

Building Permit Fees Information Sheet

This form is intended as an information sheet only to explain what the fees are for and help applicants understand the typical fees and charges that come along with getting a Building Permit. The fees and explanations listed herein are intended to be informational only. Some fees do not apply to every permit type and may depend on the specifics of the application. All fees, charges, and amounts are the responsibility of the applicant and should be verified by the applicant before submitting for a building permit.

Valuation

Valuation is the cost of the improvements or construction work covered by the permit. This amount is *not* a fee to be paid and is calculated from specifics about the work to be done using values established by the International Building Code (IBC). The Valuation is used as the basis for calculating certain required fees. Valuation does not necessarily reflect the market value of the improvements or construction work or the amount paid by the applicant to a contractor or for supplies.

Permit Fee

The Permit Fee is a specific calculation based off of the valuation, calculated using factors from the specific features in the permit's plans at rates established in the IBC. This fee goes towards covering the costs of administration and providing building services. This fee also helps to cover the costs of providing the needed inspections on the work to be done so there are no additional inspection fees needing to be added onto the permit in most cases.

State Surcharge

The State Surcharge is a fee dictated and required by the state equal to 1% of the permit fee. Funds collected for this fee are passed through to the State of Utah and not kept by the City. This fee rate is set by the Legislature of the State of Utah.

Plan Check Fee

The Plan Check Fee, generally speaking, is intended to cover the City's administrative cost of reviewing the plans for compliance with applicable laws, codes, and ordinances. This fee is dictated by and the rate is set by the building codes. This fee is generally calculated to be equal to 65% of the Permit Fee.

Sewer Impact Fee

The Sewer Impact Fee is an amount contained in the Tooele City Fee Schedule as adopted by the Tooele City Council. This fee is determined following completion of a study of services and infrastructure of the City's sewer system completed according to standards established by state law. This fee is generally assessed when a new impact is added into the system as a means to cover that impact's proportional share in the system and can only be used for capital infrastructure purposes.

Sewer Connection Fee

The Sewer Connection Fee is an amount contained in the Tooele City Fee Schedule as adopted by the Tooele City Council. This fee is generally assessed to cover the costs related to a new physical connection being made into a sewer mainline. Many lots within newer subdivisions have laterals stubbed to them during construction of the subdivision so this fee may not be assessed to construction on that lot as it was provided with the subdivision.

Water Impact Fee

The Water Impact Fee is an amount contained in the Tooele City Fee Schedule as adopted by the Tooele City Council. This fee is determined following completion of a study of services and infrastructure of the City's water system completed according to standards established by state

law. This fee is generally assessed when a new impact is added into the system as a means to cover that impact's proportional share in the system and can only be used for capital infrastructure purposes. This fee does not include water rights.

Water Connection Fee

The Water Connection Fee is an amount contained in the Tooele City Fee Schedule as adopted by the Tooele City Council. This fee is generally assessed to cover the costs related to a new physical connection being made into a water mainline. Many lots within newer subdivisions have laterals stubbed to them during construction of the subdivision so this fee may not be assessed to construction on that lot as it was provided with the subdivision.

Water Meter Fee

The Water Meter Fee is an amount contained in the Tooele City Fee Schedule as adopted by the Tooele City Council and is based on the size of meter to be installed. This fee is to cover the City's cost of the meter.

Park Impact Fee

The Park Impact Fee is an amount contained in the Tooele City Fee Schedule as adopted by the Tooele City Council. This fee is determined following completion of a study of services and infrastructure of the City's park system completed according to standards established by state law. This fee is generally assessed when a new impact is added into the system as a means to cover that impact's proportional share in the system and can only be used for capital infrastructure purposes.

Public Safety Impact Fee

The Public Safety (police and fire) Impact Fee is an amount contained in the Tooele City Fee Schedule as adopted by the Tooele City Council. This fee is determined following completion of a study of services and infrastructure of the City's public safety services completed according to standards established by state law. This fee is generally assessed when a new impact is added into the system as a means to cover that impact's proportional share in the system and can only be used for capital infrastructure purposes.

Water Deposit

The Water Deposit is a fee to cover the cost of providing water to the site for construction activities. This fee is typically charged with new building construction, such as new homes or commercial buildings. Construction water is not allowed to use culinary water except in very specific instances and with prior City approval. This is to avoid the need to install meters before they are needed on the site or having to set up water utility accounts and deal with billing before the site is ready to be occupied.

Tree Bond

The Tree Bond is a fee paid to ensure that street trees are planted in the parkstrip(s) fronting the property, generally in residential areas. Trees are bonded at a rate of \$150.00 per tree and the property owner is eligible to apply for reimbursement of the bond amount after successful inspection of the tree(s) after one year's time has passed from the Certificate of Occupancy on the property.

Water Rights

Water Rights is the legal authority to extract water from the underground aquifer or surface water sources for the use within the City's water system. This requirement is a specific amount of rights based on the size and type of development for a property. The Water Rights requirement is dictated by Chapter 7-26 of the Tooele City Code. Tooele City follows the tables established by the State of Utah for the amount of municipal grade water rights required to be transferred to the City. Water rights are an open-market commodity and are highly restricted by location and type although some may be converted to different types by the Office of the State Engineer only. For residential uses, the amount of water rights required for use within the

structure is 0.45 acre-feet. For commercial uses, the amount of water rights required to be transferred to the City is based on the anticipated culinary water use of the building or unit within the building as listed in the state's tables. Water right requirements for the exterior areas are calculated a rate of 4.0 acre-feet per irrigable acre and are prorated to the specific amount of irrigable area of a property. Typically, lots within subdivisions recorded after August 1, 2005 are required to transfer water rights in the an amount to satisfy the requirements for all lots within that subdivision prior to the plat being recorded so that the lots within that subdivision do not have to bear that burden. All other lots or properties are subject to this requirement unless it can be determined that water right transfers to the City have taken place historically for that property in a sufficient amount for that property. The specific volume of water rights required with any permit is calculated during the review process of that permit and is required to be satisfied prior to the issuance of the permit for construction. Please contact the City Engineer with any questions regarding water rights or to determine the necessity for or an approximate volume of rights required.

Inspection Fee

The Inspection Fee is a fee for permits that don't have typical new construction or are for specialty work such as electrical work only, some types of public improvements, water heater replacement, sign installation, repair or remodel work, etc. to cover the cost of the number of inspections needed. This fee is to cover the cost of inspections for that work. Permits for new construction such as a new home, commercial building, building addition, etc. generally have the inspection fees calculated into them and therefore do not usually require fees in this category.

Latecomer's Fee

The Latecomer's Fee is a fee to reimburse developers for improvements installed that were required to be above the minimum standards. Although not a common practice, in instances where public improvements were required as a condition of approval that were above the minimum standards, the developer may be entitled by agreement to a pro rata share reimbursement of costs to install those improvements that are above the minimum. This fee category is to address these reimbursements when they occur.