LAKE COUNTY
BUILDING PERMIT FEE SCHEDULE

ALL BUILDING PERMIT FEES ARE SUBJECT TO PLAN REVIEW FEES

EFFECTIVE FEBRUARY 8, 2016, AN ADDITIONAL $35.00 MINIMUM FEE FOR ALL NEW CONVENTIONAL RESIDENTIAL HOMES WILL BE CHARGED FOR PLAN REVIEW BASED ON 2015 MRC CAPTER 11 ENERGY EFFICIENCY.

- **RESIDENTIAL:** Includes all residential in R-1, R-2, R-3 and R-4.
  New Homes, Additions, and ALL Alterations.
  -Base Fee . . . . . **$ 100.00**
  Per square foot . . . . . **$ .22**
  -Total fee includes up to three inspections.

- **MOBILE & MODULAR HOMES:** Includes all residential in R-1, R-2, R-3 and R-4.
  Additions and ALL Alterations.
  -Base Fee . . . . . **$ 100.00**
  Per square foot . . . . . **$ .15**
  -Total fee includes three inspections.

  -ADD $40.00 FOR UNFINISHED BASEMENTS ON ANY OF THE ABOVE.

- **GARAGES, NON COMMERCIAL, POLE BARNS, STORAGE SHEDS, DECKS AND NONENCLOSED PORCHES:** Includes all S-1 and S-2.
  Additions and ALL Alterations.
  -Base Fee . . . . . **$ 90.00**
  Per square foot . . . . . **$ .15**
  -Total fee includes up to two to three inspections.

- **HANDICAP RAMPS:**
  Under 300 sq. ft . . . . . **$25.00 (one inspection only)**
  Over 300 sq ft . . . . . **$50.00 (two inspections only)**
  -Additional inspections will be charged at normal rate.

- **COMMERCIAL BUILDINGS:** Includes all commercial & business in A, B, I, & M use groups.
  Additions and ALL Alterations.
  -See separate commercial fee chart
  -Total fee includes up to four scheduled inspections.

- **COMMERCIAL ROOFING FEES:**
  -Application Fee . . . . . **$ 11.00**
  -Roof replacement per square foot . . . . . **$ .10**
  -Application Fee . . . . . **$ 50.00**
  -Re-roof (shingles only) per square foot . . . . . **$ .05**

- **WIRELESS COMMUNICATION TOWER FEES** . . . . **$ 385.00**
  (plus plan review of $117.00)

- **MULTIPLE FAMILY:** Includes all Multi-Family, Hotels, Motels & Boarding Houses in B, R-1 & R-2 use groups.
  Additions and ALL Alterations.
  -Application Fee . . . . . **$ 100.00 (per unit)**
  Per square foot . . . . . **.22**
  -Total fee includes up to four inspections.

- **PLAN REVIEWS**:
  Commercial & Multi Family: **1/3 building permit fee.** **$30.00**
  Residential: **2,000 – 3,500 sq. ft. - $30.00 flat rate for all building applications**
  Residential: **Over 3,500 sq. ft. – 1/3 building permit fee**

- **DEMOLITION:**
  -Includes all permits which are required by any building demolition.
  -Application Fee . . .. **$ 25.00**
  Per square foot . . . . . **$ .05**
  -Total fee includes one inspection.

- **CHIMNEYS:**
  -Includes all single and double flue chimneys (regardless of size) **$ 80.00**
  -Total fee includes up to two inspections.

- **RAIN ROOFS:**
  Includes all roofs built over a mobile homes and travel trailers.
  Also includes pavilions. (Does not include roof replacements.)
  -Application Fee . . . . . **$ 50.00**
  Residential per square foot . . . . . **$ .12**
  Commercial per square foot . . . . . **$ .20**

- **ALL ADDITIONAL INSPECTIONS WILL BE GIVEN AT $65.00 PER INSPECTION.**

- **FENCES:** A Building Permit is required for a fence that is more than 6 feet high, and a retaining wall that is more than 4 feet high.

  - Residential fence and retaining wall less than 1000 lineal feet . . . . . $ 75.00
  - Residential fence and retaining wall over 1000 lineal feet . . . . . $ 150.00
  - Commercial/Game fence and retaining wall less than 1000 lineal feet . $ 150.00
  - Commercial/Game fence and retaining wall over 1000 lineal feet . . . . $ 300.00

- **AFTER-THE-FACT AND CHANGE OF USE VIOLATION FEE:** If you build without a permit and/or change the use of your structure, the additional fees listed below will be applied to your building permit fee for

  - Unscheduled Site Inspection . . . . . $ 105.00
  - Administrative Notification Fee . . . . . $ 87.50
  - Certified & Return Receipt Mailing Fee . . $ 6.56
  - Second Certified & Return Receipt mailing fee (if needed) . . . . . $ 70.00
  - Real Estate request letter accompany by Certificate of Occupancy . . . . . $100.00 and time spent
  - Certificate of Occupancy request for expired permits . . . . . $ 50.00
  - Construction Board of Appeals Hearing . . . . . $ 400.00

- **Search Fee**: $15.00 deposit plus $25.00 minimum per hour in 15 minutes increments ($5.00 minimum) and 50 cents per year to current year and 50 cents per page.

Use **Group Classifications:** R-1, R-2, R-3 & R-4 (Residential 1 & 2 Family). S-1 & S-2 (Storage). A (Assembly), B (Business), I (Institutional) and M (Mercantile).

Revised 04/01/18