

Grass Lake Charter Township

373 Lakeside Drive, P.O. Box 216
Grass Lake, Michigan 49240

FEE SCHEDULE RELATING TO LAND USE DEVELOPMENT AND BUILDING PERMITS

The following fees are an amendment to the resolution that was adopted on September 12, 1989 for fee schedules relating to the development of land and building permits in the Township:

1.0 Zoning Compliance Permits \$35.00

Note: Zoning Compliance Permit fees will be increased to \$70.00 in all instances in which commencement of construction or occupancy has been initiated without benefit of Zoning Compliance Review, also any additional Administrative Fees, Legal Fees or required Building inspections needed to bring a project compliant will be added to the overall permit cost.

1.01 Professional Service Fees

The following will apply to any project requiring outside professional services:

- If any Professional Service is needed for consultant purposes ie: Engineer, Attorney, or Surveyor the fee will be based on the then current billing rate.
- The Petitioner/applicant shall post a cash deposit in an amount estimated by the Township to cover the cost of the professional services if the Township feels a consultant is necessary. The Township shall draw on the cash deposit at the above rates until 90% of the cash deposit is expended at which time the cash deposit shall be increased based on a re-estimate by the Township.
- Any unused funds will be refunded to the Petitioner/Applicant.

1.5 Administrative Plan Review \$100.00

2.0 Zoning Amendment (Rezoning) \$600.00

3.0 Appeal to Zoning Board of Appeals \$600.00

4.0 Site Plan Review as follows: (Planning Commission Fee)

4.1 Commercial, Industrial and Multiple Housing Developments \$600.00

4.2 Mobile Home Parks

1	5 acres	\$	100.00 + \$5.00 Per Mobile Home Site
6	- 10 acres		200.00 + \$5.00 Per Mobile Home Site
11	- 25 acres		400.00 + \$5.00 Per Mobile Home Site
26	- 50 acres		600.00 + \$5.00 Per Mobile Home Site
51	- 100 acres		1,000.00 + \$5.00 Per Mobile Home Site

4.3 Subdivisions (Plat Review)

- Tentative Preliminary Plat - \$350.00 + \$ 5.00 per lot
- Final Preliminary Plat 350.00 + \$ 5.00 per lot
- Final Plat 250.00 + \$ 5.00 per lot
- Revisions 200.00 + \$ 5.00 per lot

4.4 Single Family Condominium Developments

- \$ 400.00 plus \$15.00 per acre and
- with no central water or sewer, \$25.00 per dwelling
- with either water or sewer \$30.00 per dwelling
- with both water and sewer \$35.00 per dwelling

4.5 Planned Unit Developments

- | | |
|--|-------------------------------|
| 4.5.1 Pre-Petition Conference (per meeting) | \$350.00 |
| 4.5.2 Filing Fee | |
| - 0 to 5 acres | \$500.00 |
| - over 5 acres | \$500.00 +
\$5.00 per acre |
| 4.5.3 Plan Review Policy for Projects requiring DEQ, Part 41 Permits (this includes projects in 4.1 thru 4.5 above). Policy follows: | \$315.00 |

Plan Review Policy for Projects Requiring DEQ Part 41 Permits

1. Review Required
All member Townships/Villages, prior to issuing approvals for site plans requiring sanitary sewer services/treatment at the Leoni Township Treatment Facility, shall submit one set of site plans and sanitary sewer construction plans to the Leoni Township Regional Authority Engineer for review. On recommendation of its Engineer, the authority will consider the plans for approval.
2. Plan Review Fee
A plan review fee of \$315 shall be submitted with the site plan to be reviewed. If the actual cost of the review by the Authority engineer, exceeds \$300 due to errors or omissions in the sanitary sewer construction plan, the member unit will be billed the additional amount required for further review by the Authority engineer.
3. Authority Approval
Certification that the site plan and sanitary sewer construction plans meets Authority standards and that capacity exists for the projected flows will not be provided to the member unit until all fees have been paid.
4. Final Plan Submission
Upon completion of the project two sets of as-built plans will be provided the Authority by the member unit.

