CITY OF DUNWOODY
41 Perimeter Center East
Dunwoody, GA 30346
Phone: 678.382.6700 • Fax: 678.382.6701
www.dunwoodyga.gov

MEMORANDUM

To: Mayor and City Council

From: Warren Hutmacher, City Manager

Date: August 17, 2009

Subject: **Discussion of Permit Fees**

After careful consideration of the comments made by the public and the Mayor and Council at the August 17th work session, I have met with the Community Development staff and further analyzed our permit fee structure.

I recommend to the City Council to modify the fee structure to reduce the multiplier for residential construction by a factor of 25%, which will reduce the cost of these permits by the same amount. I feel that this reduction will move the City closer to the rates of our neighbors and competitors in the region.

As I discussed with you at the ast meeting, I feel that is appropriate and necessary to evaluate our permit fee structure outside of a vacuum. Every city is unique and our overall tax structure, including permit fees makes up very competitive with other jurisdictions. To recap, the City has a very low millage rate and does not have access to Local Option Sales tax funds (LOST). When looked at it in totality, it is a compelling argument that builders and developers will find Dunwoody an attractive place to make investments due to the overall cost of doing business in the City and in combination with the high level of services we provide.

Lastly, in the aggregate, the City loses money on permit fees in relation to the costs we incur to provide this service. Therefore, I recommend holding off on any other changes to our fee chart except for the 25% reduction in residential construction fees recommended above.

Attached to this memo is a resolution for your consideration that will modify the fee chart as described above.

STATE OF GEORGIA
CITY OF DUNWOODY **RESOLUTION 2009-08-49**

A RESOLUTION AMENDING CERTAIN BUILDING PERMIT FEES IN THE CITY OF DUNWOODY

WHEREAS, the Charter of the City of Dunwoody authorizes the City to provide for the general health, safety and welfare of the citizens of the City; and

WHEREAS, the Charter of the City of Dunwoody further authorizes the City to provide for planning, signage and development within the City of Dunwoody; and

WHEREAS, the City of Dunwoody previously passed Resolution 2008-12-34, adopting a Planning and Zoning Fee Schedule, including a fee schedule for Building Permit Fees; and

WHEREAS, the City Council desires to differentiate between two classes of development – commercial and residential – and amend certain building permit fees for residential construction in order to encourage high quality infill housing stock construction and development in a premier residential community of the City of Dunwoody; and

WHEREAS, such amended building permit fees are presented in an updated Fee Schedule attached hereto and incorporated herein by reference as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council for the City of Dunwoody, while in session on August 24, 2009, as follows:

SECTION 1. That the amended schedule of fees for building permits in the City of Dunwoody, as attached hereto and incorporated herein as Exhibit A, is hereby adopted; and

SECTION 2. That the staff is hereby authorized and directed to implement the Schedule of Fees herein; and

SECTION 3. That Exhibit "A" is hereby incorporated and made a part of this Resolution as if fully set forth herein.

SO RESOLVED AND EFFECTIVE, this the 24th day of August, 2009.

Approved:

_____
Ken Wright, Mayor

Attest:

_____
Sharon Lowery, City Clerk
Seal

CITY OF DUNWOODY FEE SCHEDULE

PLANNING AND ZONING FEES – EXHIBIT A Rezoning

	TO:	ACREAGE				
		0 to 5	**5+ to 10**	**10+ to 20**	**20+ to 100**	**100+**
REZONING FROM ANY DISTRICT	R-200, R-150, R-100, R-85, R-75, R-60, R-A8, R-CH,	$500	$1,000	$1,500	$2,000	$2,500 plus an additional $40 per acre for any portion thereof over 100 acres. Maximum fee = $10,000
	R-CD, R-DT, RM-150, RM-100, RM-85, RM-75, RM-HD, MHP, TND, NNC, O-I, O-D, NS, C-1, C-2, M, M-2, Pc,	$750	$1,500	$2,000	$2,500	$3,000 plus an additional $50 per acre for any portion thereof over 100 acres. Maximum fee = $10,000
	OCR, O-I-T	Any acreage: $2,000 plus $50 per acre or any portion thereof.				
		Maximum fee = $10,000				
USE PERMIT	Mobile Home	$250				
	All Other Use Permits	$500				
CONCURRENT VARIANCES	Single Family Residential Districts: R-200, R-150, R-100, R-85, R-75, R-60, R-A8, R-CH,	$250 plus $50 for each additional concurrent variance requested on the same piece of property				
	Multi-Family and all Non-Residential R-CD, R-DT, RM-150, RM-100, RM-85, RM-75, RM-HD, MHP, TND, NNC, O-I, O-I-T, O-D, NS, C-1, C-2, M, M-2, Pc, OCR, O-I-T	$350 plus $100 for each additional concurrent variance requested on the same piece of property				
MODIFICATIONS	Any modification request	$300 plus $100 for each additional modification request on the same piece of property				

Variances

MINOR VARIANCE, ADMINISTRATIVE VARIANCE, ADMINISTRATIVE MINOR VARIANCE, PRIMARY VARIANCE, SECONDARY VARIANCE, BUILDING CODE VARIANCE	Single-Family Residential Zoning Districts	$250 plus $50 for each additional variance request on the same piece of property
	Multi-Family Districts, Non-Residential Districts, and Commercial Uses in Residential	$350 plus $100 for each additional variance request
	All Signs	$350 plus $100 for each additional variance request

