

RESOLUTION NO. 2021-10
Community Development Fee Schedule

WHEREAS, Sections 31-870 and 63-1311A, Idaho Code, provide that the boards of county commissioners of each county in Idaho may collect fees for services provided; and

WHEREAS, the purpose of such fees is to minimize the use of property tax revenues in funding Kootenai County services whenever such fees can be collected from those who use or benefit from those services; and

WHEREAS, the current Community Development fee schedule was adopted via Resolution No. 2019-35, enacted on April 25, 2019, as amended via Resolution No. 2019-89, enacted on November 21, 2019; and

WHEREAS, Kootenai County Community Development and the Kootenai County Auditor’s Office have recently completed a more comprehensive study of the actual costs involved for each individual project and for permit reviews; and

WHEREAS, as a result of this study’s in-depth analysis of the actual costs to the County to provide these services, and to review and inspect required permits, it has been determined that fees for most Planning Division processes must be increased to cover those costs and that certain Building Division permit and plan review fees should be reduced; and

WHEREAS, the Board of County Commissioners concurs with these new and modified fees;

NOW THEREFORE, BE IT HEREBY RESOLVED that the following fee schedule shall become effective immediately.

BE IT FURTHER RESOLVED that the fees adopted herein shall be administered by the Director of Kootenai County Community Development.

BUILDING DIVISION FEES	
Building Permits: Building permit fees shall be charged in accordance with the 1997 Uniform Building Code, Building Permit Fee formula.	Modified 1997 UBC formula (See Exhibit A)
Building Valuation Data: Building and structural valuations, for fee purposes, shall be set by the Building Official based on local information and the most current data published by the International Code Council.	Local data & ICC Table (See Exhibit B)
Specific Valuations and Building Permit Fees	See Exhibit C
Minor Permit (minimum fee for all structures not addressed otherwise)	Greater of above fees or \$65.00

BUILDING DIVISION FEES (cont.)		
Plan Review	Residential structures, including residential additions	30% of permit fee
	Commercial structures	65% of permit fee
	Third or subsequent review of submitted plans not previously approved	\$65.00 per hour, 1 hour minimum
Additional Plan Review required by changes or revisions to approved plans <i>Note: A full plan review fee may be required if plans are significantly modified.</i> A new or revised building permit is required for plan revisions which add square footage.		\$65.00 per hour, minimum one hour, or per fee schedule for added area, whichever is higher. Additional Building Permit fees may also apply.
Mechanical Permit fees		See Exhibit D
Permit Reactivation or Reinspection		\$65.00
Temporary CO		\$200.00
Refunds of Permit Fees <i>Note: Requests for refunds must be made within 180 days of permit issuance and no plan review or on-site inspections have been performed by the County.</i>		Maximum of 80% of Building Permit fees paid

PLANNING DIVISION FEES		
Planned Unit Developments (PUDs)		
Amendment		\$575.00
Final Approval with subdivision		\$1150.00
Final Approval without subdivision		\$1188.00
Preliminary Approval with subdivision		\$1510.00
Preliminary Approval without subdivision		\$2211.00
Land Divisions and Condominiums		
Condominium Plat		\$1213.00
Financial Guarantee Administration (subdivision/condo)		\$230.00
Lot Consolidation		\$50.00
Major Subdivision	Application for Preliminary Approval	\$2249.00 + \$50.00 per lot
	Application for Final Approval	\$1181.00 + \$50.00 per lot
Minor Amendment		\$848.00
Minor Subdivision		\$1227.00
Plat Vacation		\$420.00
Relocation		\$260.00

PLANNING DIVISION FEES (cont.)		
<i>Land Divisions and Condominiums (cont.)</i>		
Subdivision Exemption		\$260.00
Subdivision or Condo Extension Request		\$260.00
Subdivision or Condominium Inspection		\$115.00
Subdivision Sketch Plan Review and Site Visit		\$95.00
<i>Zoning</i>		
Accessory Living Unit		\$85.00
Administrative Exception		\$66.00
Building Permit Review	Commercial	\$133.00
	Residential	\$85.00
	Revised Site Plan	\$40.00
Conditional Use Permit	Commercial (value < \$1 million)	\$2146.00
	Commercial (value ≥ \$1 million)	\$2146.00 + \$65.00 per hour
	Non-commercial	\$420.00
	Renewal	\$2146.00
Conditional Zoning Development Agreement		\$525.00
Conditional Zoning Development Agreement Amendment		\$260.00
Cottage Industry Permit		\$701.00
Financial Guarantee Administration (non-subdivision)		\$62.00
Sign Plan Review		\$50.00
Site Disturbance Permit Review		\$76.00
Site Disturbance Plan Review	Design Professional	\$138.00
	Homeowner	\$78.00
Special Notice Permit		\$1091.00
Temporary Hardship Permit		\$104.00
Temporary Hardship Permit Renewal		\$55.00
Variance		\$1929.00
Zone Change		\$2088.00
<i>Text Amendments</i>		
Comprehensive Plan Amendment		\$1,730.00
Ordinance Text Amendment		\$1,730.00