4.6 Special Land Uses (Conditional Uses not covered above) \$600.00

4.7 Re-submittal of Site Plans (with major changes)
- one half the fee for the original submittal.

5.0 Private Road Not Permitted

6.0 Industrial Development District \$300.00

7.0 Industrial Facilities Tax Abatement Applications \$300.00

8.0 Land Use Plan (per copy) \$32.00

9.0 Zoning Maps (per copy) \$ 5.00

10.0 Zoning Ordinance Book (per copy)

\$20.00

11.0 Building Permit Fees per attached Schedule

See Attached

11.1 Electrical Permit Fees per attached Schedule

See Attached

11.2 Mechanical Permit Fees per attached Schedule

See Attached

11.3 Plumbing Permit Fees per attached Schedule

See Attached

11.4 Signs

\$ 145.00

Base fee includes zoning compliance and building permit.
Those that are lighted will also require an electrical permit based on the attached electrical permit schedule.

11.5 Demolition's, Moving Structures, Mobile Homes

\$60.00 per inspection + base fee of \$50.00

11.6 Code Inspections

\$60.00 per inspection

11.7 Additional Inspections

\$60.00 per inspection

11.8 Temporary Dwelling Permit

An application for a Temporary Dwelling Permit shall be issued in accordance with section 3.11 of the Zoning Ordinance and shall require the posting of a \$2,000.00 cash bond. The bond will be returned immediately should the permit be denied by the Zoning Administrator. Each mobile home will then require the following fees:

11.8A – Temporary Dwelling Application	\$35.00
Will need Driveway Permit, Legal Description and Well and Septic Permits with the application.	
11.8B – Building	\$60.00 + \$50.00 base fee
Pier/Footing/Slab and Final	
11.8C – Plumbing	\$60.00 + \$50.00 base fee
Underground and Final	
11.8D – Electrical	\$60.00 + \$50.00 base fee
Service and Final	
11.8E – Mechanical	\$60.00 + \$50.00 base fee
Gas Line Hook-up and Final	

11.9 Land Division Applications

\$50.00 Application Fee + \$25.00 per Parcel

11.10 Assessed Fee Penalties/Fines

Assessed fees, as provided for in above sections shall be doubled if a permit was not obtained prior to commencement of work, or if the building is occupied without a Certificate of Occupancy.

11.11 Copying and faxing

Per page faxing	\$1.00
Copy charges, in office per page (no charge to taxpayer)	.25
Colored Copy Charge – per page	.50
Per Parcel Fee for digital copies of Assessment records	.20

NSF Fee Charge \$25.00

ATTACHMENT 11.0 BUILDING PERMITS

BUILDING PERMIT FEES

One & two-family Residential Bldgs. And Additions to same:

Footing -	60.00	
Backfill -	60.00	
Insulation -	60.00	
Rough -	60.00	
Final -	60.00	Base - 50.00

Manufactured/Modular Homes

Footing -	60.00	
Backfill -	60.00	
Final -	60.00	Base - 50.00

Remodel

Backfill -	60.00	
Insulation -	60.00	
Rough -	60.00	
Final -	60.00	Base - 50.00

Residential Garages, Breezeways, Porches, Pole Barns or Steel Frame Construction:

Footing or Poles -	60.00	
Rough -	60.00	
Final -	60.00	Base - 50.00

Decks

Footing or post -	60.00	
Final -	60.00	Base - 50.00

Mobile Homes

Pier Footing -	60.00	
Final -	60.00	Base - 50.00

Basement Under Existing:

Footing -	60.00	
Final -	60.00	Base - 50.00

Pools (Above or Below Ground):** See Swimming Pool Packet

Rough -	60.00	
Final -	60.00	Base - 50.00

Commercial & Industrial and Residential Homes over 3500 square feet:

Building Plan Review -	100.00 or 1/10 of 1% of construction cost, whichever is greater.
Inspections -	60.00 each determined by Inspector
Base Fee -	50.00

Agricultural Building Compliance Application:

Zoning Fee -	35.00
Base Fee -	50.00

Sheds - 200 square feet or smaller (approximately 14x14) are not required to obtain a permit or go thru Zoning Plan Review. The structure must adhere to the setbacks for the district it is being built in.

