

ORDINANCE NO. 30

**AN ORDINANCE AMENDING THE HENDRICKS COUNTY PLANNING AND  
BUILDING DEPARTMENT'S FEE SCHEDULE**

**WHEREAS**, the Board of County Commissioners of Hendricks County, Indiana established a Planning and Building Department Uniform Fee Schedule separate from the Zoning Ordinance and the Subdivision Control Ordinance on the 19th day of February, 1991 which included the setting of all planning, zoning and building permit fees; and

**WHEREAS**, the Hendricks County Area Plan Commission has recommended that the Hendricks County Planning and Building Department's Fee Schedule be amended; and

**WHEREAS**, the Hendricks County Area Plan Commission has conducted a public hearing on the proposed amendment and voted to forward a favorable recommendation to the County Commissioners; and

**WHEREAS**, the Board of County Commissioners of Hendricks County, Indiana has considered the Area Plan Commission's recommendation and finds that the adoption of the amendment would promote the health, safety and convenience of the people of Hendricks County; and

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HENDRICKS COUNTY, INDIANA** by authority of Section 36-7-4-411 of the Indiana Code that there is hereby established an amendment to the Planning and Building Department's Fee Schedule as shown in Exhibit A.

This Ordinance shall be in full force and effect from and after its passage and approval and publication according to law.

APPROVED, by the Board of Commissioners of Hendricks County, Indiana, this 28th day of June, 20 22.

BOARD OF COMMISSIONERS

Phyllis A. Palmer  
Phyllis A. Palmer, President

Bob Gentry  
Bob Gentry, Vice President

Denny W. Dawes  
Denny W. Dawes, Member

ATTEST:

Nancy L. Marsh  
Nancy L. Marsh  
Auditor

---

**THE HENDRICKS COUNTY** QUALITY GROWTH STRATEGY

---

## **FEE SCHEDULE 2009**

---



Amended: June 28, 2022

**2022 Planning & Building Department Fees**
**Plan Commission**

<b>Plats</b>	Minor Plat	\$540
	Major Plat Primary	SFR, TFR \$685 + \$17/lot
	MFR, HPR, Non-Res	\$800 + \$10/acre
	Major Plat Secondary	SFR, TFR \$685 + \$11/lot
	MFR, HPR, Non-Res	\$800 + \$5/acre
	Minor Residential Plat	\$230
	Revision	\$455
	Amendment	\$570
	Extension of time to record	\$230
	Replat or Plat Vacation	\$365
	Exempt Subdivision	\$200
<b>Traffic Study</b>	When Applicable, See Handout	Based on type, size and location of project
<b>Fiscal Impact Study</b>	When Applicable, See Handout	Based on type, size and location of project
<b>Zoning Amendment</b>		\$570 + \$29/acre
<b>PUD</b>	Primary development plan PUD fee	\$685 + \$17/acre
	Secondary development plan PUD fee	\$685 + \$11/acre
	Amendment to PUD ordinance	\$455 + \$11/acre
<b>Development Plan</b>	Primary	\$685 + \$17/acre
	Secondary	\$455 + \$11/acre
	Amendment	\$570
<b>Waiver of SCO Requirement</b>	Major Plat	\$570
	Minor Plat	\$230
<b>Exception</b>	Major Plat	\$230
	Minor Plat	\$115
<b>Legal Notice</b>		\$55
<b>Continuance</b>	Applicant-Initiated Continuance After First One	\$100
<b>Administrative Development Plan Review</b>		\$150
<b>Administrative Special Event Review</b>		\$150
<b>Special Event Review</b>		\$630

**Board of Zoning Appeals**

Dev. Stds. Variance	Residential and Non-Residential	\$345
Special Exception	Residential and Non-Residential	\$460
Legal Notice		\$55
Appeal		\$340

**Addressing**

Owner-Requested Address Change		\$55
--------------------------------	--	------

**Residential Construction**

Principal Building Application Review Fees	Single Family Residential	\$285.00
	2-Family Residential	\$430.00
	Addition (up to 3 rooms)	\$115.00
	Addition (more than 3 rooms same a SFR)	\$285.00
	Remodel	\$115.00

Principal Building Inspection Fees	Footing	\$55 + .03/sf > 2,000 sf
	Foundation Pre Pour	\$55.00
	Foundation / Underslab	\$55 + .03/sf > 2,000 sf
	Rough in / Fire Caulk	\$80 + .04/sf > 2,000 sf
	Insulation	\$80 + .04/sf > 2,000 sf
	New Meter / Upgrade / Relocate	\$30 + .03/sf > 2,000 sf
	Occupancy	\$65 + .04/sf > 2,000 sf
	Subsurface Drain	\$30.00

