

RESOLUTION NO. 22-137

**A RESOLUTION OF THE CANYON COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING REVISED DEVELOPMENT SERVICES DEPARTMENT BUILDING PERMIT AND PLANNING AND ZONING FEE SCHEDULES**

The following resolution and order was considered and adopted by the Canyon County, Idaho Board of Commissioners ("Board") on this 7<sup>th</sup> day of June, 2022.

Upon the motion of Commissioner White and the second by Commissioner Van Boek, the Board resolves as follows:

**WHEREAS**, Idaho Code § 31-801 grants general powers and duties, subject to the restrictions of law, to the boards of county commissioners in their respective counties; and

**WHEREAS**, Idaho Code § 31-828 grants the Board authority "to do and perform all other acts . . . which may be necessary to the full discharge of the duties of the chief executive authority of the county government"; and

**WHEREAS**, Idaho Code § 31-807 authorizes the Board to manage county property subject to restrictions including, but not limited to, those described in Idaho Code § 31-808; and

**WHEREAS**, Idaho Code § 31-870(1) authorized the Board of County Commissioners to "...impose and collect fees for those services provided by the county which would otherwise be funded by ad valorem tax revenues; and; and

**WHEREAS**, Idaho Code §§ 31-870(1) and 63-1311 require that the fees imposed and collected by the County must be reasonably related, and not exceed, the actual cost of the services being rendered; and

**WHEREAS**, the Development Services Department Fee Schedules, Resolution Nos. 18-095 and 18-096, adopted on May 29, 2018, require revisions to address increase in the actual cost of services and to better reflect services provided; and

**WHEREAS**, Development Services Department desires to update the existing fee schedules and adopt new building permit and planning and zoning fees; and

**WHEREAS**, the Development Services Department proposes the adoption of the fee schedule attached hereto as "Exhibit A" (building permit fees), and the adoption of the fee schedule attached hereto as "Exhibit B" (planning and zoning fees) incorporated by reference; and

**WHEREAS**, the Board of County Commissioners provided proper legal notice of a hearing to be held on June 7, 2022 at 9:00 a.m. to consider a resolution establishing revised Canyon County Development Services Department Fee Schedules; and

**A RESOLUTION ADOPTING REVISED DSD BUILDING PERMIT AND PLANNING AND ZONING FEE SCHEDULES**

RESOLUTION NO. 22-137

WHEREAS, the proposed fees are not intended to affect approved projects, which have been completed and require no further developmental work to be undertaken by Canyon County Development Services prior to the date of signing of this resolution. However, building projects and developments in process requiring further work to be undertaken by Canyon County Development Services Department, may be assessed additional fees on a case-by-case basis; and

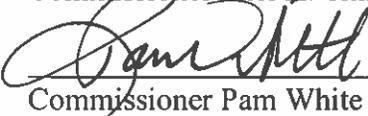
WHEREAS, the Board of County Commissioners conducted a public hearing on the above proposed revised Development Services Department Fee Schedules on June 7, 2022 at 9:00 a.m.; and

NOW THEREFORE, THE BOARD HEREBY RESOLVES, and finds good cause to adopt the Revised Canyon County Development Building Permit Services fee schedule and Planning and Zoning fee schedule as identified in Exhibits A and B being incorporated by reference herein.

IT IS FURTHER RESOLVED BY THE BOARD, that this resolution shall be effective this 7<sup>th</sup> day of June, 2022.

BOARD OF COUNTY COMMISSIONERS

- Motion Carried Unanimously
- Motion Carried/Split Vote Below
- Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Unavailable for signature</u> _____ Commissioner Keri K. Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Pam White	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: CHRIS YAMAMOTO, CLERK