ATTACHMENT 11.1 ELECTRICAL PERMITS

ELECTRICAL PERMIT FEES

One & two-family Residential Bldgs. and Additions to same (per unit):

Temp. Service -	60.00		
Concrete Encased Electrode	60.00		
Service -	60.00		
Rough -	60.00		
Generator Installation -	60.00		
Final -	60.00	Base -	50.00

Manufactured/Modular Homes

Temp. Service -	60.00		
Service -	60.00		
Final -	60.00		
Generator Installation -	60.00	Base -	50.00

Additions: Add the following for each item

Basement -	60.00		
Garage -	60.00		
Finished 2nd Floor -	60.00	Base -	50.00

Remodel

Rough -	60.00		
Final -	60.00		
Generator Installation -	60.00	Base -	50.00

Residential Garages, Breezeways, Porches or Pole Barns:

Temporary (if required) -	60.00		
Service -	60.00		
Rough -	60.00		
Final -	60.00	Base -	50.00

Mobile Homes

Service -	60.00		
Final -	60.00		
Generator Installation -	60.00	Base -	50.00

Pools (Above or Below Ground):

Underground -	60.00		
Final -	60.00	Base -	50.00

Domestic & Farm

Pole or Steel Frame Construction

Service -	60.00		
Temp. Service -	60.00		
Rough -	60.00		
Final -	60.00		
Generator -	60.00	Base -	50.00

Commercial & Industrial:

Building Plan Review -	\$65.00 for first hour or less \$55.00 per hour for each additional hour. (Petitioner will be invoiced when review is completed by inspector)		
Inspections -	60.00 each determined by Inspector		
Base Fee -	50.00		

ATTACHMENT 11.2 MECHANICAL PERMITS

MECHANICAL PERMIT FEES

One & two-family Residential Bldgs. and Additions to same (per unit):

Service/Rough -	60.00		
Final -	60.00		
Underground (If Required) -	60.00	Base -	50.00

Manufactured/Modular Homes

Service/Rough -	60.00		
Final -	60.00	Base -	50.00

Additions: Add the following for each item

Basement -	60.00		
Finished 2nd Floor -	60.00	Base -	50.00

Remodel

Service/Rough -	60.00		
Final -	60.00	Base -	50.00

Residential Garages, or Pole Barns (if applicable):

Service/Rough -	60.00		
Final -	60.00	Base -	50.00

Mobile Homes

Service/Rough -	60.00		
Final -	60.00	Base -	50.00

Domestic & Farm

Pole or Steel Frame Construction

Service/Rough -	60.00		
Final -	60.00	Base -	50.00

Commercial & Industrial:

Building Plan Review -	65.00 for first hour or less \$55.00 per hour for each additional hour. (Petitioner will be invoiced when review is completed by inspector)		
Inspections -	60.00 each determined by Inspector		
Base Fee -	50.00		

LP Tank Set:

Final -	60.00	Base -	50.00
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Fireplace:

Final -	60.00	Base -	50.00
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ATTACHMENT 11.3 PLUMBING PERMITS

PLUMBING PERMIT FEES

One & two-family Residential Bldgs. and Additions to same (per unit):

Underground (if required) -	60.00		
Rough -	60.00		
Final -	60.00	Base -	50.00

Manufactured/Modular Homes

Service -	60.00		
Final	60.00	Base -	50.00

Additions: Add the following for each item

Basement -	60.00
Garage -	60.00
Finished 2nd Floor -	60.00

Remodel

Rough -	60.00		
Final -	60.00	Base -	50.00

Residential Garages, Breezeways, Porches or Pole Barns:

