

**TRAFALGAR TOWN COUNCIL
ORDINANCE NO. 2022-011**

**AN ORDINANCE AMENDING THE TRAFALGAR PLANNING
AND ZONING FEE SCHEDULE**

WHEREAS, the Town Council (“Town Council”) for the Town of Trafalgar (“Town”) deems it desirable and in the best interests of the Town to adopt an Ordinance for an updated Planning and Zoning fee schedule; and

WHEREAS, the Trafalgar Plan Commission (the “Plan Commission”) conducted a comprehensive review of the current Planning and Zoning fee schedule and has recommended a new schedule as set forth in **Exhibit A**; and

WHEREAS, the Town Council has considered the proposal of the Plan Commission and finds the proposed fee schedule set forth in Exhibit A to be reasonable and therefore adopts said fee schedule.

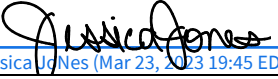
**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF TRAFALGAR, INDIANA, THAT:**

1. The above recitals are incorporated herein by reference as though fully set forth herein below.
2. Title XV: Land Use, Chapter 152: Zoning, § 152.135 and § 152.136 of the Trafalgar Town Code are repealed and shall be replaced with a new § 152.135 to read as set forth in **Exhibit A**.
3. All ordinances and sections of ordinances in conflict herewith are repealed to the extent that they conflict with any provision contained herein.
4. This Ordinance shall be in full force and effect from and after its adoption and publication according to law.

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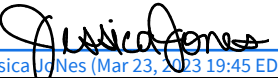
INTRODUCED on the 16th day of March, 2023.

DULY PASSED AND FINALLY ADOPTED on the 21st day of March, 2023, by a vote of 5 in favor and 0 against.



[Jessica Jones \(Mar 23, 2023 19:45 EDT\)](#)

Jessica Jones, President


Voting In Favor


[Jessica Jones \(Mar 23, 2023 19:45 EDT\)](#)

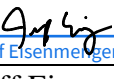
Jessica Jones, President


[Jason Ramey \(Mar 25, 2023 20:42 EDT\)](#)

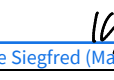
Jason Ramey, Vice President


[Jerry A. Rafferty \(Mar 31, 2023 11:18 MDT\)](#)

Jerry Rafferty


[Jeff Eisenmenger \(Apr 1, 2023 15:10 EDT\)](#)

Jeff Eisenmenger


[Kyle Siegfried \(Mar 23, 2023 20:28 EDT\)](#)

Kyle Siegfried

Attest:



Donna J. Moore, Clerk-Treasurer

Voting Opposed

Jessica Jones, President

Jason Ramey, Vice President

Jerry Rafferty

Jeff Eisenmenger

Kyle Siegfried

EXHIBIT A

§ 152.135 PLANNING AND ZONING FEES.

(A)(1) Applications filed pursuant to the provisions of this chapter shall be accompanied by the filing fees hereinafter specified, which shall be collected by the Building Commissioner, and paid to the town, the receipt for which shall accompany the application.

(2) The Building Commissioner shall in all cases designate the stage of construction when each required inspection must be requested by the permit holder. No concrete shall be placed for foundations without prior inspection. No electrical, mechanical, plumbing or thermal insulation work shall be covered without prior inspection. Where additional inspections are required due to failure of permit holder to have work ready for inspection at a designated state of construction, the Building Commissioner shall have the power to assess re-inspection fees.

(3) All permit and processing fees shall be paid to the town when filing for a building permit.

(4) Inspection fees are paid when picking up the building permit.

PLANNING AND ZONING FEE SCHEDULE		
Processing Fee for all Permits	Fee (General Fund)	\$ 6.00
<u>RESIDENTIAL PERMITS and INSPECTIONS:</u>		
Single Family Dwelling Including Manufactured or Mobile Homes built on slab	Permit Fee (General Fund)	\$360.00 +.12/sq. ft
	Inspection Fee (Insp. Fund)	\$312 (<small>\$90 rough in + \$90 footer + \$90 final + \$42 insulation</small>)
	Under Slab Inspection (Insp. Fund)	\$60.00
	All other inspections or re-inspections	\$60.00
Two Family & Multifamily Dwelling (<small>Rough In and Final inspection are required for each tenant/space</small>)	Permit Fee (General Fund)	\$360.00 +.12/sq. ft
	Inspection Fee (Insp. Fund)	\$360 (<small>\$120+\$120+\$120</small>)
	Under Slab Inspection (Insp. Fund)	\$60.00
	Re-Inspection	\$60.00
Additions to existing Single family dwellings, including Manufactured or Mobile home, two family and multifamily dwellings	Permit (General Fund)	\$90.00
	Inspection Fee (Insp. Fund)	\$270 (<small>\$90+\$90+\$90</small>)
	Under Slab Inspection (Insp. Fund)	\$60.00
	Re-Inspection (Insp. Fund)	\$60.00
Storage Shed (<small>max. 140 sq.ft.</small>)	Permit Fee (General Fund)	\$60.00
	Inspection Fee (Insp. Fund)	\$42.00
Sewer Permit	Permit Fee (General Fund)	\$30.00
	Inspection Fee (Insp. Fund)	\$90.00
Alterations, Modifications and Remodeling. (<small>Includes All structural changes except additions</small>)	Permit Fee (General Fund)	\$30.00
	Inspection Fee (Insp. Fund)	\$42.00 (<small>per inspection</small>)
Re-inspections	Inspection Fee (Insp. Fund)	1st. \$60.00/per item
		2nd \$60.00/per item