PLANNING DIVISION FEES (cont.)	
<i>Public Notices</i>	
Adjacent Property Owners Mailing (APO)	Actual Cost
Publication of Public Notice	Actual Cost
Ordinance Publication (Zone Changes, Ordinance and Comprehensive Plan Amendments)	Actual Cost

DEPARTMENT-WIDE FEES	
<i>Reproduction</i>	
Audio Reproduction	\$2.00 per tape, disc, drive or other similar media
Copies	Per then-current BOCC resolution
Transcription	\$25.00 per hour + \$5.00 per page
<i>General Fees</i>	
Acceptance of Subpoenas	Per Idaho Code or Idaho Rules of Civil Procedure, as applicable
Appeal of Administrative Determination	\$1654.00
Condition Modification	\$315.00
Engineering or Specialist Review	Actual Cost + 15%
Hearing Examiner	\$295.00 per case
Hearing Examiner site inspection	\$70.00 per case
Inspections, including Residential Site Disturbance, and Design/Site Disturbance Inspection of Commercial or Public Facility	\$65.00
Investigation of Code Violation (charged if a code violation is identified)	Greater of permit fee, or if no permit required: First Inspection: \$80.00 Re-inspections: \$65.00 each
Low Value Vehicle Appraisal (Code Enforcement)	\$20.00 per vehicle
Pre-Application Conference	\$100.00
Reschedule Hearing	\$210.00
Research, Free Split Review and Other Similar Services	\$65.00 per hour
Road Name Change	\$230.00

BE IT FURTHER RESOLVED that this Resolution shall supersede, repeal and replace all previously adopted fee resolutions pertaining to Kootenai County Community Development and its predecessors.

Upon a motion to adopt the foregoing Resolution, made by Commissioner _____, and seconded by Commissioner _____, the following vote was recorded:

Commissioner Brooks: _____
Commissioner Duncan: _____
Chairman Fillios: _____

Upon said roll call, the text of the foregoing was duly enacted as a Resolution of the Board of County Commissioners of Kootenai County, Idaho on this _____ day of March, 2021.

**KOOTENAI COUNTY
BOARD OF COMMISSIONERS**

**ATTEST:
JIM BRANNON, CLERK**

Chris Fillios, Chairman

By: _____
Deputy Clerk

Leslie Duncan, Commissioner

Bill Brooks, Commissioner

C: BOCC, Community Development, Prosecuting Attorney (Civil Division), Resolution File

EXHIBIT A
Building Permit Fees
Based on 1997 Uniform Building Code Formula
Modified to provide approximately 20% reduction from previous fees

<i>Total Valuation</i>	<i>Fee</i>
\$0 to \$500	\$24.70
\$500.01 to \$2,000	\$24.70 for the first \$500 plus \$3.20 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,000.01 to \$25,000	\$72.70 for the first \$2,000 plus \$14.70 for each additional \$1,000 or fraction thereof, up to and including \$25,000
\$25,000.01 to \$50,000	\$410.80 for the first \$25,000 plus \$15.25 for each additional \$1,000 or fraction thereof, up to and including \$50,000
\$50,000.01 to \$100,000	\$506.80 for the first \$50,000 plus \$5.90 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,000.01 to \$500,000	\$804.30 for the first \$100,000 plus \$4.80 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,000.01 to \$1,000,000	\$2721.80 for the first \$500,000 plus \$4.80 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,00.01 or greater	\$4721.80 for the first \$1,000,000 plus \$3.10 for each additional \$1,000 or fraction thereof

EXHIBIT B
Building Valuation Data

<i>Occupancy Group</i>	<i>Construction Type</i>								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A1 with stage	204.81	197.86	192.77	184.35	172.91	168.11	177.81	158.10	151.39
A1 without stage	187.37	180.42	175.33	166.91	155.51	150.71	160.37	140.70	133.99
A2 nightclub	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A2 restaurant/bar	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A3 church	189.22	182.27	177.18	168.76	157.33	152.53	162.22	142.51	135.80
A3 general	158.87	151.92	145.83	138.41	125.97	122.17	131.88	111.16	105.45
A4 indoor sporting	186.37	179.42	173.33	165.91	153.51	149.71	159.37	138.70	132.99
B	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
E	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1	93.92	89.61	84.47	81.69	73.14	69.92	78.41	60.23	56.97
F-2	92.92	88.61	84.47	80.59	73.14	68.92	77.41	60.23	55.97
H-1	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.61	NP
H-2,3,4	88.02	83.71	79.57	75.79	66.42	64.20	72.51	55.51	51.25
H-5	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
I-1	159.09	153.60	148.95	142.51	130.74	127.30	138.80	117.44	112.84
I-2 hospital	266.39	260.64	255.56	248.33	234.50	NP	242.51	219.11	NP
I-2 nursing home	185.59	179.83	174.76	167.53	154.81	NP	161.71	139.41	NP
I-3	180.47	174.72	169.64	162.41	150.60	145.01	156.59	135.20	127.96
I-4	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65

EXHIBIT B
Building Valuation Data (cont.)

