

RESOLUTION NO. 2418

RESOLUTION REMOVING FEE WAIVERS FROM SCHEDULES OF FEES FOR THE ADA COUNTY DEVELOPMENT SERVICES DEPARTMENT

At a meeting of the Board of Ada County Commissioners, State of Idaho, on the 25th day of June 2019, the following Resolution was adopted, to-wit:

WHEREAS, the Board of Ada County Commissioners (“Board”) is authorized pursuant to Idaho Code § 31-870, Fees for County Services, to impose and collect fees by resolution; and

WHEREAS, Idaho Code § 67-6519 allows counties to establish by ordinance reasonable fees that can be collected for planning and zoning applications; and

WHEREAS, Ada County Code § 8-7A-2E provides that the Board can establish by resolution fees for planning and zoning applications; and

WHEREAS, Ada County Code § 7-2-5 provides for building division fees as adopted by the Board; and

WHEREAS, the Ada County Development Services (“ACDS”) fees were last amended on March 24, 2015 by Resolution No. 2047; and

WHEREAS, such fees as were established by Resolution No. 2047 were in an amount that the Board found were reasonably related to but not exceeding the costs of services provided by ACDS; and

WHEREAS, ACDS current schedules of fees are attached hereto as Exhibits A (Building Division Fees), B (Engineering Division Fees), C (Planning and Zoning Division Fees), and D (Surveying Division Fees); and

WHEREAS, ACDS schedules of fees currently provide that the fees may be waived; and

WHEREAS, in order to have an equitable procedure for all ACDS applicants, the fee waiver will be removed.

BE IT THEREFORE RESOLVED that the fee waiver provisions are hereby removed from the ACDS schedules of fees.

APPROVED AND ADOPTED this 25th day of June, 2019

Board of Ada County Commissioners

By: 
Kendra Kenyon, Commissioner

By: 
Diana Lachiondo, Commissioner

By: 
Rick Visser, Commissioner

ATTEST:


Phil McGrane, Ada County Clerk

by Trent Tripple, Chief Deputy

**EXHIBIT A
DEPARTMENT OF DEVELOPMENT SERVICES
BUILDING DIVISION**

A) The following schedule shall be used in determining Building Permit fees:

EVALUATION	FEE
\$1.00 TO \$2,000.00	\$65.00 FOR THE FIRST \$2000.00.
\$2,000.01 TO \$25,000.00	\$65.00 FOR THE FIRST \$2,000.00 + \$11.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF TO AND INCLUDING \$25,000.00
\$25,000.01 TO \$50,000.00	\$318.00 FOR THE FIRST \$25,000.00 + \$7.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$50,000.00
\$50,000.01 TO \$100,000.00	\$493.00 FOR THE FIRST \$50,000.00 + \$5.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING 100,000.00
\$100,000.01 TO \$1,000,000.00	\$743.00 FOR THE FIRST \$100,000.00 + \$4.15 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$1,000,000.00
\$1,000,000.01 AND UP	\$4478.00 FOR THE FIRST \$1,000,000.01 + \$2.60 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF

B) Building permit fees and the valuation for all work to be accomplished under each permit shall be consistent with the Ada County Ordinance entitled “Ada County Building Code” and be established by use of the following procedures:

- 1) Square Foot Construction Costs to be taken from the most recent Building Safety Journal Building Valuation Data (BVD). The BVD table will be updated and printed at six-month intervals as a minimum.
- 2) The Square Footage Construction cost shall be adjusted using a Regional Cost Modifier developed using Ada County Assessor records to be evaluated each June and adjusted to reflect changing values.
- 3) For solar photovoltaic systems, valuation includes the structural elements of the solar panels including racking, mounting elements, rails and the cost of labor to install. Valuation does not include the cost of the solar equipment, including collector panels and inverters.

C) Plan Review fees:

- 1) Plan review fees for buildings constructed pursuant to the International Residential Code shall be 50% of the building permit fee. Buildings constructed pursuant to the International Building Code shall be 65% of the building permit fee. These fees shall be paid in full at the time the Building Permit Application is submitted for consideration to Ada County Development Services.
- 2) The plan review fee for Accessibility and Energy Reviews shall be computed at 25% of the Building Plan Review fee for each discipline.

