

**CHAPTER 1173  
Fees and Costs**

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| <p>1173.01 Schedule of fees and costs.<br/>1173.01(A) Permit required.<br/>1173.01(B) Permit expiration.<br/>1173.01(C) Notice of permit issuance.<br/>1173.01(D) Permit for excavation.<br/>1173.02 Fee schedule for zoning certificates.<br/>1173.03 Zoning fees for accessory uses, buildings and structures.</p> | <p>1173.04 Special zoning fees and costs.<br/>1173.05 Fee schedule for building permits.<br/>1173.06 Miscellaneous building fees.<br/>APPENDIX A</p> |
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**CROSS REFERENCES**

Building fees - see BLDG. Ch. 1317

**1173.01 SCHEDULE OF FEES AND COSTS.**

The City of Harrison hereby establishes the following schedule of fees and costs for zoning certificates, permits, appeals, reviews, and other matters pertaining to this Ordinance.

- (a) Payment of Fees and Costs. The established fees and costs shall accompany each application for a zoning certificate, permit, appeal, review, and other matters pertaining to this Ordinance.
- (b) Additional Fees and Costs. In the event the fees and costs established herein for a particular certificate, application, permit, appeal, review or any other matter pertaining to this Ordinance are insufficient to pay all costs incurred by the City, the additional fees and costs shall be chargeable to the applicant and payable on demand.
- (c) Fees and Costs not Returnable. Fees and costs required in any of these regulations or in any parts of this Ordinance shall not be returnable for any cause, regardless of the outcome or decision on any application.
- (d) Deposit of Fees and Costs. All fees and costs shall be deposited with the Director of Finance and credited to the General Revenue Fund of the City of Harrison, with the exception of funds received for Bedroom Tax which shall be deposited to the Recreation Activity Fund.
- (e) Fees Exempted. The City of Harrison shall be exempt from payment of any and all fees established by this Ordinance.
- (f) Adjustment of Fees and Costs. From time to time, and as deemed necessary by Council, this fee and cost schedule shall be adjusted by Council and by Ordinance. The most recent schedule shall be available for public inspection in the Office of Building and Zoning and on City of Harrison's website at [www.harrisonohio.gov](http://www.harrisonohio.gov).
- (g) Violation. Any project started without an approved zoning certificate shall be charged double fee. (Ord. 4-14. Passed 2-18-14.)

**1173.01(A) PERMIT REQUIRED.**

No person shall begin a construction project that requires a zoning or building permit without first providing the necessary plans and specifications and obtaining such permit from the Building Official (Office of Building and Zoning.)  
(Ord. 4-14. Passed 2-18-14.)

**1173.01(B) PERMIT EXPIRATION.**

Work needs to begin on issued permit within six months from the date of issuance. If the work included in the permit is not completed within one year from the date of issuance, a new permit shall be obtained. No work shall be performed under an expired permit.  
(Ord. 4-14. Passed 2-18-14.)

**1173.01(C) NOTICE OF PERMIT ISSUANCE.**

Each issued permit shall be conspicuously posted at the work location along with a copy of the approved plans and documents.  
(Ord. 4-14. Passed 2-18-14.)

**1173.01(D) PERMIT FOR EXCAVATION.**

(a) A permit shall be obtained for all excavations, fill or grade changes, except minor site alterations as determined by the Building Official or City Engineer.

(b) All projects that require engineering review shall have the engineer's incurred costs fully compensated to City of Harrison by applicant.  
(Ord. 4-14. Passed 2-18-14.)

**1173.02 FEE SCHEDULE FOR ZONING CERTIFICATES.****(a) Residential Buildings.**

(1)	Single family dwelling	\$40.00
(2)	Two family dwelling, including a duplex	40.00 per unit
(3)	Multiple family dwelling or Condominium Dwelling for the first two (2) units plus \$20.00 for each unit in excess of two first two (2) units.	40.00 per unit
(4)	Hotel or Motel for the first two (2) units plus \$25.00 each unit in excess of two (2) units.	40.00 per unit
(5)	Addition	40.00

**(b) Nonresidential Buildings.**

Any building or addition thereto up to and including:

(1)	5,000 sq. ft.	\$100.00
(2)	5,001 to 10,000 sq. ft.	150.00
(3)	10,001 to 15,000 sq. ft.	200.00
(4)	15,001 to 20,000 sq. ft.	250.00
(5)	20,001 sq. ft. or more	275.00

**(c) Calculation of Square Feet.**

The square footage of each floor of a proposed nonresidential building and/or addition shall be calculated using gross square footage of out to out dimensions.