Accessory Structures Application Review Fees (Storage Building / Detached garages / Pole barn / Gazebo / Pergolas / Decks / Mini barn / Carport / etc...)	New Structure / up to 350 square feet	\$50.00
	New Structure / 351 square feet or greater	\$75.00
	Addition	\$60.00
	Remodel	\$60.00

Accessory Structure Inspection Fees	Footing	\$55 + .02/sf > 2,000 sf
	Foundation / Underslab	\$55 + .02/sf > 2,000 sf
	Rough in / Fire Caulk	\$55 + .02/sf > 2,000 sf
	Insulation	\$55 + .02/sf > 2,000 sf
	New Meter / Upgrade / Relocate	\$30 + .02/sf > 2,000 sf
	Occupancy	\$55 + .02/sf > 2,000 sf

**Residential Construction Continued**

<b>Agricultural Structures Application Review Fees</b>	New Structure	\$75.00
	Addtion / Remodel	\$60.00
Agricultural Structure Inspection Fees	Development Standard	\$55.00
	New Meter / Upgrade / Relocate	\$60.00
<b>Swimming Pool</b>		
Application Review Fee	In Ground / Above Ground	\$75.00
Above Ground Inspection Fee	Setback / Electrical / Life Safety / Final	\$50.00
In Ground Inspection Fees	1st Bonding / Setback	\$50.00
	2nd Bonding / Grid	\$50.00
	3rd Life Safety / Final	\$50.00
Ground Mounted Solar Panels Application Review Fee		\$75.00
Ground Mounted Solar Panels Inspection Fees	Footing	\$50.00
	Electric	\$50.00
	Final	\$50.00
Roof Mounted Solar Panels Application Filing Fee / Inspection Fee		\$100.00
Electrical	All pincipal & accessory uses	\$60.00
Plumbing	All pincipal & accessory uses	\$60.00
Relocation	Principal & Accessory fee same as new construction	
Demolition	Per Structure	\$75.00
<b>Temporary Manufactured Home (single unit)</b>		
Application Review Fee		\$75.00
Inspection Fee	Tie Downs / Electrical	\$50.00

**Multi Family / Commercial / Industrial Construction**

<b>Principal Building Application Review Fees</b>	Principal New	\$1,140.00
	Addition (up to 1000 sf)	\$300.00
	Addition (1001 sf - 3000 sf)	\$500.00
	Addition (3000 sf +)	\$750.00
	Remodel	\$570.00
<b>Principal Building Inspection Fees</b>	Footing	\$105 + .03/sf > 2000 sf
	Foundation / Underslab	\$105 + .03/sf > 2000 sf
	Above Ceiling	\$150.00
	Rough in / Fire Caulk	\$215 + .05/sf > 2000 sf
	Pre Rock	\$200.00
	Shear Wall / Fire Wall	\$200.00
	Insulation	\$200 + .05/sf > 2000 sf
	Health Care / Med Gas	\$200.00
	New Meter / Upgrade / Relocate	\$54 + .03/sf > 2000 sf
	Occupancy	\$160 + .05/sf > 2000 sf
<b>Unfinished Warehouse (Shell buildings to be built out later)</b>		
<b>Application Review Fee</b>	Principal New	\$750.00
<b>Inspection Fees</b>	Footing	\$100 + .02/sf > 2000 sf
	Foundation / Underslab	\$100 + .02/sf > 2000 sf
	Rough in / Fire Caulk	\$200 + .02/sf > 2000 sf
	Insulation	\$200 + .02/sf > 2000 sf
	New Meter / Upgrade / Relocate	\$50 + .02/sf > 2000 sf
	Occupancy	\$150 + .02/sf > 2000 sf
<b>Accessory Structures Application Review Fee</b>		\$340.00
Storage Building / Detached garage / Pole barn / Gazebo / Pergolas / Decks / Mini barn / Carport / etc...		
<b>Accessory Structure Inspection Fees</b>	Footing	\$100 + .02/sf > 2000 sf
	Foundation / Underslab	\$100 + .02/sf > 2000 sf
	Rough in / Fire Caulk	\$200 + .02/sf > 2000 sf
	Insulation	\$200 + .02/sf > 2000 sf
	New Meter / Upgrade / Relocate	\$50 + .02/sf > 2000 sf
	Occupancy	\$150 + .02/sf > 2000 sf