Temporary (if required) -	60.00		
Rough -	60.00		
Final -	60.00	Base -	50.00

Mobile Homes

Service -	60.00		
Final -	60.00	Base -	50.00

Domestic & Farm

Pole or Steel Frame Construction

Service -	60.00		
Rough -	60.00		
Final -	60.00	Base -	50.00

Commercial & Industrial:

Building Plan Review -	\$65.00 for first hour or less \$55.00 per hour for each additional hour. (Petitioner will be invoiced when review is completed by inspector)		
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Inspections -	60.00 each determined by Inspector		
Base Fee -	50.00		

Sewer Hook-up

Final -	60.00	Base -	50.00
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Water and Sewer Connection Fees

Water Connection

<u>Direct Connection Fee</u>	\$3,000.00	<u>Indirect Connection Fee</u>	\$2,000.00
Tap Fees:			
Long Bore	1,300.00		
Short Side	700.00		
Plumbing Permit	110.00	Plumbing Permit	110.00

Sewer Connection

<u>Direct Connection Fee</u>	\$4,075.00	<u>Indirect Connection Fee</u>	\$2,040.00
Tap Fees			
Long Bore	1,300.00		
Short Side	700.00		
Grinder Pump	3,500.00	Grinder Pump	3,500.00
Plumbing Permit	110.00	Plumbing Permit	110.00
Electrical Permit	110.00	Electrical Permit	110.00

*All excavation, plumbing and electrical costs from the property line to the house are the responsibility of the property owner.

*The Tap Fee for a Direct Connection covers connecting to the main line and stubbing off at the property line. **Cost of materials** are in addition to these charges and will be billed to applicant when the Township receives bill for these charges.

*Materials prices will vary depending on size of pipe.

*Any abnormal conditions will be additional.



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CEMETERY CHARGES

The following are the Cemetery Charges for Opening and Closing for Burials and Cremations in Grass Lake Charter Townships Oakwood and Maple Grove Cemeteries. These charges were increased by the Township Board at their regular meeting on November 9, 2010 and will become effective immediately.

Open and Closing for Township Residents –

Spring/Summer/Fall	\$550.00
Winter	\$615.00

(plus gas for grave warmer and snowplowing)

Open and Closing for **NON** Township Residents –

Spring/Summer/Fall	\$650.00
Winter	\$715.00

(plus gas for grave warmer and snowplowing)

Opening and Closing for Township and Non-Township Resident

Infant/Child – 4 foot or less (vault or not) \$285.00

Additional \$100.00 - during the winter period

Spring/Summer/Fall rates are April 1 to November 1

Winter rates are November 1 to April 1

Burial of Cremains ONLY during April 1 thru November 1

Township Residents	\$150.00
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<u>NON</u> Township Residents	\$200.00
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Burial of Cremains requiring an Urn Vault larger than 12x12

Township Residents	\$200.00
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<u>NON</u> Township Residents	\$250.00
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Any Type of Burial on Saturday or Sunday will be double fee.

The following is the cost of purchasing a burial site.

Purchase of 1 burial site for Township Residents	\$150.00
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Purchase of 1 burial site for <u>NON</u> Township Residents	\$700.00
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Foundations for Grave Monuments **\$.35** per square inch and a 3" border is required around all monuments.

10-12-1993 Revised all Building Permit Fees

01-13-1998 Complete amendment to resolution that was originally adopted on 9-12-1989

06-09-1998 Revised Decks and Pools under Attachment 11.0 - Building Permits

05-21-1999 Revised Shed Size under Attachment 11.0 - Building Permits.
Added LP Tank Set and Fireplace Fees under Attachment 11.2- Mechanical Permits.
Added Sewer Hook-up Fees under Attachment 11.3 - Plumbing Permits.