Inspections for which no fee is specifically indicated shall be	\$50.00
The fee for plan review required by changes, additions or per hour revisions to approved plans shall be a minimum of:	\$45.00
A minimum Building Division Administrative fee is required to be collected when an applicant changes the location of an approved construction project after a plan review has been performed. In addition a new Zoning Certificate would be required for the new location.	\$45.00
Demolition Permit fees for any structure shall be	\$65.00
Appeal of any order decision or determination made by the Building Official	\$111.00
Manufactured Home Installation Permits shall include all per transportable mechanical permits associated with installation. In addition, the section permit fee for manufactured home stabilization systems shall be based on the foundation valuation.	\$87.00

D) The following schedule shall be used in determining Commercial Mechanical Permit Fees:

MECHANICAL PERMIT FEES

TABLE 1-D MECHANICAL INSTALATIONS (OTHER THAN ONE AND TWO FAMILY DWELLINGS AND THEIR ACCESSORY STRUCTURES)	
FEE WILL BE \$31.00 PERMIT FEE+2% OF BID COST FOR THE TOTAL MECHANICAL JOB.	

The following schedule shall be used in determining Mechanical Permit Fees: detached one-and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

Item	Fee
Permit	\$31.00
Add to an existing permit	\$8.00

Furnace to 100,000 BTU/HR input each	\$15.00
Furnace over 100,000 BTU/HR input each	\$18.00
Compressor to 3 HP, each	\$15.00
Compressor 3 to 15 H P, each	\$27.00
Gas Piping to 4 outlets	\$68.00
Each additional gas outlet	\$1.50
Ventilation system	\$8.00
Woodstoves & Fireplaces	\$10.00
Fan Coil Unit Each	\$8.00

E) The following schedule shall be used in Grading Plan Review and Grading Permit fees:

Total Cubic Yards	Permit Fees	Plan Review Fees
50 or less	\$38.00	no fee
51 to 100	\$51.00	\$25.00
101 to 1,000	\$38.00 for the first 100 cubic yards plus \$18.00 for each additional 100 cubic yards or fraction thereof.	\$38.00
1,001 to 10,000	\$200.00 for the first 1,000 cubic yards plus \$15.00 for each additional 1,000 cubic yards or fraction thereof.	\$51.00 for the first 1,000 cubic yards plus \$15.00 for additional 1,000 cubic yards or each fraction thereof.
10,001 to 100,000	\$335.00 for the first 10,000 cubic yards plus \$68.00 for each additional 10,000 cubic yards or fraction thereof.	\$51.00 for the first 10,000 cubic yards plus \$25.00 for additional 10,000 cubic yards or each fraction thereof.
100,001 or more	\$947.00 for the first 100,000 cubic yards plus \$38.00 for each additional 10,000 cubic yards or fraction thereof.	\$276.00 for the first 100,000 cubic yards plus \$7.25 for each additional 10,000 cubic yards or fraction thereof.

EXHIBIT B
DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING DIVISION

DRAINAGE REVIEW

Fee	\$200.00 for no engineered drainage facility
	\$500.00 for 1 engineered drainage facility
	\$615.00 for 2 engineered drainage facility
	\$725.00 for 3 engineered drainage facility
	\$840.00 for 4 or 5 engineered drainage facility
	\$950.00 for 6 or 7 engineered drainage facility
	\$1,100 for 8 or more engineered drainage facility

SPECIAL FLOOD HAZARD AREA (SFHA) REVIEW

Fee	\$110.00 for no structure or unsubstantial improvement in a SFHA
	\$280.00 for single family residential, new or substantial improvement, in a SFHA
	\$280.00 for recreational vehicle in a SFHA
	\$280.00 for nonresidential, new or substantial improvement, in a SFHA
	\$280.00 for subdivision or manufactured home park in a SFHA, 1 acre or less
	\$500.00 for subdivision or manufacture home park in a SFHA, 1-5 acres
	\$750.00 for subdivision or manufactured home park in a SFHA, 5 acres +

PRIVATE ROAD REVIEW

Fee	\$335.00
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SUBDIVISION/PRELIMINARY REVIEW

Fee	\$110.00 for 4 or fewer lots
	\$335.00 for 5 to 50 lots
	\$550.00 for greater than 50 lots

APPEAL

Fee	\$165.00
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HILLSIDE REVIEW

Fee	\$225.00 for hillside with no structure
	\$335.00 for hillside with uninhabited structure
	\$675.00 for hillside with inhabited structure

REFUNDS:

No refunds will be allowed past the seven (7) day period after submittal.

