

CITY OF FERNLEY
RESOLUTION # 19-013

A RESOLUTION OF THE CITY OF FERNLEY TO FIX, IMPOSE, AND COLLECT SERVICE CHARGES FOR VARIOUS SERVICES PRIMARILY BENEFITING INDIVIDUALS OR GROUPS RATHER THAN THE PUBLIC AT LARGE, SPECIFICALLY FEES FOR BUILDING PERMITS AND DEVELOPMENT SERVICES.

WHEREAS, the City Council is authorized by various provisions of Nevada Revised Statutes to fix, impose, and collect service charges for various services primarily benefiting individuals or groups rather than the public at large; and,

WHEREAS, the City Council desires to preserve the building permit and development services functions as self-supporting functions, improving the city's ability to respond to the growing development and building needs of our community; and,

WHEREAS, the City Council finds it appropriate to charge the public a fee or service charge for providing a service benefiting an individual; and

WHEREAS, the fee or service charge should, in appropriate cases, reflect the cost of the service being provided; and

WHEREAS, the adjustments to fees and service charges shall be submitted in resolution form for consideration; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Fernley, Nevada:

Section 1. That the Fee Schedules attached hereto as "Exhibit A" and "Exhibit B" are hereby adopted as the Building Permit and Development Services Fee Schedule of the City of Fernley, Nevada.

Section 2. That all fees are effective August 7, 2019.

Section 3. That any resolution which conflicts with this resolution is hereby repealed. The officers of the City are hereby authorized and directed to take all action necessary to effectuate the provisions of this resolution. The City Clerk is authorized to make editorial changes hereto consistent with the intentions of this resolution. The provisions of this resolution shall be liberally construed to effectively carry out its purposes. In the event that any provision in this resolution is deemed void, invalid or unenforceable by a court of competent jurisdiction, then such offending provision shall be served from this resolution and all the remaining provisions (including the repeal provision) shall remain in full force and effect.

**RESOLUTION PASSED, APPROVED, AND ADOPTED this 7th day of August, 2017,
by the following vote of the Fernley City Council:**

AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

FERNLEY CITY COUNCIL

By: 
Roy Edgington, Mayor

Date: 7 Aug 17

Attest By: 
Kim Swanson, City Clerk

Date: 8/7/2019

CITY OF FERNLEY
EXHIBIT "A"
BUILDING DEPARTMENT PERMIT & INSPECTION FEES

Temporary Certificate of Occupancy	\$200
Residential Foundation Only Permit Application	\$250
Commercial Foundation Only Permit Application	\$2,500
Electrical Permit, Inspection & Tag, Residential Service < than 400 A, or Utility Service Restoration.	\$80
Gas Inspection & Tag, Utility Service Restoration.	\$80
Manufactured/Modular Home Permit	\$500
Demolitions Permit; by Valuation, minimum fee \$100.	\$100 Min.
Mobile Home Conversion to Real Property Permit	\$200
Water Heater, Wood Stove, or Gas Fireplace Insert Only	\$80
Hazardous Materials Permit, Storage or Waste Disposal Permit	\$1,000
Hazardous Waste Disposal, Processing Service Charge	Actual Cost
Hourly Inspection Rate, Normal Business Hours	\$69
Re-Inspection Fee, Third or more Inspection of same Building Element(s), each.	\$207
Hourly Inspection Rate, Outside of Normal Business Hours (2-hour minimum)	\$103
Work Without Permit and Stop Work Orders	\$300
Permit Processing Fee; applies to new construction, additions, repairs & TI's.	\$25
Residential, Commercial, Industrial and Miscellaneous Permits for construction works not specifically identified above shall use the current ICC Building Valuation Data (BVD) Tables for new construction valuation and/or the written contract value (Highest Value applies) applied to the current Building Permit Fee Schedule (BPFS) published by the City of Fernley Building Department.	Refer to ICC BVD and BPFS

Plan Review Fees shall be in addition to the above Permit Fees and shall be an additional 65% of the Building Permit Fee determined.

NOTES:

1. Payment of Plan Review Fees will be required at the time of Permit Application.
2. Plan Reviews requiring a Third Review (2nd Revision Submittal) will be charged at \$98 per hour or quarter-hour fraction thereof.
3. Whenever a project cannot be valued by the table above, the Building Official shall set the project valuation.
4. Use of outside professional consultants for service: Actual Cost of Services plus 15% administrative processing.

