

**MUNICODE COVER SHEET
PO BOX 2235
TALLAHASSEE, FL 32316**

**MUNICIPAL CODE COVER SHEET
LEGISLATION INFORMATION AND HISTORY**

CITY OF LAKESITE

Type of enactment (ordinance, resolution, bylaw, local law):

Ordinance No. 308

Short Title: Building Permit and Related Fees

Title Number	12
Amends Chapter No.	1, Section 103
Repeals Chapter No.	
Adds Chapter No.	

ACTION

DATE

Introduction and 1 st Reading	February 20, 2024
Planning Review (if applicable)	
Publication Date of Notice	March 8, 2024
Date of 2 nd Reading	March 19, 2024
Public Hearing Date	March 19, 2024
Commission Action	Approved March 19, 2024
Is Ordinance Penal in Nature? If so, put Notice in Paper. Publish Date	n/a
Date sent to MUNICODE	March 20, 2024

Office Use Only: This form is being retained as a record in the City Recorder's/City Clerk's files of the legislation information and history of enactment.

ORDINANCE NO. 308

**AN ORDINANCE TO AMEND TITLE 12, CHAPTER 1,
SECTION 103, OF THE CITY OF LAKESITE MUNICIPAL
CODE REGARDING BUILDING PERMIT AND RELATED
DEVELOPMENT APPLICATION FEES**

WHEREAS, the Board of Commissioners of the City of Lakesite, Tennessee, adopted Ordinance No. 279 on November 17, 2020, to establish and update the City's Fee Schedule pertaining to building and related codes plan review and inspection fees; and

WHEREAS, the Board of Commissioners of the City of Lakesite, Tennessee, has determined adjustments are necessary to development fees specifically contained in Title 12, Chapter 1, Section 103 of the City of Lakesite Municipal Code.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAKESITE, TENNESSEE, that:

SECTION 1. Title 12, Chapter 1, Section 103, as further referenced in Ordinance No. 279 adopted on November 17, 2020, are deleted in their entirety, and substituting instead Exhibit A attached hereto.

SECTION 2. This ordinance shall take effect fifteen (15) days from and after the date of its passage, the public welfare of the City of Lakesite, Tennessee requiring it.

/s/ David Howell
Mayor David Howell

February 20, 2024
Passed on First Reading

March 19, 2024
Passed on Second Reading

APPROVED AS TO FORM:

/s/ Sam Elliott
City Attorney

/s/ Jodi P. LaCroix, CMC
City Clerk/Recorder

Exhibit A

SCHEDULE OF FEES	
Amendments to Title 12, Chapter 1, Section 12-103	
Description	Fee
Demolition Permit - Residential	\$150.00
Demolition Permit - Non-Residential	\$250.00
Building Permit - Issuance Fees	
Issuance Fee - Residential	\$75.00
Issuance Fee - Non-Residential	\$100.00
Re-inspection Fee - Residential	\$50.00
Re-inspection Fee - Non-Residential	\$75.00
Failure to Obtain Required Permit(s) - Double Fee for No Permit - Minimum	Double Issuance Fee and Building Permit Fee (\$150.00 Minimum)
Building Permit Fees	
\$0.00 up to and including \$15,000	\$5.00/\$1,000.00 or fraction thereof
\$15,001 up to and including \$100,000	\$75.00 for first \$15,000 plus \$4.50 for each additional \$1,000 or fraction thereof
\$100,001 up to and including \$500,000	\$457.50 for first \$100,000 plus \$4.00 for each additional \$1,000 or fraction thereof
\$500,001 up to and including \$1,000,000	\$2,057.50 for the first \$500,000 plus \$3.50 for each additional \$1,000 or fraction thereof
\$1,000,000 and over	\$3,807.50 for the first \$1M plus \$3.00 for each additional \$1,000 or fraction thereof
Certificate of Occupancy (Existing facility)	\$75.00
Certificate of Occupancy (New Facility)	\$75.00
Certificate of Occupancy (Conditional)	\$100.00
Certificate of Occupancy (Beverage License)	\$100.00
Zoning Letter - Residential (all types)	\$50.00
Zoning Letter - Non-Residential	\$100.00
Plan Checking Fee (Multifamily and Non-Residential)	50% of Building Permit Fee (excluding Issuance Fee)
Plan Checking Fee (Single-Family and Duplex)	25% of Building Permit Fee (excluding Issuance Fee)
Cell Tower Site Review Fee	\$100.00
Cell Tower Technical Location Requirements	\$1,500.00
Electrical Permits	