**EXHIBIT C
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND ZONING DIVISION**

Application Fees

Application	Fees	GIS
Accessory Use, administrative approval required	\$280	
Administrative Modification	\$100	
Appeal	\$350	
Bond/Surety Agreement fee	\$100	
Completeness Review (Endangered Species)	\$200	
Comprehensive Plan Amendment, map	\$1500 + \$40/acre	
Comprehensive Plan Amendment, text	\$800	
Conditional Use	\$800 + \$.12/sf ¹	
<u>Conditional Use – Solar Photovoltaic Centralized Power Facility</u>	<u>\$800 + \$50/acre², maximum</u> <u>\$25,000</u>	
Development Agreement	\$300	
Development Agreement Modification	\$300	
Director's Review	\$350	
Farm Development Right	\$400	\$9
Floodplain Permit (In addition, the Engineering Fee for floodplain review by the County Engineer must be paid. See the Engineering Fee Schedule)	\$100	
Hidden Springs Administrative Permit	\$300	

¹ Total of all proposed structures.

² Acreage calculation is based on project footprint including the panels, inverters, & operations and maintenance buildings.

Hidden Springs Event	\$100	
Hillside Review (In addition, Engineering Fee for hillside review by the County Engineer must be paid. See Engineering Fee Schedule.)	\$350	
Inspections	\$50	
Landscape Plan	\$135	
Lighting Plan	\$100	
Master Site Plan	\$350 + \$.12/sf ¹	
Master Site Plan – Solar Photovoltaic Centralized Power Facility	\$350 + \$50/acre ² , maximum \$25,000	
Nonconforming Use/Expansion	\$500	
One-Time Division of a Property	\$400	\$9
Planned Community ³	Negotiated	
Private Road	\$400	\$9
Property Boundary Adjustment	\$300	\$9
PUD	\$550	
Sign approval (for sign greater than 64 square feet)	\$150	
Subdivision, Final Plat (In addition, the Surveying Fee must be paid for review by the County Surveyor. See the Surveying Fee Schedule for subdivision review.)	\$350 + \$20>35 lots	\$9
Subdivision, Preliminary Plat (In addition, the Engineering Fee must be paid for review by the County Engineer. See the Engineering Fee Schedule for preliminary plat review.)	\$1,200 + \$20/lot > 35 lots	\$9
Subdivision, Sketch Plat	\$300	
Time Extension, Board	\$550	

³ Planned community fees are negotiated by the director and approved by the Board of Ada County Commissioners.

Time Extension, Director	\$400	
Temporary Use, zoning certificate required	\$100	
Temporary Use, administrative approval required	\$300	
Variance	\$550	
Vacation (Easement/R.O.W., etc.)	\$350	
Zoning Certificate	\$100	
Zoning Ordinance Map Amendment	\$850 + \$40/acre > 10 acres	\$9
Zoning Ordinance Text Amendment	\$850	

PROPERTY INFORMATION REQUESTS

The fee for providing information about a property is a \$275 flat fee.

MOTION FOR RECONSIDERATION/Precursor to Appeal to District Court - \$350.

REFUNDS

Applications are eligible for full refund of if application fee if is withdrawn within seven (7) days of acceptance. No refunds are allowed past this seven (7) day period.

ADMINISTRATIVE FEES⁴

Neighborhood Meeting Mailing List/Labels.....\$25.00

Standard Paper Copies (8 ½ x 11 and 8 ½ x 14).....

Black & White.....\$.01 per page for pages exceeding 100 pages

Color.....\$.06 per page for pages exceeding 100 pages

Oversized Paper Copies (Larger than 8 ½ x 14).....

