DEVELOPMENT SERVICES FEE SCHEDULE

General Fees

The following policy shall serve as the official Fee Schedule for Garden City Development Services applications and procedures. Fees shall be calculated on the basis of the cumulative fee for the individual tasks and applications.

Payment: Fees may be paid by cash, credit card, ACH, or check. Purchase Orders will not be accepted.

Fee Refunds Reductions or Waivers: Fees may not be reduced or waived except through City Council approval. Fees paid for a permit may be refundable for up to 80% and in no cases shall fees paid for completed reviews, observations, denied or expired permits be refunded. Refund requests shall be made in writing and be accompanied by the original permit. To be eligible for a refund, the refund must be requested within 90 days of the date of payment.

Insufficient Funds Checks: Any applicant who submits a check with insufficient funds will immediately be subject to hourly administrative charges, having a stop work order posted on the project, and or termination of services until said funds have been recovered. Any applicant who submits more than one check with insufficient funds will be required to pay for all future permits with cash, cashiers check or money order.

Outstanding Fees: Fees shall be considered outstanding after one hundred eighty (180) days from the last activity or if the application has expired, become finalized, or invalid for any reason. The City will notify the interested parties twice in thirty (30) day intervals prior to progressive steps which may include collections, legal action or termination of water and sewer services to the subject property. Outstanding fees that benefit the property will stay with the property regardless of ownership of the property. There shall be no further entitlement in the form of permits granted through the Development Service Department until the outstanding fees on a property have been paid.

Additional Fees Collected by Development Services: Note all applicable reviewer/ inspector fees and impact fees must be paid in addition to the structural reviews. This includes but is not limited to Public Works, Engineering, and NACFR (fire review) fees.

- See Public Works fee schedule for Public Works review and inspection fees.
- Civil engineer review and meeting fees are $175/ hour. Fees are required for nonresidential projects, subdivisions, and floodplain reviews at cost + $40/ review or meeting.
- Fire review & inspection fees for structural reviews are administered through North Ada County Fire and Rescue District (NACFR). NACFR impact fees and non-structural reviews are collected by Garden City. Any disputed fee shall be distributed with NACFR.

Fee Disclaimer: The adoption of a specific fee does not guarantee that the city has the capacity to fulfill the task.

Administration	
Initial Administrative Set Up (all permits and applications not specified)	$80.00
Resubmittal filing (each resubmittal for all application types)	$40.00
Sureties And Surety Agreements	
Single Family Landscaping, Predetermined Cost Surety Agreement	$240.00
Title 8 Surety Agreement	$320.00
Review of Bond or Letter of Credit (+ surety agreement)	$160.00
One-time Reduction	$240.00
Renewal/ Time Extension	$180.00
Other Applicant Requested Agreement or Contract Review	
Restricted Build Agreement	$240.00
Other contract review	$80.00/hour
Noticing	
Re-noticing or noticing not otherwise included in cost of permit/application	At cost + $80.00/ hour minimum 1 hour
Extension of Time for Permit	
Council (Each extension)	$ 240.00
Staff (Each extension)	$80.00
Enforcement Inspections, Review, Or Investigation	
First Notice of Violation (including site visit,10-day notice, compliance meeting, and inspection to close out)	No Charge
Any subsequent inspections, reviews, or investigations for the same offense	$145.00/ hour
Other Fees Incurred by City	
Inspections, observations, plan review more than one resubmission or re-inspection or other code review or research not defined elsewhere.	$80.00/ hour minimum 1 hour
All other contracted services or fees incurred by city not otherwise defined	At Cost + $ 40.00/ invoice