		3rd \$60.00/per item
Driveways	Permit Fee (General Fund)	\$ 60.00
	Inspection Fee (Insp. Fund)	\$42.00
Detached Garages & Carports, or Detached Buildings (over 140 sq. ft.) [see ' 3-400]	Permit Fee (General Fund)	\$ 150.00
	Inspection Fee (Insp. Fund)	\$180.00 (90.00 - 90.00)
	Under Slab Inspection (Insp. Fund)	\$60.00
Re-roof (only if replacing truss or rafters)	Permit Fee (General Fund)	\$ 24.00
	Inspection Fee (Insp. Fund)	\$42.00
Swimming Pools (Over 36" aboveground)	Permit Fee (General Fund)	\$78.00
	Inspection Fee (Insp. Fund)	\$42.00
Swimming Pools (In Ground)	Permit Fee (General Fund)	\$78.00
	Inspection Fee (Insp. Fund)	\$180.00 (90+90)
Demolition (all buildings and structures)	Permit Fee (General Fund)	\$ 12.00
	Inspection Fee (Insp. Fund)	\$ 42.00
Sidewalk and Street Cut (Required Bond for Cut)	Permit Fee (General Fund)	\$60.00 (\$1000.00 Bond)
	Inspection Fee (Insp. Fund)	\$30.00
Electrical	Permit Fee (General Fund)	\$18.00
	Inspection Fee (Insp. Fund)	\$42.00
Insulation	Permit Fee (General Fund)	\$18.00
	Inspection Fee (Insp. Fund)	\$42.00
\$100.00 fine for beginning construction before obtaining a building permit and double Permit Fee.		
<u>COMMERCIAL PERMITS and INSPECTIONS:</u>		
New Building-Single tenant, including addition (Rough In and Final inspections are required for each tenant/space)	Permit Fee (General Fund)	\$480.00 +.12/sq.ft
	Inspection Fee (Insp. Fund)	\$360.00 (120-120-120)
	Under Slab Inspection (Insp. Fund)	\$60.00
Land Alteration	Permit Fee (General Fund)	\$360.00
	Inspection Fee (Insp. Fund)	\$120.00
Billboard Signs	Permit Fee (General Fund)	\$480.00 +.12/sq.ft. of advertisement area
	Inspection Fee (Insp. Fund)	\$60.00
Alterations, Modifications and Remodeling. (Includes All structural changes except additions)	Permit Fee (General Fund)	\$ 120.00
	Inspection Fee (Insp. Fund)	\$ 100.00
Re-inspections	Inspection Fee (Insp. Fund)	1st. \$60.00/per item
		2nd \$60.00/per item
		3rd \$60.00/per item
Accessory Structures and Structures other than buildings, i.e. (canopies, permanent signs, including subdivision entrance signs)	Permit Fee (General Fund)	\$120.00
	Inspection Fee (Insp. Fund)	\$120.00
	If footer is used add another inspection	\$120.00
Sewer Permit	Permit Fee (General Fund)	\$30.00

	Inspection Fee <small>(Insp. Fund)</small>	\$90.00
Demolition <small>(all buildings and structures)</small>	Permit Fee <small>(General Fund)</small>	\$ 120.00
	Inspection Fee <small>(Insp. Fund)</small>	\$ 30.00
Construction Trailers	Permit Fee <small>(General Fund)</small>	\$60.00
	Inspection Fee <small>(Insp. Fund)</small>	\$30.00
Electrical Permit	Permit Fee <small>(General Fund)</small>	\$90.00
	Inspection Fee <small>(Insp. Fund)</small>	\$30.00
Temporary Sign (60 day duration)	Permit Fee <small>(General Fund)</small>	\$60.00
	Inspection Fee <small>(Insp. Fund)</small>	\$30.00
Right of Way/Street Cut/Sidewalk Cut <small>(Required Bond for Cut)</small>	Permit Fee <small>(General Fund)</small>	\$90.00
	Inspection Fee <small>(Insp. Fund)</small>	\$60.00 (\$1,000.00 Bond)
\$500.00 fine for beginning construction before obtaining a building permit and double Permit Fee.		
<u>AGRICULTURAL PERMITS and INSPECTIONS:</u> (Structures on land over 10 acres)		
New Building	\$120 + \$.12/sq foot <small>(General Fund)</small>	
\$100.00 fine for beginning construction before obtaining a building permit and double Permit Fee.		

<u>PETITIONS</u> (General Fund):		
Petition for Annexation	\$360.00 + \$18.00 per acre	
Petition for Variance of Use	\$ 120.00	
Petition for Variance of Dimensional Use	\$ 30.00	
Petition for Special Exception	\$ 120.00	
Petition for Rezoning	\$ 300.00	
Sketch Plan for Minor Subdivision	\$ 180.00	
Sketch Plan for Major Subdivision	\$ 300.00	
PUD Filing Fees	Concept Plan	\$600.00
	Preliminary Plat Approval & ReZoning	\$600.00 +\$6.00 per lot
	Master Plan	\$300.00 +\$6.00 per lot
	Final Plat	\$300.00 +\$6.00 per lot

Preliminary Plat for Minor Subdivision	\$ 300.00
Preliminary Plat for Major Subdivision	\$660.00 +\$18.00 per lot
Secondary Plat for Major Subdivision	\$660.00 +\$18.00 per lot
<u>OTHER FEES</u> (General Fund):	
Application for an appeal from the decision of the Building Commissioner to the Board	\$30.00
Application for an amendment § 152.001 to 152.008	\$120.00
Requests for zoning book	\$30.00
Request for zoning map	\$12.00, or \$0.12 per page, whichever is greater