By: John Ross  
\_\_\_\_\_  
Deputy Clerk

## EXHIBIT A



### **BUILDING PERMIT FEE SCHEDULE**

#### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633

### **BUILDING PERMIT FEE SCHEDULE**

**General.** Fees shall be assessed in accordance with the provisions of this fee schedule: adopted by the jurisdiction.

- (1) Permit Fees:** The fees for each building permit shall be as set forth in Table 1-A. The fee for mechanical/gas piping permits for one and two-family dwellings and their accessory structures shall be as set forth in Table 1-C; the fee for each mechanical/gas piping permit for commercial mechanical installation shall be as set forth in Table 1-D.
  - A. Determination of value. The value to be used in computing the building permit and building plan review fees shall be as set forth in Table 1-A VALUE TABLE. If not type of construction is not identified in in Table 1-A VALUE TABLE, value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.
  - B. Local governments, public, commercial, nonexempt agricultural buildings may have valuations set at the accepted bid amount as verified by appropriate acceptable contract documents. The valuation of work not covered above shall be determined by the Building Official.
- (2) Plan Review Deposit Fees.** When submittal documents are required by Canyon County Building Code Ordinance No. 15-004, as amended, a plan review deposit shall be paid with each building permit application. This payment is a pre-payment (deposit) of a portion of the plan review fee. Once the plans are reviewed by building department staff, the deposit is not refundable. The plan review fee deposit on new dwellings and commercial structures is \$180.00.
- (3) Plan Review Fees.** When submittal documents are required by Canyon County Building Code Ordinance No. 06-179, as amended, a plan review fee shall be paid at the time of issuing the building permit. Said fee for one and two-family dwellings, and their accessory structures, occupancies shall be sixteen percent (16%) of the building permit fee as shown in Table 1-A. Plan review fees for all other occupancy uses shall be sixty-five percent (65%) of the building permit as show in Table 1-A.
  - A. Expiration of Plan Review. Applications for which no permit is issued within 180-days following the date of the application shall expire by limitation, and plans and other data submitted for review may be returned to the applicant. The plan review fee will be charged to the applicant.
- (4) Other Inspection and Fees.** Other inspections and fees are found in Table 1-B of this fee schedule.

**EXHIBIT A**

**(5) Fee Refunds.** The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

A. Building Permit. The Building Official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment. Fees for a permit issued after the commencement of construction shall be double.

<b>TABLE 1-A BUILDING PERMIT FEES</b>	
\$1.00 to \$1,000.00	\$30.00
\$1001.00 to \$5,000.00	\$30.00 for the first \$1,000 plus \$30.00 for each additional \$1,000 or fraction thereof to and including \$5,000.
\$5,001.00 to \$20,000.00	\$150 for the first \$5,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$20,000.
\$20,001.00 to \$50,000.00	\$330 for the first \$20,000 plus \$10.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001.00 to \$100,000.00	\$630 for the first \$50,000 plus \$11.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001.00 to \$200,000.00	\$1,205 for the first \$100,000 plus \$15.00 for each additional \$1,000 or fraction thereof, to and including \$200,000.
\$200,001.00 to \$500,000.00	\$2,705 for the first \$200,000 plus \$20.00 for each additional \$2,000 or fraction thereof, to and including \$500,000.
\$500,001.00 to \$1,000,000.00	\$5,705 for the first \$500,000 plus \$22.50 for each additional \$2,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001.00 to \$5,000,000.00	\$11,330 for the first \$1,000,000 plus \$22.50 for each \$4,000 or fraction thereof, to and including \$5,000,000.
\$5,000,001 and up	\$33,830 for the first \$5,000,000 plus \$24.50 for each \$4,000 or fraction thereof.

**EXHIBIT A**

<b>TABLE 1-A VALUE TABLE</b>		
Application Type		Value assigned per square foot
<b>Residence Single Family</b>		
	Under 1500 s.f.	\$71.60
	>1500 s.f.	\$78.60
	>2000 s.f.	\$82.32
	Upscale	\$86.76
	Brick	\$88.20
	Stucco	\$107.76
	Tile Roof	\$109.68
<b>Garage Private – Attached</b>		\$24.60
	w/ bonus room	\$24.60
	w/ bonus room & bath	\$33.00
<b>Porches &amp; Patios – Attached, Covered</b>		\$18.48
	Decks-Raised, Attached, Uncovered	\$14.28
	Decks-Raised, Attached, Covered	\$24.60
<b>Basements</b>		
	Unfinished	\$17.52
	Semi-Finished	\$24.12
	Finished	\$43.08
<b>Residence – Additions</b>		
	Kitchen, Baths	\$71.60
	Combination: Kitchen, etc.	\$71.60
	Bedroom, etc.	\$71.60
	Remodel & Alteration, etc.	<b>BID COST</b>
<b>Residence-Move-On</b>		\$36.00
	Residence-Move-on w/ attached garage	\$12.30
	Residence-Move-on w/ detached garage	\$9.78
<b>Manufactured Homes</b>		
	Single Wide	\$240.00
	Double Wide	\$310.00
	Triple Wide	\$430.00
<b>Permanent Foundation Only</b>		\$66.00
<b>Detached Accessory to Residence</b>		
	Storage – Framed (under 600 s.f.)	\$14.40
	Garage/Storage – Framed	\$19.56
	Garage/Storage – Pole	\$14.70
	Carports – Pole (open canopy)	\$10.80
	Carports – Pole (dirt floor)	\$7.20
<b>AG Exempt Building</b>		\$84.00

