
THE HENDRICKS COUNTY QUALITY GROWTH STRATEGY

FEE SCHEDULE 2009



Amended: June 28, 2022

2022 Planning & Building Department Fees

Plan Commission

Plats	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	
Traffic Study			
	When Applicable, See Handout	Based on type, size and location of project	
Fiscal Impact Study			
	When Applicable, See Handout	Based on type, size and location of project	
Zoning Amendment			
			\$570 + \$29/acre
PUD			
	Primary development plan PUD fee		\$685 + \$17/acre
	Secondary development plan PUD fee		\$685 + \$11/acre
	Amendment to PUD ordinance		\$455 + \$11/acre
Development Plan			
	Primary		\$685 + \$17/acre
	Secondary		\$455 + \$11/acre
	Amendment		\$570
Waiver of SCO Requirement			
	Major Plat		\$570
	Minor Plat		\$230
Exception			
	Major Plat		\$230
	Minor Plat		\$115
Legal Notice			
			\$55
Continuance			
	Applicant-Initiated Continuance After First One		\$100
Administrative Development Plan Review			
			\$150
Administrative Special Event Review			
			\$150
Special Event Review			
			\$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

Agricultural Structures Application Review Fees	New Structure	\$75.00
	Addtion / Remodel	\$60.00
Agricultural Structure Inspection Fees	Development Standard	\$55.00
	New Meter / Upgrade / Relocate	\$60.00
Swimming Pool		
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
Temporary Manufactured Home (single unit)		
Application Review Fee		\$75.00
Inspection Fee	Tie Downs / Electrical	\$50.00

Multi Family / Commercial / Industrial Construction

Principal Building Application Review Fees	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
Principal Building Inspection Fees	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
Unfinished Warehouse (Shell buildings to be built out later)		
Application Review Fee	Principal New	\$750.00
Inspection Fees	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
Accessory Structures Application Review Fee		\$340.00
Storage Building / Detached garage / Pole barn / Gazebo / Pergolas / Decks / Mini barn / Carport / etc...		
Accessory Structure Inspection Fees	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

Racking / Conveyor Application Review Fee		\$570.00
Racking / Conveyor Inspection Fees	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
Swimming Pool Application Review Fee		\$535.00
Swimming Pool Inspection Fee	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
Electrical	All principal & accessory uses	\$110.00
Demolition	Per Structure	\$150.00
Relocation	Principal & Accessory fee same as new construction	
Generator / Solar Grid / Wind Generator Application Review Fee		\$300.00
Inspection Fees	Footing	\$100.00
	Foundation / Under Slab	\$100.00
	Rough in	\$100.00
	Bonding	\$100.00
	Final	\$100.00
Wireless Telecommunication Structure Application Review Fee		\$300.00
Inspection Fee	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

Floodplain Development Permit	Non structural	\$100.00
--------------------------------------	----------------	----------

Subdivision

Subdivision Inspection	Per Hour Charge	\$90
Subsurface Drain inspection		\$29

Signs

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

	Rules of Procedure		\$10
	Contractor Listing Ordinance		\$7
Photocopy	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
Plot	18 x 24 or smaller		\$5
	Over 18 x 24		\$10

Terms
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