<i>Occupancy Group</i>	<i>Construction Type</i>								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
R-1	160.44	154.84	150.29	143.85	106.72	103.28	114.78	93.42	88.92
R-2	134.26	128.65	124.11	117.67	106.72	103.28	114.78	93.42	88.92
R-3	124.88	121.41	116.43	115.31	111.07	108.19	113.40	104.09	97.95
R-4	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1	87.02	82.71	77.57	74.79	66.42	63.20	71.51	53.51	50.25
S-2	86.02	81.71	77.57	73.79	66.42	62.20	70.51	53.51	49.25
U	68.13	64.29	60.15	56.88	50.70	47.41	54.03	39.33	37.47

EXHIBIT C
Special Valuations and Flat Fees

<i>New Construction Single- and Two-Family Dwellings</i>	<i>Valuation</i>
All Finished Living Areas (gross area)	\$97.95
Unfinished Basement or Other Rooms	\$48.98
Finished Storage Rooms	\$63.67
Attached Garage	\$37.34
Additions	\$97.95
Deck	\$14.22
Patio Cover in Conjunction with Deck	\$17.75
Carport or Patio Cover without Deck	\$21.33
<i>Alterations and Remodels</i>	<i>Valuation</i>
Development of Previously Unfinished Areas	\$48.98
Conversion of Garage or Storage to Living Space	\$97.95 minus Previous Use Valuation
Remodel	Approved Declared Valuation
<i>Accessory Structures</i>	<i>Valuation</i>
Pole Building (all levels)	\$21.33
Garage/Shop (all levels, stick frame or masonry)	\$37.34
Living Area Above or in New Structure	\$97.95
Open Deck	\$14.22
Patio Cover in Conjunction with Deck	\$17.75
Greenhouse, Carport or Patio Cover without Deck	\$21.33
Residential Aircraft Hangar	\$49.75
Retaining Wall	\$14.00
Swimming Pool	\$7.11
Re-Roof with New Rafters or Trusses	\$18.27
<i>Miscellaneous Residential Permits</i>	<i>Flat Rate Fee</i>
Fence over Seven Feet (7') in Height	\$65.00
Re-Roof without New Rafters or Trusses	\$130.00
Change Windows	\$65.00
Siding	\$65.00
Demolition	No Charge

EXHIBIT C
Special Valuations and Flat Fees (cont.)

<i>Non-Residential</i>	<i>Flat Fee Or Valuation</i>
Sign	\$130.00 flat fee
Re-Roof	Approved Declared Value
Water Tank, Reservoir, Tower	Approved Declared Value
Change of Use or Remodel	Approved Declared Value
New Structure Tenant Improvements	Valuation from Exhibit "B" minus Shell Valuation

EXHIBIT D
Mechanical Permit Fees

<i>Description of Item</i>	<i>Fee Each</i>
Permit Base Fee	\$40.00
Gas piping	\$5.00
Gas range/cooktop	\$16.00
Gas water heater	\$16.00
Any clothes dryer	\$16.00
Gas log lighter	\$16.00
Gas fireplace	\$20.00
Small gas appliance not itemized	\$26.00
Gas furnace or space unit heater (1000,000 BTU max)	\$20.00
Gas furnace or space unit heater (Over 1000,000 BTU)	\$24.00
Boiler/Refrigeration (100,000 BTU max)	\$16.00
Boiler/Refrigeration (100,001-400,000 BTU)	\$29.00
Boiler/Refrigeration (400,001-1,000,000 BTU)	\$40.00
Boiler/Refrigeration (1,000,001-1,750,000 BTU)	\$59.00
Boiler/Refrigeration (Over 1,750,000 BTU)	\$98.00
Heat pump or AC (3 ton max)	\$16.00
Heat pump or AC over 3 to 15 ton	\$29.00
Heat pump or AC over 15 to 30 ton	\$40.00
Heat pump or AC over 30 to 50 ton	\$59.00
Heat pump or AC over 50 ton	\$98.00
Solid fuel fireplace or woodstove (must be listed)	\$29.00

**EXHIBIT D
Mechanical Permit Fees (cont.)**

Description of Item	Fee Each
Air handler (10,000 cfm max)	\$12.00
Air handler (Over 10,000 cfm)	\$20.00
Type 1 or 2 commercial kitchen hood	\$16.00
Ventilation fans	\$8.00
Separate system ductwork (not part of gas furnace or HP system)	\$16.00
Non-listed appliances (400,000 BTU max)	\$75.00
Non-listed appliances (Over 400,000 BTU)	\$125.00
New Construction Mechanical Plan Review	25% of total mechanical permit fee