GCC Title 8 Permits, Applications, and Reviews

Permits & Applications	
Annexation	$ 1,100.00
Comprehensive Plan Map Amendment	$2,110.00 +$12.00/amendment
Comprehensive Plan Text Amendment	$1206.00 + $80.00/section
Ordinance Amendment	$1206.00 + $80.00/section
Specific Area Plan Text Amendment	$1206.00 + $80.00/section
Specific Area Plan Master Plan	$1,830.00
Conditional Use Permit	$960.00
DESIGN REVIEW	
Design Review New Construction or Substantial Alteration	$1,800.00 base fee + $100.00for each of the following: • Adjacent to River • Proposed Art
Design Review Storefront Renovation/ Site Modification	$600.00 + $100.00 for each of the following: • Adjacent to River • Proposed Art
Design Review: Master Sign Plan	$430.00
Design Review: Single Sign	$320.00
Design Review Plan Modification	$300.00 per modification remanded to Design Consultants
PLANNED UNIT DEVELOPMENT	

Stand-alone Planned Unit Development	$1,800.00 base fee + $100.00 for each of the following: • Adjacent to River • Proposed Art
Planned Unit Development (in addition to concurrent subdivision review or design review fee if not a subdivision)	$340.00 + $160.00 per adjustment
MANUFACTURED HOME	
Fees indicated will be in addition to any other assigned fees for any accessory attached or detached structure.	
Placement in MFH Park	$250.00
Placement outside of Park *	Feed as a single-family home + a permit for the foundation
Removal	$80.00
Other Manufactured Home Plan Review & Inspection Fees: 1. Re-inspection fees (for each re-inspection after first re-inspection) 2. Inspections or Plan Review for which no fee is specifically indicated 3. Additional plan review required by changes, additions, or revisions to plans (after first revision)	$80.00 /hour for each
PLAT ALTERATION, SUBDIVISION & LAND DIVISION	
Entitlement (Preliminary Plat/ Final Plat/ Combined preliminary & final plat) *Public Hearing Process	$1,800.00 base fee + $100.00 for if adjacent to River
Minor Land Division	$1,300.00
Final Plat compliance and Construction Plan Review- includes review and one rereview	$510.00 $80.00/ hour minimum 1 hour (each subsequent review)
Condominium Plat	$1,090.00

Lot Line Adjustment	$390.00
RIVER SYSTEM & FLOOD PLAIN DEVELOPMENT	
Elevation Certificate for Single Family or Two-Family Review * includes one review and one re-review of each of the required Elevation Certificates	$400.00
Elevation Certificate for Multi-family, Mixed Use, or Nonresidential * includes one review and one re-review of each of the required Elevation Certificates	$570.00
Floodproofing certification	$400.00
Floodplain Acknowledgment Agreement Review	$160.00
Work within the riparian zone	$320.00
Non-structural development in the Floodplain (subdivision, earthwork, etc.)	$240.00
Development in or relocating the Floodway	$1,200.00
Review and approval of application to FEMA for a LOMR-F *Floodplain development must already be completed	$160.00
Review and approval of application to FEMA for a CLOMR-F	$800.00
Review and approval of application to FEMA for LOMA	$800.00
SIGN PERMIT	
Single Distinctive Material Sign (Freestanding, hanging, monument, or wall)	$160.00
Billboard	$180.00
Directional	$180.00
Promotional (Annual)	$80.00 + $40.00/ amendment
Multi-tenant	$ 600.00
If sign is internally illuminated	$80.00 in addition to sign fee

If sign contains automated sign	$345.00 in addition to sign fee
VARIANCE	
Variance	$720.00
ZONING/REZONE	
Rezone	$1,200.00
Development Agreement or Development Agreement Modification	$400.00
EASEMENT	
Garden City Easement Acceptance	No Charge
Easement Vacation * requiring public hearing	$1,300.00
OTHER	
Business ownership or business name update on Certificate of Occupancy	$40.00
Business or Occupancy change	$160.00
Senior staff /director interpretation	$140.00/hour 1 hour minimum
Historical use analysis (grandfather rights research)	$140.00/hour 4 hour minimum
Zoning Certificate of Compliance	$80.00/ hour 2 hour minimum
Appeal	$800.00
Reconsideration request	$275.00
Reconsideration hearing	$800.00

- See North Ada County Fire and Rescue fee schedule for applicable fees.
- See Public Works fee schedule for Public Works review and inspection fees.