(d)	<u>Other Zoning Certificate Fees.</u>	
(1)	Change in use of building or land (residential and nonresidential)	\$75.00
(2)	Change of Occupancy (nonresidential only)	125.00
(3)	Fuel oil storage tanks, waste oil storage and gasoline storage tanks (new installation or replacement above or below ground)	
	(a) First tank	150.00
	(b) Each additional tank	50.00
(4)	Signs	
	(a) Permanent Sign (for signs up to \$5000 in value)	85.00
	For signs valued greater than \$5000 see Appendix A)	
	(b) Temporary Sign	
	Short Term	
	14 days	10.00
	30 days	20.00
	Seasonal (Up to 45 days max.)	35.00
	(c) Sign face change	50.00
	(Ord. 4-14. Passed 2-18-14.)	

#### 1173.03 ZONING FEES FOR ACCESSORY USES, BUILDINGS AND STRUCTURES.

- (a) The following uses, buildings and structures require a zoning certificate:
- (1) Home Occupation
  - (2) Parking Lot
  - (3) Garage
  - (4) Storage building (shed)
  - (5) Awning
  - (6) Canopy
  - (7) Carport
  - (8) Deck
  - (9) Fences
  - (10) Pole or Flag Pole
  - (11) Porch
  - (12) Swimming Pool (excludes portable)
  - (13) Tennis Courts
  - (14) Temporary building or structure
- (b) Zoning Fees for Accessory uses, buildings and structures (listed above)
- |     |                                      |         |
|-----|--------------------------------------|---------|
| (1) | For Residential Use or Building      | \$50.00 |
| (2) | For a Nonresidential Use or Building | 100.00  |
- (c) Zoning Fees for Special Accessory Uses, Buildings or Structures
- |                                   | <u>Residential</u> | <u>Nonresidential</u> |
|-----------------------------------|--------------------|-----------------------|
| (1) Antennas:                     |                    |                       |
| (a) Antenna tower                 | \$125.00           | \$250.00              |
| (b) Satellite antennae            | 75.00              | 175.00                |
| (2) Retaining Walls (over 4 feet) | 50.00              | 100.00                |
- (d) The fee for an Accessory Use, Building or Structure not listed above shall be similar to those established by this Ordinance.

(e) A zoning certificate is not included in the issuance of a building permit. A separate zoning permit shall be obtained for residential pre-manufactured swimming pools, fences, roofing and for small miscellaneous structures.

(f) Exemptions. Zoning certificates are not required for the following accessory uses, buildings or structures:

- (1) Arbors
- (2) Ovens
- (3) Child's Playhouse
- (4) Children's Play Equipment
- (5) Driveways
- (6) Fireplaces
- (7) Flower and/or Vegetable Garden and/or other plantings
- (8) Garden walls less than 4 feet high
- (9) Hedges
- (10) Home Workshops not conducted for gain
- (11) Moderate earth moving and planting as part of landscaping
- (12) Ornamental Gates
- (13) Outdoor residential lighting along drives, walks, or patios
- (14) Patio slabs or nonstructural work
- (15) Pergolas
- (16) Sidewalks
- (17) Trellises

(Ord. 4-14. Passed 2-18-14.)

#### 1173.04 SPECIAL ZONING FEES AND COSTS.

(a) Application for Development/Redevelopment Hearing Fees for BZA

- |     |                                |          |
|-----|--------------------------------|----------|
| (1) | Appeals to BZA                 | \$150.00 |
| (2) | Conditional Use                | 150.00   |
| (3) | Extension of Nonconforming use | 150.00   |
| (4) | Home Occupation                | 150.00   |

(b) Planning Commission Hearing Fees.

- |     |  |          |
|-----|--|----------|
| (1) | Record Plat Review (nonrefundable)   | \$150.00 |
| (2) | Planned Unit Development (PUD)   |          |
|     | Projects involving ten (10) acres or less                                      | 250.00   |
|     | Additional fee for each ten (10) acres or fraction thereof over ten (10) acres | 100.00   |
| (3) | Zoning Map Amendment   |          |
|     | Change of zoning district for one (1) lot only                                 | 250.00   |
|     | Additional Fee for each additional lot or part thereof over one (1) lot        | 100.00   |

(c) Additional Review Fee.

Total additional costs incurred by City; nonrefundable

(d) Development Permit Fees in flood hazard areas

- |     |   |          |
|-----|---|----------|
| (1) | Cost \$500 and under  | \$100.00 |
| (2) | Cost \$501 to \$1,000   | 150.00   |
| (3) | Costs \$1,001 to \$25,000                                     | 200.00   |
|     | plus \$6.00 for each \$1,000 or fraction in excess of \$1,000 |          |

(4)	Cost \$25,001 to \$100,000 plus \$5.00 for each \$1,000 or fraction in excess of \$25,000	\$250.00
(5)	Cost \$100,001 to \$500,000 plus \$2.50 for each \$1,000 or fraction in excess of \$100,000	650.00
(6)	Cost \$500,001 and over plus \$1.75 for each \$1,000 or fraction in excess of \$500,000	2000.00

(e) A Zoning Certificate is not included in the issuance of the Building Permit. A separate Zoning Certificate shall be obtained for residential pre-manufactured non-habitable structures in area, up to 120 square feet in area, for premanufactured above ground swimming pools, for fences, roofing, and for small miscellaneous structures.