Black & White.....\$.15 per square foot

Color.....\$2.25 per square foot

Alternate Medium

CD, DVD, etc......Cost of Medium when it exceeds \$5.00

Staff Labor Time for Public Record Requests.....

Development Services will charge for labor cost incurred in responding to a public records request if the total time, including locating and copying records exceeds two (2) hours. Labor charges are calculated using the lowest rate of pay of the person deemed capable of producing the requested records.

⁴ Plus State Sales Tax. Public Records Requests may be subject to additional charges based on Idaho Code § 9-338

**EXHIBIT D
DEPARTMENT OF DEVELOPMENT SERVICES
SURVEYING DIVISION**

CLOSURE OF NEW OR ADDITIONAL SUBDIVISION LOT³

Fee: \$51.00 per closure

Assessor's Fees: (Re-allocated funds per Title 2, Chapter 1, Ada County Street Naming and Address Numbering Ordinance)

Survey Fee – \$35.00

Street Name Evaluation – \$5 per lot

Address Assignment – \$2 per lot

GIS Fee \$9/unit

Example:

$\$35 + 5 + 2 + 9 = \51.00 total per lot

CLOSURE OF NEW BOUNDARY²

Fee: \$40.00 per closure

RE-CLOSURE OF LOT OR UNIT²

Fee: \$25.00 per re-closure

MONUMENT REINSPECTION

Fee: \$96.00 per trip

REVIEW AND VERIFICATION OF SUBDIVISION PLAT (IDAHO CODE 50-1305)³

Fee: \$1198 + \$51 per lot

Surveyor Base Fee: \$945 + \$35 per lot

Assessor's Fees: (Re-allocated funds per Title 2, Chapter 1, Ada County Street Naming and Address Numbering Ordinance)

Street Name Evaluation – Base fee of \$240 + \$5 per lot

Address Assignment – Base fee of \$13 + \$2 per lot

GIS Fee \$9/unit

Example:

Base Fee: $\$945 + 240 + 13 = \1198

$\$35 + 5 + 2 + 9 = \51 per lot total

REVIEW AND VERIFICATION OF CONDOMINIUM PLAT AND DECLARATION³

Fee: \$1648 + \$51 per unit

Surveyor Base Fee: \$1,395 + \$35/lot

Assessor's Fees: (Re-allocated funds per Title 2, Chapter 1, Ada County Street Naming and Address Numbering Ordinance)

Street Name Evaluation – Base fee of \$240 + \$5 per lot
Address Assignment – Base fee of \$13 + \$2 per lot
GIS Fee \$9 per unit

Example:

Base Fee: $\$1395 + 240 + 13 = \1648
 $\$35 + 5 + 2 + 9 = \51 total per unit

RE-REVIEW DECLARATION

Base Fee: \$203.00 (including corrections)
Surveyor/Attorney Meeting: \$207.00

VERIFICATION OF CONDOMINIUM PROJECT AMENDMENT PLAT (Condo PA)³

Base Fee: \$445.00 + \$51.00 per unit
Condo Plat Amendments allowed if units are same or less. If units are more, process as a new condominium.

Surveyor Fee: \$192.00 + \$35 per unit
Assessor's Fees: (Re-allocated funds per Title 2, Chapter 1, Ada County Street Naming and Address Numbering Ordinance)
Street Name Evaluation – Base fee of \$240 + \$5 per lot
Address Assignment – Base fee of \$13 + \$2 per lot
GIS Fee \$9/unit

Example:

Base Fee: $\$192 + 240 + 13 = \445
 $\$35 + 5 + 2 + 9 = \51 total per unit

REVERIFICATION OF SUBDIVISION AND CONDOMINIUM PLAT/DECLARATION³

Base Fee \$846.00 + 25.00/lot

ALTERNATE FEE at discretion of County Surveyor

County Surveyor \$60.00/hour
Assistant County Surveyor \$53.00/hour
Surveying Tech. \$45.00/hour

APPEAL

Fee \$165.00

¹Assessed after the verification process is complete and collected prior to release of plat.

²Refers to changes made to plat after verification process has begun.

³\$9.00/unit collected for Assessor's GIS Mapping Services.

REFUNDS:

No refunds will be allowed past the seven (7) day period after submittal.