surface area of each face thereof.
3. Temporary Signs: \$20.00
4. Marquees, fixed Canopies and Fixed Awnings: \$26.00 plus \$.26 per square foot of plan area.
5. Retractable Canopies, Fixed Awnings, and Retractable Awnings: \$26.00 plus \$.26 per square foot of plan area.

B. ANNUAL SIGN INSPECTION FEE:

Signs, Awnings with signage, and Canopies: Any sign, awning with signage, or canopy with signage, having a total surface area less than or equal to twenty-six square feet is subject an eleven dollar (\$11.00) annual fee. The annual fee for any sign, awning with signage, or canopy with signage, having a total surface area more than twenty-six square feet is seventeen dollars (\$17.00).

Illuminated Signs, Awnings and Canopies: Any illuminated sign, awning or canopy is subject to an annual surcharge of three dollars (\$3.00) in addition to any fee based upon surface area.

C. APPEALS FOR VARIATION FROM SIGN ORDINANCE: \$165.00

D. SIGN PENALTY FEES: If the annual sign fees are not paid within (60) days of date of renewal, the City of Evanston reserves the right to double the annual fees. If the annual fee is not paid within (120) days of the date renewal, the annual fee will be tripled.

XV. MISCELLANEOUS PERMITS AND LICENSES:

A. STATIONARY ENGINEERS AND WATER TENDERS LICENSE: The fee to be charged for the original license and for the annual renewal license shall be as follows:

Stationary Engineer	\$50.00 annually
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B. CONTRACTORS REGISTRATION/LICENSE FEES: The fee to be charged for the original license and for the annual renewal license shall be as follows:

Building Contractors	\$100.00 Residential
	\$125.00 Commercial
Drain Layers	\$50.00
Electrical Contractors	\$50.00
HVAC Contractors	\$100.00

C. TANK PERMITS: The fee for installation of tanks to be used for the storage or handling of flammable liquids and chemicals shall be eleven dollars (\$11.00) for each one thousand (1,000) gallons of capacity. The minimum fee for a tank removal is twenty-two dollars (\$22.00).

D. APPEALS:

Appeal to the Electrical Commission	\$150.00
Property Services Board: Residential (s.f.)	\$ 50.00
Non-Residential	\$150.00

XVI. TENT PERMIT FEES: \$30.00

XVII. ANNUAL PERMIT FEES:

A. The fees to be charged for annual permits issued for a twelve (12) month period for minor repairs and additions to existing installations shall be as follows:

1. Electrical	\$400.00
2. Plumbing	\$400.00
3. Carpentry	\$400.00

XVIII. PENALTY FEES: If work is commenced without a permit having been obtained, the permit fee shall be increased by seventy-five percent (75%) or one-hundred dollars (\$100.00) whichever is greater.

XIX. WAIVER OF BUILDING PERMIT FEES: Notwithstanding the fees set forth in Sections I, III, IV, V, VI, VII, IX, and X, the City Council shall have the authority to waive in whole or in part any fees or deposit for any building permit for any governmental agency, or for any other party when such fee would present a substantial hardship. An applicant for such a hardship waiver must present his request in writing to the Planning & Development Committee outlining the degree of such hardship. Consideration may be given, among other reasons, to the extent to which the hardship was created by the Council action, and the financial state of the applicant.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: April 5, 1999

Adopted: April 20, 1999

Approved: April 23, 1999

Al Newman

Mayor pro tem

ATTEST:

Steven D. Tussis

City Clerk

Approved as to form:

[Signature]

Corporation Counsel