BUILDING PERMIT FEE SCHEDULE COMPARISON

In accordance with the provisions of NRS 354.59891(2), the City of Fernley will adjust Building Permit Fees annually, on or about August 1 of each subsequent year, by a percentage equal to the percentage change (+/-) in the Western Urban Non-Seasonally Adjusted Consumer Price Index published by the U.S. Department of Labor.

Western Urban Consumer Price Index, January-December (Prior Calendar Year) = **2.50%**

FEE	1997 UBC BASE PERMIT FEE (CURRENT VALUE)	1997 UBC ADD'L FEE PER INCREMENT (CURRENT VALUE)	BASE PERMIT FEE W/CPi ADJ.	ADD'L FEE PER INCREMENT W/CPi ADJ.
\$1.00 to \$500.00	\$50.00	\$0.00	\$80.00	\$0.00
\$500.01 to \$2,000.00	\$50.00	\$3.05	\$80.00	\$3.05
\$2000.01 to \$25,000.00	\$69.25	\$14.00	\$80.00	\$14.35
\$25,000.01 to \$50,000.00	\$391.75	\$10.10	\$401.54	\$10.35
\$50,000.01 to \$100,000.00	\$643.75	\$7.00	\$659.84	\$7.38
\$100,000.01 to \$500,000.00	\$993.75	\$5.60	\$1,018.59	\$5.74
\$500,000.01 to \$1,000,000.00	\$3,233.75	\$4.75	\$3,314.59	\$4.87
\$1,000,000.01 and up	\$5,608.75	\$3.15	\$5,748.97	\$3.23

Building permit fee schedule. Pursuant to NRS 278.580 and the International Building Code (IBC) Section 109.2, building permit fees shall be based on the most recent Building Valuation Data (BVD) as published periodically by the International Code Council, "Square Foot Construction Costs" or when such application is inappropriate, the complete and verifiable executed Contract Value of the proposed works applied to this schedule.

Building Permit Fee Schedule (BPFS)

Total Project Valuation Fee*

\$0.01 to \$500.00	\$80.00
\$500.01 to \$2,000.00	\$80.00 for the first \$500.00 plus \$3.13 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001 to \$25,000.00	\$80.00 for the first \$2,000.00 plus 14.35 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001 to \$50,000.00	\$401.54 for the first \$25,000.00 plus \$10.35 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000.00	\$659.84 for the first \$50,000.00 plus \$7.18 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001 to \$500,000.00	\$1,018.59 for the first \$100,000.00 plus \$5.74 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001 to \$1,000,000.00	\$3,314.59 for the first \$500,000.00 plus \$4.87 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001 and up	\$5,748.97 for the first \$1,000,000.00 plus \$3.23 for each additional \$1,000.00 or fraction thereof

* Plan Check fees shall be in addition to the above and shall be an additional 65% of the Building Permit Fee As determined in the table above.

The fee for the renewal of an expired Building Permit shall be \$150.00 plus 10% of the original Permit Fee or \$25.00, whichever is greater. The renewal of an expired Building Permit will exclude the Parks Tax, School Tax, Road Tax, and the Plan Check fee; provided that no changes have been made to the original project design and the date of renewal is within the same code cycle in which the work was originally approved.

“EXHIBIT B”

DEVELOPMENT SERVICES FEE SCHEDULE (EFFECTIVE AUGUST 7, 2019)

Planning, Land Division/Mapping, Engineering & Miscellaneous Fees

Fee Description	Fee
<u>Planning Fees</u>	
Annexation	\$4,000
Appeal	\$750
Area Plan	\$5,000 deposit credited toward actual staff time/consultant time
Building Permit Plan Check - Planning	40% of Permit Fee
Residential Repeats	\$100
Continuance	50% of filing fee
Design Review	\$2,350
Development Agreement	\$3,500
Master Plan Amendment (map or text)	\$3,500
Minor Design Review	\$350
Minor Variance/Minor Deviation	\$150
Planned Development	\$5,000 deposit credited toward actual staff time/consultant time
Pre-Conference Feasibility	\$1070
Sign Master Plan	\$225
Sign Review - Building Permit	\$75
Special Use Permit	\$3,600
Temporary Sign Permit	\$35
Temporary Use Permit	\$100
Variance	\$1,750
Zoning Map Amendment	\$600
Zoning Verification Letter	\$150
<u>Land Division/Mapping Fees</u>	
Abandonment	\$1,500
Amended Map	Actual Cost
Boundary Line Adjustment	\$700
Certificate of Amendment	\$250
Division of Land into Large Parcels, Final	\$600
Division of Land into Large Parcels, Tentative	\$800
Extension of Time	\$775