Issuance Fee (Includes Meter Repair/Replacement)	
Residential	\$75.00
Non-Residential	\$100.00
Re-Inspection Fee	
Residential	\$50.00
Non-Residential	\$75.00
Temporary Service/New Pole for New Construction	
Residential	\$75.00
Non-Residential	\$100.00
Failure to Obtain Required Permit(s) - Double Fee for No Permit - Minimum	Double Issuance Fee and Electrical Permit Fee (\$150.00 Minimum)
Feeder & Branch Circuits and Service	
0-30 amps	\$5.00 per circuit
31-100 amps	\$10.00 per circuit
Over 100 amps	\$18.00 per circuit
Service over 600 volts	\$0.45 per KVA, \$450.00 minimum
Service 600 volts or less	\$30.00 plus \$4.50 for every 100 amps
Transformers & Generators	\$60.00
Signs - Interior Wired	
25 sq ft or less	\$75.00
Over 25 sq ft	\$50.00 plus \$1.00 each additional square foot
Non-Listed or Labeled Approval of Equipment	\$40.00
Approval of Signs and Showcases (each)	\$40.00
Neon Transformers (enclosed or separate - each)	\$75.00
Plumbing Permits	
Issuance Fee	
Residential	\$75.00
Non-Residential	\$100.00
Re-Inspection Fee	
Residential	\$50.00
Non-Residential	\$75.00
Fixtures	\$5.75 each fixture
Failure to Obtain Required Permit(s) - Double Fee for No Permit - Minimum	Double Issuance Fee and Plumbing Permit Fee (\$150.00 Minimum)
Gas Permits	
Issuance Fee	

Residential	\$75.00
Non-Residential	\$100.00
Re-Inspection Fee	
Residential	\$50.00
Non-Residential	\$75.00
Floor Furnaces, Incinerators, Boilers or Central HVAC	\$25.00 per fixture
Wall Furnaces, Water Heater	\$12.00 per unit
Other Outlets 1 to 4	\$10.00
Each Additional Outlet Above 4	\$2.50 each
Failure to Obtain Required Permit(s) - Double Fee for No Permit - Minimum	Double Issuance Fee and Gas Permit Fee (\$150.00 Minimum)
Mechanical Permits	
Issuance Fee	
Residential	\$75.00
Non-Residential	\$100.00
Re-Inspection Fee	
Residential	\$50.00
Non-Residential	\$75.00
Installation of Heating, Ventilation, Duct Work, A/C or Refrigeration System	\$20.00 for first \$1,000.00 or fraction plus \$12.00 for each additional \$1,000.00
Repairs, Alterations & Additions to Existing System	\$20.00 plus \$12.00 for each additional \$1,000.00
Failure to Obtain Required Permit(s) - Double Fee for No Permit - Minimum	Double Issuance Fee and Mechanical Permit Fee (\$150.00 Minimum)
Excavation Permits (Permit requirement not applicable to excavation work performed by utility providers)	
Issuance Fee	
Residential	\$75.00
Non-Residential	\$100.00
Driveway - Residential	\$50.00 (Inspection only)
Driveway - Non-Residential	\$100.00 (Inspection only)
Bore	\$150.00 (Inspection only)
Road Cut	\$200.00 (Inspection only)
Utility Cut (Bell Hole)	\$200.00 (Inspection only)
Emergency Utility Cut for Repair after 4:00pm and Weekends	\$300.00 (Inspection only)
Cut Parallel to Road (In Roadway)	\$2.00 per foot in roadway - Min. \$150.00 (Inspection only)
Cut Parallel to Road (in ROW)	\$2.00 per foot in ROW - Min. \$150.00 (Inspection only)

Failure to Obtain Required Permit(s) - Double Fee for No Permit - Minimum	Double Issuance Fee and Mechanical Permit Fee (\$150.00 Minimum)
Sign Permits	
Issuance Fee	\$100.00
On-Premise Sign	\$100.00
Off-Premise/Billboard	\$250.00
Temporary	\$50.00
Failure to Obtain Permit	Double the Issuance Fee and Sign Permit Fee (\$200.00 Minimum)
Reinspection Fee	\$75.00
Other Fees	
Swimming Pool Permit	
Issuance Fee (Includes Meter Repair/Replacement)	
Residential	\$75.00
Non-Residential	\$100.00
Swimming Pool Inspection Fee	\$5.00/\$1,000.00 or fraction thereof
Failure to Obtain Permit	Double the Issuance Fee and Swimming Pool Inspection Fee (\$150.00 Minimum)
Reinspection Fee	\$75.00
Zoning Amendment	
Text Amendment	\$200.00
Amendment to Official Zoning Map	\$300.00
Board of Zoning Appeals	
Request for Variance	\$250.00
Request for Special Exception	\$250.00
Appeal of Determination of Building Official	\$250.00
Subdivision Plat Plan Review	
Preliminary Plat	\$250.00 plus \$10.00 per lot
Construction Plans	\$250.00 plus \$100.00 per lot
Final Plat	\$250.00 plus \$25.00 per lot
Amendment to Approved Subdivision Plat or Corrective Plat	\$250.00 plus \$10.00 per lot
Planned Residential Development Plan Review Fee	
Preliminary Planned Residential Development Plan	\$250.00 plus \$10.00 per lot
Final Planned Residential Development Plan	\$250.00 plus \$50.00 per lot

Mixed Use Zone (MXU) Plan Review Fee	
Mixed Use Development Plan	\$250.00 plus \$25.00/1,000 gross sq ft or portion thereof
Final Mixed Use Zone Development Plan	\$250.00 plus \$25.00/1,000 gross sq ft or portion thereof
Site Plan Review Fee	
Non-Residential	\$250.00 plus \$50.00/1,000 gross sq ft or portion thereof (initial site plan review and review of first revised plans)
	\$25.00/1,000 gross sq ft or portion thereof (additional site plan review beyond review of first revised plans)
Residential (Duplex/Townhouse/Multifamily)	\$250.00 plus \$50.00 per dwelling unit
	\$25.00/per dwelling unit (additional site plan review beyond review of first revised plans)