**EXHIBIT A**

<b>TABLE 1-B OTHER INSPECTIONS AND FEES</b>	
1. Inspections outside of normal business hours (8 am to 5 pm)	\$50.00
2. Re-inspection fees may be assessed for each occurrence (2 <sup>nd</sup> re-inspection) for same item.	\$50.00
3. Inspection not covered by an active permit.	\$50.00
4. Investigation inspection fee.	\$50.00
5. Permits for Manufactured Home Installations shall be:	
a. Per Transportable Section	\$100.00
b. Single Section	\$150.00
6. Permits for placement of a Permanent Perimeter Foundation under an existing Manufactured/Mobile Home.	\$175.00
7. Demolition Permit fee for any structure shall be:	\$40.00
8. Appeal of any Order, Decision or Determination made by the Building Official shall require:	\$150.00

<b>TABLE 1-C MECHANICAL PERMIT FEES</b> (One and Two-Family Dwellings and their Accessory Structures)	
<b>New Construction</b>	
1. New Single Family Dwellings	\$180.00
<i>New Dwelling Construction includes: Heat pumps, A/C condenser (one each stand-alone system), bath fan(s), furnace, gas water heater(s), range hood, dryer vent(s), gas BBQ and ductless mini-split system.</i>	Included in above
2. New Dwellings greater than 2,000 sq.ft.	\$300.00
<i>New Dwelling Construction includes: Heat pumps, A/C condenser (one each stand-alone system), bath fan(s), furnace, gas water heater(s), range hood, dryer vent(s), gas BBQ and ductless mini-split system.</i>	Included in above
3. New Addition/Remodel of single family dwelling, shops, bedrooms, etc.	\$60.00
<i>New Addition/Remodel includes: Heat pumps, A/C condenser (one each stand-alone system), bath fan(s), furnace, gas water heater(s), range hood, dryer vent(s), gas BBQ and ductless mini-split system.</i>	Included in above
4. Ductless Mini-split – More than one system (one system is included in new dwelling fees)	\$75.00
5. Radiant heating system (Floor or Ground Loop)	\$80.00
6. Swimming pool or spa heater (gas or electric)	\$60.00
7. New heat pump or A/C condenser for MFG Home	\$80.00
8. Gas Piping	\$80.00
9. Installation of wood-burning fireplace, pellet stove or woodstove (venting included)	\$80.00
10. Installation of venting only (without fireplace, pellet or woodstove installation)	\$60.00

**EXHIBIT A**

<b>Retro Construction</b>	
11. Retro Installation in existing single family dwelling, shops, etc.	\$80.00
<i>Retro installation includes: Electric, gas, and oil furnace, A/C condenser, heat pump, gas water heater, pool heaters, venting, duct work over 10-feet</i>	Included in above
12. Heat pumps, A/C condenser for Residential/Accessory & MFH Home	\$80.00
13. Radiant heating system (Floor or Ground Loop)	\$80.00
14. Swimming pool or spa heater (gas or electric)	\$60.00
15. Installation of wood-burning fireplace, pellet stove or woodstove (venting included)	\$80.00
16. Installation of venting only (without fireplace, pellet or woodstove installation)	\$60.00
17. Change Out # of Units	
Electric Furnace	\$60.00
Gas Furnace	\$60.00
Oil Furnace	\$60.00
Gas Water Heater	\$60.00
Air Conditioner	\$60.00
Heat Pump	\$60.00
Pool Heater	\$60.00
A/C only for MFH	\$60.00
Venting	\$60.00
Duct Work (over 10 ft.)	\$60.00
Ductless Mini-Split (per outside unit)	\$60.00

<b>TABLE 1-D MECHANICAL COMMERCIAL PERMIT FEE</b> (Other than One and Two-Family Dwellings and their Accessory Structures)	
1. Fee will be equal to 2% of bid cost for total job.	Varies – Minimum \$60.00 fee

EXHIBIT B



**PLANNING & ZONING FEE SCHEDULE**

**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633

**ADMINISTRATIVE APPLICATIONS:**

<b>DIRECTOR'S DECISION WITH NOTIFICATION TO PROPERTY OWNERS:</b> .....	\$600.00
Administrative Land Division with Relocation of Building Permit(s)	
Assisted Care Facility	
Bed and Breakfast w/employees	
Day Care Facility	
Firewood Sales	
Home Business	
Mineral Extraction (Short Term)	
Public Service Agency Telecommunication Facilities exceeding 75'	
Quasi-Public Use	
Signs (when exceeding height/size requirement)	
Utility Facility	
Variance (33% or less)	
Winery/Brewery/Distillery	

