

CITY OF TRENTON DEVELOPMENT FEES - updated 11.7.06

SUBDIVISION FEES

Ordinance 16-1999

PRELIMINARY PLAT	\$500.00
Each additional plat submission	\$200.00
FINAL PLAT (base fee)	\$150.00
+ Each lot created	\$30.00 per lot
Lot split application	\$50.00

PLANNED UNIT DEVELOPMENT FEES

General Plan - upon submission	\$150.00
+ each additional acre in excess of one (1)	\$50.00 per each additional acre

ZONING CHANGE / BZA FEES

Application for zoning district change	\$250.00
Application for Zoning Code text change only	\$150.00
Application to the Board of Zoning Appeals – variance or appeal	\$200.00

ZONING PERMIT FEES

Ordinance 21-1999

RESIDENTIAL*

Single-family new construction or addition	\$25.00
Two-family/Multi-family new construction or addition	\$50.00 + \$10.00 per each dwelling unit in excess of one
Accessory structure (120-200 sq. ft.)	\$15.00
Accessory structure (greater than 200 sq.ft.)	\$25.00
Fence	\$10.00
Pool (250 sq. ft. or greater)	\$25.00
Pool (100 – 249 sq. ft.)	Permit required, no fee
Driveway extension	\$25.00
Deck	\$25.00

* Building permit fees are additional

COMMERCIAL, INDUSTRIAL, NON-RESIDENTIAL*

New construction or addition to existing building

Ordinance 16-1999 and 21-99

5,000 sq. ft. or less (floor area)	\$200.00
+ each additional 1,000 sq. ft. or fraction thereof	\$10.00
New business	\$200.00
Signs	\$50.00
Accessory structure	\$50.00
Fence	\$10.00
Change of use	\$10.00
Off-street parking/loading (developed separately from building)	5,000 sq. ft. or less: \$25.00; Each additional 1,000 sq. ft.: \$5.00
Piggyback permit (for Butler Co. building permit)	\$60.00

* Building permits issued by Butler County with City of Trenton piggyback permit.

PERFORMANCE GUARANTEES

Ordinance 25-2003

Minimum bond amount: \$500.00

TYPE OF BOND:

Performance Bond	110% of engineers estimated cost
Property Bond	200% of engineers estimated cost
Cash Bond	150% of engineers estimated cost
Assignments of account	150% of engineers estimated cost
Letters of Credit	150% of engineers estimated cost

The City Council may, by resolution, authorize a one-time reduction to the performance guaranty, provided that 1) construction of 80% of the improvements identified in the initial performance guaranty documentation have been completed and verified by the City Engineer; 2) the Subdivider requests a reduction in writing to the City Engineer, accompanied by a revised projected construction cost estimate certified by the Subdivider's registered engineer; and 3) a revised performance guaranty is submitted within five (5) days of Council authorization, the value of which shall be based on the schedule above calculated on the remaining estimated costs.

MAINTENANCE GUARANTEES

Minimum bond amount: \$500.00

TYPE OF BOND:

Maintenance Bond	10% of engineers estimated cost
Property Bond	20% of engineers estimated cost
Cash Bond	15% of engineers estimated cost
Assignments of Account	15% of engineers estimated cost
Letters of Credit	15% of engineers estimated cost

The "estimated cost" is the projected construction cost, as approved by the City's engineer, of the public improvements, and private improvements within common areas, which are yet to be constructed.