05-01-2002 All Permit Inspection Fees were increased \$5.00 - (\$35.00 to \$40.00)

01-13-2004 Amendments to 2.0, 3.0 & 4.6. Copying & faxing charges were added.

04-12-2005 All Permit Inspection Fees were increased \$5.00 - (\$40.00 to \$45.00) effective 5-1-2005

08-15-2005 Some revisions to Electrical, Plumbing, Mechanical & Building Permits

12-13-2005 Fee increase for Zoning Plan Review, Rezoning Request, Zoning Board of Appeals, Site Plan Review, Special Land Use, Private Road, and Cemetery opening & closing fees, and burial sites.
(These changes are effective January 1, 2006)

05-09-2006 All Permit Base Fees were increased \$5.00 - (\$20.00 to \$25.00) see 11.0, 11.1, 11.2, 11.3, and 11.5
(These changes are effective June 1, 2006)

03-11-2008 All Permit Inspection Fees were increased \$5.00 - (\$45.00 to \$50.00)
(These changes are effective April 1, 2008)

12-03-2008 4.5.5 Section added - Plan Review Policy for DEQ, Part 41 Permits and Policy 5.0 Private Road Permit - (Not Permitted added) fee removed.
(These changes are effective immediately)

02-10-2009 Added Backfill and Insulation Inspections - \$50.00 and ResCheck Review - \$60.00.
(These changes are effective immediately)

08-18-2009 Added Agricultural Building Compliance Application Fee

12-08-2009 Added colored copy charge

04-13-2010 Increased Base Fee - \$25.00 to \$30.00 on all permits

05-11-2010 Added word Building to Plan Review under Building, Electrical, Mechanical and Plumbing and increase from \$20.00 to \$25.00 for every hour after the first hour. Fees under Section 4.0 refer to Planning Commission Fees.

11-09-2010 Increased Cemetery Charges

02-14-2012 Increased NSF charge - \$20.00 to \$25.00

06-12-2012 Added charge for digital copies of assessment records

01-08-2013 All Inspection fees raised to \$55.00 per inspection

05-08-2013 Building Inspection fees raised to \$ 60.00 per inspection, removed ResCheck Review

08-13-2013 Land Division Application fee - \$50.00 a split for first 4 splits (from \$25.00)

- 09-10-2013 Added extra verbiage for obtaining proper permits on construction that has started without a permit.
- 12-10-2013 Administrative Plan Review Fee added (effective immediately).
- 03-26-2014 Updated 11.0 Building Attachment – Building Plan Review fee schedule and Revised zoning specifications for sheds under 200 square feet.
- 04-08-2014 Updated Industrial Facilities Exemption Process and Establishing Districts
- 03-10-2015 Cemetery Fee added for Burial of Cremains requiring an Urn Vault larger than 12x12 Township Residents \$200.00 and NON Township Residents \$250.00 (effective immediately).
- 03-10-2015 Water and Sewer Connection Fees added (effective immediately).
- 01-10-2017 Cemetery Charges – added Infant/Child rates and increase in foundation cost.
- 06-13-2017 Added Section 1.01 Professional Service Fees and removed Sections 4.5.3 Area Plan Review and 4.5.4 Site Plan Review.
- 7-15-2017 Grinder Pump fee increased to \$3,500.00 (effective immediately).
- 10-10-2017 Changed word cash “bond” to cash “deposit”.
- 12-19-2017 Increase Electrical, Mechanical and Plumbing Inspection fees by \$5.00 (\$55.00 to \$60.00), Increase new contractor filing fees by \$10.00 (\$10.00 to \$20.00), Implement annual renewal contractor’s filing fee of \$20.00, increase permit base fee by \$10.00 (\$40.00 to \$50.00) and Land Division application fee of \$50.00 and \$25.00 for each new parcel created by the division. All of these rates will be effective starting January 1, 2018.