Other

	Event Type	**Fee**
ADMINISTRATIVE PERMIT	Festival/Event (horseshow, music festival, etc.)	$50 plus $10 per day
	Events, Outdoors Seasonal (Christmas trees, pumpkins, etc.)	50
	Roadside Vendors	$50 plus $10 per day
	Roadside Produce Stand	50
ZONING CERTIFICATION LETTER	**Fee**	
	$30	

Construction Permit Fees		
ADMINISTRATIVE FEE	$25 for all new permits and reissue of permits, certificates of occupancy, inspection sheets, and for installation lists when not attached to combination building permits	
	Building permits will be calculated based on the tables below	
	Use	**Permit Fee** $8 per $1000 (commercial) $6 per $1000 (residential) Construction valuation listed below (or otherwise noted)
VALUATIONS FOR USES NOT COVERED UNDER THE ICC BUILDING VALUATION DATA CONSTRUCTION COST TABLE	Patio Cover, Deck, Balcony	$15 per square foot
	Enclosed Patio, Sunroom, Screened Room	$30 per square foot
	Shed Storage Building	$20 per square foot
	Fences 6′ in height or taller	$1 per square foot
	Pools (value per square foot)	$180 per square foot
	Public Garages	$47 per square foot
	Retaining Wall (value per linear foot)	
	8′ or less in height	$10 per square foot
	More than 8′ in height	$20 per square foot
	Tenant OR Interior Finish Improvements	$50 per square foot
SUBDIVISION DEVELOPMENT SIGN FEES	**Sign type**	
	24" Stop Sign, Street Sign(s), post, and sign bracket	$165 per sign
	30" Stop Sign, Street Sign(s), post, and sign bracket	$175 per sign
	Speed limit sign, post, bracket with Watch for Children	$125 per sign
	Speed limit sign, post, bracket	$125 per sign
	30" Yield Sign, post, bracket	$125 per sign
	No Outlet sign	$125 per sign
VALUATIONS FOR USES LISTED IN THE ICC BUILDING VALUATION DATA CONSTRUCTION COST TABLE	**Use**	**Vaulation**
	New One & Two Family Residential	Use ICC Building Valuation Data Table, latest published edition
	New Non-Residential & Multi-Family	Use ICC Building Valuation Data Table, latest published edition
	The following valuation shall be used for the valuation of separate permits pertaining to the same structure: a. Building shell only: 80% of valuation above b. Mechanical only: 15% of valuation above c. Plumbing only: 15% of valuation above d. Electric only: 15% of valuation above	
OTHER FEES	**Permit or Fee Type**	**Fee**
	Building for retaining wall – site plan review	$100 per review
	Inspections outside of normal business hours	$150/hour (min 2 hours)
	Reinspection fees	$50/hour (min 1 hour)
	Inspections for which no fee is specifically indicated	$50/hour (min 1 hour)
	Demolition Permit	100
	Tree Replacement Fund Donation	$1,000 per 1.0 unit of density credit required
	COMPONENT PERMITS not to be used for remodeling or new construction	$50 minimum see permit forms for additional fees
	Final Certificate of Occupancy	$50

Review Fees		
SKETCH PLANS	**Use**	**Cost Per Unit**
	Residential	$350 plus $5 per lot
	Commercial	$350 plus $5 per acre
LAND DISTURBANCE PERMIT	Use	Cost Per Unit
	Residential	$350 plus $20 per lot
		Additional review fee of $200 assessed for the second and subsequent re-submittal of plans
	Commercial	$350 plus $20 per acre
		Additional review fee of $200 assessed for the second and subsequent re-submittal of plans
FINAL PLAT	$350 plus $5 per lot	
MINOR SUBDIVISION	$350	

Permit Fees		
LAND DEVELOPMENT	**Inspection**	**Cost Per Unit**
	Road Vert. & Sect.	$16 per linear foot
	Curb and Gutter	$6.50 per linear foot
	Base and Paving	$25 per linear foot
	Commercial Driveway	$0.75 per square foot
	Storm Drainage	$20 per linear foot
	Wastewater	$22 per linear foot
	Water Main	$16 per linear foot
	Sidewalk	$2 per square foot
	Other	
	Permit Fees	**Cost Per Unit**
	Street Name Markers/Intersection	$75 per intersection
	Traffic Signs/Intersection	$65 per intersection
	Land Disturbance Permit	**Fee**
	LDP	$125
	Fees for Land Disturbance Permits	
	Valuation	Fee
	$1 to $5,000	$300
	$5,001 to $20,000	$300 for the first $5,000 and $150 for each additional $1,000, or fraction thereof
	$20,001 to $100,000	$2,250 for the first $20,000 and $100 for each additional $1,000, or fraction thereof
	$100,001 to $250,000	$10,550 for the first $100,000 and $50 for each additional $1,000, or fraction thereof
	$250,001 to $500,000	$18,050 for the first $250,000 and $25 for each additional $1,000, or fraction thereof
	$500,001 to $1,000,000	$24,300 for the first $500,000 and $15 for each additional $1,000, or fraction thereof
	$1,000,001 and up	$31,800 for the first $1,000,000 and $10 for each additional $1,000, or fraction thereof

Sign Permit Fees		
REVIEW FEE	$15	
SIGN PERMIT	**Sign Message Area Size**	**Flat Fee**
	1 to 50 square feet	$50
	51 to 100 square feet	$100
	101 to 150 square feet	$150
	151 to 200 square feet	$200