Building Permits

Valuation Determination: The value shall be determined by using the valuation data established in the most current issue of International Code Council Building Valuation Data (BVD) table, or the actual project cost, whichever is greater.

For moved, remodeled, or other non-new construction projects that are not identified by the International Code Council BVD, the valuation shall be determined by the actual project costs.

Unless otherwise identified in the application, the structural costs are considered to be broken into the following percentages as far as valuation:
Building: 70% the value of the project
Electrical: 5% the value of the project
Plumbing: 5% the value of the project
Mechanical: 20% the value of the project

Should the project be separated for review and permitting purposes, these percentages will be applied.

Structural Fees		
Administrative Set Up		
Initial Set Up		$80.00
Resubmittal (each resubmittal)		$40.00
BUILDING PERMITS* Fees to cover permit issuance and standard structural inspections		
Building Valuation Thresholds:	Base Fee	
$0.01 - $2,000.00	$150.00	
$2,000.01 - $25,000.00	$150.00 for the first 2 K	$17.08 per each additional $1,000 or fraction thereof
$25,000.01 - $100,000.00	$542.84 for the first 25 K	$12.32 per each additional $1,000 or fraction thereof
$100,000.01 - $1,000,000.00	$1,466.84 for the first 100 K	$7.97 per each additional $1,000 or fraction thereof
$1,000,000.01- $10,000,000.00	$8,639.84 for the first $1,000,000.00	$7.32 each additional $1,000 or fraction thereof
>$10,000,000.00	$74,519.80 for the first $10,000,000.00	$4.88 each additional $1,000 or fraction thereof
STRUCTURE PLAN REVIEW FEES* must be paid prior to review		
Projects with a value of less than $20,000	$155/hour	
Residential (single family and two-family structures) with a value greater than $20,000	50% of Permit	
Non-Residential with a value greater than $20,000	65% Permit	

OTHER STRUCTURAL PLAN REVIEW & INSPECTION FEES	
Applicant requested meetings	$140/hour minimum 1/2 hour
Inspections outside of normal business hours (Minimum charge of two hours)	$178/hour minimum 1 hour
Structural or mechanical inspections not included as part of permit or re-inspection.	$115.00/hour minimum 1 hour
Virtual Structural or mechanical inspections.	$140.00 /hour minimum 1/2 hour
Electrical or plumbing inspections not included as part of permit or re-inspection.	$115.00/hour minimum 1 hour
Virtual Electrical or plumbing inspections	$140.00 /hour minimum 1/2 hour
Structural plan review for projects that have no construction value such as a change of occupancy without structural changes	$370.00 + $115.00 per hour after the first 2 hours of review
Review of plans after first two reviews	$115.00/hour minimum 1 hour
Plan modifications after issuance of permit	$155/hour minimum 1 hour
Building Official Interpretation	$230.00/hour minimum 1 hour
Appeal	$800.00 + Building Official Interpretation
DESIGN COMPLIANCE (planning)	
Single Family/ Two Family Review	$160.00
Multi-Family/ Mixed Use/ NONRESIDENTIAL	$80.00/hour
Demolition	$40.00
ENGINEER REVIEW	
Structural engineering review	$205.00/hour minimum 1 hour
Partial Permit or Temporary Occupancy	
Partial Permit	$260 + $230 per each reviewer's review
Temporary Certificate of Occupancy- limited to landscaping or drainage	$80 + Cost of surety(ies)
Temporary Certificate of Occupancy- other than landscaping or drainage. The payment includes one review of request and one inspection for each required reviewer/inspector that has not already issued a final approval + the temporary certificate of occupancy.	$260 + $230 per inspector or plan review + cost of surety(ies)

Impact Fees

Ada County Highway Department (ACHD) charges impact fees. Fees are paid directly to ACHD; however, the city requires a receipt prior to the issuance of a permit.

North Ada County Fire and Rescue District (NACFR) charges impact fees. The city can collect the fee. Any concerns or challenges to the fee should be directed to NACFR. See NACFR Impact Fees.