**Multi Family / Commercial / Industrial Construction Continued**

<b>Racking / Conveyor Application Review Fee</b>		<b>\$570.00</b>
<b>Racking / Conveyor Inspection Fees</b>	Footing	\$100 + .03/sf > 2000 sf
	Foundation / Under Slab	\$100 + .03/sf > 2000 sf
	Rough in / pull test	\$200 + .03/sf > 2000 sf
	New Meter / Upgrade / Relocate	\$50 + .03/sf > 2000 sf
	Final	\$150 + .03/sf > 2000 sf
<b>Swimming Pool Application Review Fee</b>		<b>\$535.00</b>
<b>Swimming Pool Inspection Fee</b>	Rough in	\$100.00
	Underground Piping / Grounding	\$100.00
	Pressure Test for Pipes	\$100.00
	Walk Surface / Drains	\$100.00
	Life Safety / Fencing / Final	\$100.00
<b>Electrical</b>	All principal & accessory uses	\$110.00
<b>Demolition</b>	Per Structure	\$150.00
<b>Relocation</b>	Principal & Accessory fee same as new construction	
<b>Generator / Solar Grid / Wind Generator Application Review Fee</b>		<b>\$300.00</b>
<b>Inspection Fees</b>	Footing	\$100.00
	Foundation / Under Slab	\$100.00
	Rough in	\$100.00
	Bonding	\$100.00
	Final	\$100.00
<b>Wireless Telecommunication Structure Application Review Fee</b>		<b>\$300.00</b>
<b>Inspection Fee</b>	Footing	\$100.00
	Grounding	\$100.00
	Final	\$100.00

**Multi Family / Commercial / Industrial Construction Continued**

Wireless co-locate Application Review Fee		\$300.00
Wireless co-locate Inspection Fees	Electrical	\$100.00
	Bonding	\$100.00

<b>Floodplain Development Permit</b>	Non structural	\$100.00
--------------------------------------	----------------	----------

<b>Subdivision</b>		
Subdivision Inspection	Per Hour Charge	\$90
Subsurface Drain inspection		\$29

<b>Signs</b>			
	Master sign plan review (in addition to sf fee)	Single Sign	\$125
		More Than One Sign	\$250
	Up to 100 sq ft		\$215
	101 to 300 sq ft		\$400
	301 to 1,000 sq ft		\$855
	Over 1,000 sq ft		\$1,083
	Temporary/Portable		\$57
	Agricultural Signs		No Fee

Signs advertising agricultural activities in zoning districts permitting those activities require an ILP but are exempt from fees.

**Administrative Fees**

Research	Zoning Compliance	\$20 up to 1 hr, \$40 over 1 hr
	Record/File Search or similar activity	\$20 up to 1 hr, \$40 over 1 hr
File Retrieval (Copies Not Included)	In Building	\$5
	In Archive	\$35
Advisory Building Inspection/Report	Inspection	\$50
	Report	\$100
Building Permit Report		\$10
Contractor Listing		\$175
Missed Inspection		\$400



**Administrative Fees Continued**

Expedited Review		\$70
Expedited / Timed Inspection		\$100
Returned Check		\$29
Filing Fee (when permit has expired or renewed) Addendum to Building Plans		\$60
Illegal Structure	*A structure not being used for the purpose for which it was built.	\$1,140 1st day, \$570 each additional day
Post Construction Permit	*For construction started without an approved building permit.	Triple the application fee
Residential Reinspect Fees	1st	\$150
	2nd	\$200
	3rd or more	\$300
Commercial Reinspect Fees	1st	\$200
	2nd	\$250
	3rd	\$300
Stop Work Orders	Permit Reinstatement	\$535 or 2x filing fee, whichever is greater
	Continued Construction After Order	\$1,140 1st day \$570 each additional day
Pre Inspection	Residential	\$100
	Commercial	\$200
Permit Extension	Residential	\$100
	Commercial	\$200
Temporary Certificate of Occupancy (up to 90 days)	Residential	\$100
	Commercial	\$200
Documents (Unbound)	Subdivision Control Ordinance	\$40
	Zoning Ordinance	\$55
	Comprehensive Plan	\$55

**Administrative Fees Continued**

<b>Photocopy</b>	Rules of Procedure		\$10	
	Contractor Listing Ordinance			\$7
	Black and White	8.5 x 11	\$0.10/Page	
		Over 8.5 x 11	\$0.15/Page	
	Color	8.5 x 11	\$0.50/Page	
		Over 8.5 x 11	\$1.00/Page	
<b>Plot</b>	18 x 24 or smaller		\$5	
	Over 18 x 24		\$10	
<b>Terms</b>				
SFR: Single Family Residential				
TFR: Two Family Residential				
MFR: Multi-Family Residential				
Non-Res: Non-Residential				
HPR: Horizontal Property Regime or Condominium				
ILP: Improvement Location Permit				