(f) When inspections are not required by City Ordinance, the applicant is still expected to comply with all applicable requirements and install all work in accordance with City Ordinances and standard practices.

(Ord. 4-14. Passed 2-18-14.)

#### 1173.05 FEE SCHEDULE FOR BUILDING PERMITS.

The fee for a building permit shall conform to the provisions of the City of Harrison Building Code. All structures, new, altered or demolished, and miscellaneous construction and signs, except as listed elsewhere in this chapter shall have fees based on the cost of construction.

- (a) The estimated cost of construction is to be based on the total cost of all improvements and construction including labor and materials. See Fee Schedule Table in Appendix A. Where the applicant's provided estimated cost on the Building Permit Application differs in a noticeable amount from standard published costs of construction, the Building Official shall charge the Permit Fee based on an estimated cost from a standard estimating source. For a project where a fee is not specifically listed, the Building Official shall determine an appropriate fee from a similar project and in consideration of the time expended to review and inspect the project.
- (b) All applications for a permit shall include a processing fee equal to one half the permit fee. The processing fee is not refundable. The processing fee is deducted from the total cost of the permit.
- (c) The permit fee may be doubled when construction begins prior to the issuance of a required permit.
- (d) Projects of any unusual scope or of a type not covered in the fee schedule or that require extra time beyond the normal scope of work are to be billed to the owner at the rate of \$85.00 per hour.
- (e) All projects that require engineering review or other professional consultant services shall have the consultant's incurred costs and full compensation added to the total cost of the permit.
- (f) Permit renewals where no additional plan review is required may be provided for a one time renewal for six months for a Permit Fee equal to one half the original Permit Fee.
- (g) Miscellaneous residential structures including but not limited to carports, garages, decks and porches; the Permit Fee shall be \$100.00 for construction costs less than \$8000.

- (h) Residential mechanical replacements; the Permit Fee shall be \$85.00 for heating or air conditioning and \$100.00 for combined heating and air conditioning.
- (i) Residential and commercial demolition shall be based on the cost of the work.
- (j) The fee for requested Certificates of Occupancy for existing commercial buildings shall be \$125.00. This fee is to be paid in full at the time of application and is not refundable.
- (k) Each permanent sign with a construction cost less than \$5000 shall have a fee of \$85.00 for the first 100 square feet of sign area and a fee of \$120.00 for signs over 100 square feet in area.
- (l) For residential work, not covered by the Ohio Building Code, a Building Permit is not required for pre-manufactured non-habitable accessory structures up to 120 square feet in area, pre-manufactured antenna anchored to the dwelling or less than 12 feet high for fences for roofing, gutters, siding, non-structural window replacement and for small miscellaneous structures including non-engineered retaining walls less than 4 feet high, driveways and sidewalks.
- (m) When inspections are not required by City ordinance, the applicant is still expected to comply with all applicable requirements and install all work in accordance with City ordinances and standard practices.  
(Ord. 4-14. Passed 2-18-14.)

#### 1173.06 MISCELLANEOUS BUILDING FEES.

- (a) Lot Elevation Certificate by Engineer \$125.00
- (b) Certificate of Occupancy (CO)  
All structures require a Certificate of Occupancy before any structure, in whole or in part, shall be used or occupied.
  - (1) Residential Single or two-family dwelling Conditional or Temporary (TCO) \$100.00
  - (2) Residential Permanent Certificate of Occupancy 45.00
  - (3) Non-Residential Certificate of Occupancy 125.00
- (c) Copies.
  - (1) Zoning Ordinance \$25.00
  - (2) Subdivision Regulations 25.00
  - (3) Zoning Map (800 scale) 5.00
  - (4) Street Map (800 scale) 5.00
- (d) An additional application fee shall be charged if the cost incurred in investigation, engineering of services, legal notices, and other expenses incidental to the processing of the application exceeds the initial fee paid by the applicant. Any additional fee that is charged to applicant must be paid within 15 days of billing.
- (e) Recreation Impact Fee (per each bedroom) \$100.00
- (f) For those types of construction where a permit is required, but does not fit into any of the above categories the fee shall be comparable to the fee charged for similar structures.
- (g) For re-inspections of permitted construction, a fee of \$75.00 for the first trip and \$75.00 for each trip thereafter will be charged.  
(Ord. 4-14. Passed 2-18-14.)