Parcel Map, Final	\$1,000
Parcel Map, Tentative	\$2,050+\$200/Lot
Reversion to Acreage	\$1,400
Roadway Dedication	\$1,500
Subdivision Map, Tentative	\$8,000 + \$60/lot for > 100 lots
Subdivision Map, Final (Does not include final improvement plan review)	\$1,650
Engineering Fees	
Floodplain Development Permit	Actual Cost with \$2500 Deposit
Final Improvement Plans Review	\$3,000 + \$100/Lot
Industrial Discharge permit	\$800
Annual renewal	\$400
Lab Testing for permit	Actual Cost
Grading and Improvement Fees	
Grading Permit Engineering Review Fee	
1. 50 cubic yards or less	No Permit Required
2. 51 to 100 cubic yards	\$400
3. 101 to 1,000 cubic yards	\$1100
4. 1,001 to 10,000 cubic yards	\$1700
5. 10,001 to 100,000 cubic yards	\$2500
6. 100,001 to 200,000 cubic yards	\$4200
7. 200,001 or more cubic yards	\$5600
Grading Permit Fee	
1. 50 cubic yards or less	No Permit Required
2. 51 to 100 cubic yards	\$46.25
3. 101 to 1,000 cubic yards	\$46.25 for first 100 cubic yards plus \$17.50 for each additional 100 cubic yards or fraction thereof.
4. 1,001 to 10,000 cubic yards	\$243.13 for first 1,000 cubic yards plus \$14.50 for each additional 1,000 cubic yards or fraction thereof.
5. 10,001 to 100,000 cubic yards	\$406.25 for first 10,000 cubic yards plus \$66.00 for each additional 10,000 cubic yards or fraction thereof.

6. 100,001 to 200,000 cubic yards	\$1,148.75 for first 100,000 cubic yards plus \$36.50 for each additional 10,000 cubic yards or fraction thereof.
7. 200,001 or more cubic yards	\$1,513.75 for first 200,000 cubic yards plus \$36.50 for each additional 10,000 cubic yards or fraction thereof.
Multi-Family, Commercial, and Industrial Civil Improvement Fees:	
1. Permit Application Fee/Plan Filing Fee	\$100
2. Plan Review Fees	\$3,500
3. Inspection Fees (Improvement Cost from Engineer's Estimate)	
\$0 – \$50,000	3.00%
\$50,001 – \$100,000	2.75%
\$100,001 – \$200,000	2.50%
\$200,001 – \$300,000	2.25%
Over \$300,000	2.00%
4. Costs incurred over the base inspection fee	Actual Cost
Encroachment Permit Fees:	
1. Permit Fee	\$300
2. Inspection Fee:	
Cut/Excavation	
1 – 100 square feet (minimum charge)	\$125
Over 100 square feet	\$125 + \$0.50/square-foot over 100 square feet
3. Nonprofit Utilities	Required to obtain a permit, exempt from required permit and inspection fees, and required to have all work tested and inspected at their cost.
4. For Profit Utilities	Required to obtain a permit but are exempt from the bonding requirements of the City's encroachment permit.
5. Blanket permits for PUC regulated utilities (for one year)	\$3,200 (Due and payable by June 30 th of each year)
6. Encroachment Permit Extension Fee (before expiration date)	\$20

7. Encroachment Permit Extension Fee (after expiration date)	\$125
Encroachment Permit Refundable Bond	\$500 + \$10/square-foot over 100 square feet
Tenant Improvement Plan Review	\$300
Single Family Residential Plan Review (water/sewer connections and drainage)	\$50
ERC Calculation Sheet Review and Processing Fee	\$300
Bac-T Test Each (City will sample and submit to lab but the cost of testing will be borne by the applicant/contractor)	\$200
Working Without a Permit	Anyone performing work without a permit shall be charged triple the amount of the original permit and inspection fees for the first offense. For the second offense, the penalty shall be quadrupled. Further violations may result in civil prosecution as damage to public property.
Vehicle Towing	Actual Cost
Other Inspection Fees	Actual Cost
Preliminary Water Modeling	\$560
Preliminary Sewer Modeling	\$560
Full Water Modeling With NAC Report and BSDW Submittal	\$3700
Full Sewer Modeling with Report and BWPC Submittal	\$840
Water System Special Project Modeling	Actual Cost with \$2500 Deposit
Miscellaneous Fees	
Miscellaneous Engineering/Planning Time	\$80/hr.
Miscellaneous Consulting Engineering Time	\$140/hr.
GIS Printing Fees	Actual Cost of Production/Printing
Reimbursement Agreement	\$2,500
Noticing Fee	\$300
Surveyor Fee	Actual Cost