<b>DIRECTOR'S DECISION WITHOUT NOTIFICATION TO PROPERTY OWNERS</b> .....	\$330.00
Administrative Land Division	
Private Road	
Property Boundary Adjustment	
Simple Changes to a Recorded Plat	

**TEMPORARY RESIDENCE PERMIT (DIRECTOR'S DECISION):**

Farm Labor .....	\$330.00
Residing in RV during Dwelling Construction .....	\$330.00
Residing in RV no more than 90-days per calendar year .....	\$330.00

<b>FRONTAGE, EASEMENT AND ROAD LOT REDUCTION</b> .....	\$100.00
<b>CERTIFICATE OF ZONING COMPLIANCE</b> .....	\$ 80.00
<b>FLOODPLAIN DEVELOPMENT PERMIT (NEW DEVELOPMENT)</b> .....	\$ 80.00
<b>FLOODPLAIN DEVELOPMENT PERMIT (REPAIR)</b> .....	NO FEE
<b>PROPERTY RESEARCH / INQUIRY (per parcel)</b> .....	\$ 40.00
<b>COMBINED APPLICATIONS</b> ( <i>may be accepted on a case by case basis by the Director</i> )	
<b>MULTIPLE DIRECTOR DECISIONS WITH NOTIFICATION</b> (single application additional cost per decision)	\$125.00
<b>MULTIPLE DIRECTOR DECISIONS WITHOUT NOTIFICATION</b> (single application additional cost per decision)	\$ 80.00

**PUBLIC HEARING APPLICATIONS**

Comprehensive Plan Amendment (text or map amendment) .....	\$2800.00
Conditional Use Permit .....	\$ 950.00

**EXHIBIT B**

Conditional Use Modification .....	\$ 600.00
Conditional Rezone (includes Development Agreement fee) .....	\$1400.00
Development Agreement Modification .....	\$ 750.00
Planned Unit Development .....	BOCC Resolution Varies
Time Extension .....	\$ 600.00

**PUBLIC HEARING APPLICATIONS CONT'D**

Variance .....	\$ 950.00
Zoning Amendment Text Amendment .....	\$2800.00
Zoning Map Amendment (Rezone) .....	\$ 950.00
Combine multiple hearing applications .....	BOCC Resolution Varies

**SUBDIVISION APPLICATIONS**

<b>PRELIMINARY PLAT</b> (including irrigation, drainage & grading plans) .....	\$1550.00
Additional per Lot Fee (per application) .....	\$ 10.00
Additional City Impact Area Fee .....	\$ 100.00
<b>FINAL PLAT</b> .....	\$1000.00
Additional per Lot Fee (per application) .....	\$ 10.00
Additional City Impact Area Fee .....	\$ 100.00
<b>COMBINING PRELIMINARY &amp; FINAL PLATS</b> .....	
(Short Plat & when no improvements are required) .....	\$1680.00
Additional per Lot Fee (Per application) .....	\$ 10.00
Additional City Impact Area Fee .....	\$ 100.00
<b>VACATION OF A SUBDIVISION PLAT</b> .....	\$ 950.00
<b>MINOR REPLATS AND AMENDMENTS</b> .....	\$ 600.00

**BOARD OF COUNTY COMMISSIONERS:**

<b>ANY DECISION APPEALED TO THE BOARD (BOCC)</b> .....	\$ 600.00
<b>ROAD NAME CHANGE</b> .....	\$ 550.00
<b>RENOTIFICATION FEE</b> .....	\$ 100.00

**NOTES:**

1. All fees include payment for an application, processing and a decision. Fees do not include the following, when required, which the applicant will be required to pay after costs are determined:
  - a. Bonding Improvements
  - b. Actual expenses for facility rental and/or County-contracted engineering review and inspections (plat/plan review, improvement inspections, etc.)
2. **Refund Policy for Applications that are Withdrawn:**
  - a. An applicant may request in writing a refund of no more than **90%** of the application fee.
  - b. Refunds are processed in accordance with § 07-04-07 of the Canyon County Zoning Ordinance.
3. **Fee Waivers:**
  - a. An applicant may request, in writing, a fee waiver in accordance with § 07-04-05 of the Canyon County Ordinance.
4. Applications requiring fees not specifically listed above will be set by the Board of County Commissioners' Resolution on a case by case basis.
5. Fees are cumulative.