APPENDIX A  
City of Harrison, Ohio  
Building and Zoning Fees

Value Est. Cost	RESIDENTIAL FEE		OBC FEE	
	Processing fee	Total	Process	Total BBS
to \$5,000			57.00	115.00 3.45
\$6,000			65.00	130.00 3.90
\$7,000	\$42.00	85.00 0.85	72.00	145.00 4.35
\$8,000	\$50.00	100.00 1.00	80.00	160.00 4.80
\$9,000	\$57.00	115.00 1.15	87.00	175.00 5.25
\$10,000	\$65.00	130.00 1.30	95.00	190.00 5.70
\$11,000	\$72.00	145.00 1.45	102.00	205.00 6.15
\$12,000	\$80.00	160.00 1.60	110.00	220.00 6.60
\$13,000	\$87.00	175.00 1.75	117.00	235.00 7.05
\$14,000	\$95.00	190.00 1.90	125.00	250.00 7.50
\$15,000	\$102.00	205.00 2.05	132.00	265.00 7.95
\$16,000	\$110.00	220.00 2.20	140.00	280.00 8.40
\$17,000	\$117.00	235.00 2.35	147.00	295.00 8.85
\$18,000	\$125.00	250.00 2.50	155.00	310.00 9.30
\$19,000	\$132.00	265.00 2.65	162.00	325.00 9.75
\$20,000	\$140.00	280.00 2.80	170.00	340.00 10.20

Value Est. Cost	RESIDENTIAL FEE		OBC FEE	
	Processing fee	Total	Process	Total BBS
\$21,000	\$147.00	295.00 2.95	177.00	355.00 10.65
\$22,000	\$155.00	310.00 3.10	185.00	370.00 11.10
\$23,000	\$162.00	325.00 3.25	192.00	385.00 11.55
\$24,000	\$170.00	340.00 3.40	200.00	400.00 12.00
\$25,000	\$177.00	355.00 3.55	205.00	410.00 12.30
\$26,000	\$185.00	370.00 3.70	210.00	420.00 12.60
\$27,000	\$192.00	385.00 3.85	215.00	430.00 12.90
\$28,000	\$200.00	400.00 4.00	220.00	440.00 13.20
\$29,000	\$207.00	415.00 4.15	225.00	450.00 13.50
\$30,000	\$215.00	430.00 4.30	230.00	460.00 13.80
\$31,000	\$220.00	440.00 4.40	235.00	470.00 14.10
\$32,000	\$225.00	450.00 4.50	240.00	480.00 14.40
\$33,000	\$230.00	460.00 4.60	245.00	490.00 14.70
\$34,000	\$235.00	470.00 4.70	250.00	500.00 15.00
\$35,000	\$240.00	480.00 4.80	255.00	510.00 15.30
\$36,000	\$244.00	488.00 4.88	260.00	520.00 15.60
\$37,000	\$248.00	496.00 4.96	265.00	530.00 15.90



Value Est. Cost	RESIDENTIAL FEE		OBC FEE	
	Processing fee	Total	Process	Total BBS
\$38,000	\$252.00	504.00 5.04	270.00	540.00 16.20
\$39,000	\$256.00	512.00 5.12	275.00	550.00 16.50
\$40,000	\$260.00	520.00 5.20	280.00	560.00 16.80
\$41,000	\$264.00	528.00 5.28	285.00	570.00 17.10
\$42,000	\$268.00	536.00 5.36	290.00	580.00 17.40
\$43,000	\$272.00	544.00 5.44	295.00	590.00 17.70
\$44,000	\$276.00	552.00 5.52	300.00	600.00 18.00
\$45,000	\$280.00	560.00 5.60	305.00	610.00 18.30
\$46,000	\$284.00	568.00 5.68	310.00	620.00 18.60
\$47,000	\$288.00	576.00 5.76	315.00	630.00 18.90
\$48,000	\$292.00	584.00 5.84	320.00	640.00 19.20
\$49,000	\$296.00	592.00 5.92	325.00	650.00 19.50
\$50,000	\$300.00	600.00 6.00	330.00	660.00 19.80
\$50,000 to \$100,000	\$425.00 +	\$3.65 /\$1,000	\$595.00 +	\$7.00 /\$1,000
\$100,000 to \$500,000	\$525.00	\$2.95 /\$1,000	\$995.00 +	\$6.00 /\$1,000
\$500,000 plus	\$1,200.00	\$1.95 /\$1,000	\$3,995.00 +	\$5.00 /\$1,000 over 500,000

(Ord. 4-14. Passed 2-18-14.)