

Gates County FY21 Fees and Fines

Water Rates/Fees

First 1,000 gallons of usage (minimum) per month	\$ 12.00
Each additional 1,000 gallons per month	\$ 3.00
Late Fee	10%
Cut Seal/Lock Fee	\$ 25.00
Service Fee	\$ 40.00
Reconnect Fee	\$ 40.00
Replacement Meter Fee (Damaged)	Current Replacement Cost
Replacement Meter Box & Lid Fee	\$ 50.00
Replacement Box Fee	\$ 35.00
Replacement Lid Fee	\$ 15.00
Replacement Cutoff Valve	\$ 40.00
Meter Re-read Fee	\$ 5.00

Tap-on Fee

- | | |
|---|---|
| • 3/4 in. service | \$1,000.00 |
| • 1 in. service | \$1,250.00 |
| • 1 ½ in. service | \$2,250.00 |
| • 2 in. service | \$2,250.00 |
| • Upgrade an existing tap size | Full cost as noted above |
| • Upgrade to tap size prior to installation | Full cost as noted above
less payment received |

Sewer Rates/Fees

Sewer rates are based upon water usage.

First 1,000 gallons of water used (minimum) per month	\$ 24.00
Each additional 1,000 gallons per month	\$ 6.00
Late Fee	10%

Tap-on Fee

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|---|---|
| • 4 in. line | \$4,500.00 |
| • 6 in. line | \$5,500.00 |
| • Upgrade an existing tap size | Full cost as noted above |
| • Upgrade to tap size prior to installation | Full cost as noted above
less payment received |

Solid Waste Fees (Landfill)

Households and Businesses in unincorporated area:

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|--|----------------|
| • No solid waste removal service provided | \$ 240.00/year |
| • Solid waste removal service provided-Must provide proof of private solid removal service | \$ 120.00/year |

Households and Businesses in incorporated area:

- | | |
|--|----------------|
| • Solid waste removal service provided | \$ 120.00/year |
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Households with Elderly/Disabled Homestead Exemption	\$ 120.00/year
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PERMIT FEES

Residential

Plan Review	\$ 25.00
Zoning Review	\$ 25.00

Modular Home

One story	\$ 400.00
Two story	\$ 500.00

New Construction

New construction (including attached porches, carports, garages, storage, and basements)	\$.30/sq. ft. (\$35.00 min.)
New construction - detached buildings (including sheds, shelters, garages, utility and other accessory buildings)	\$.15/sq. ft. (\$35.00 min.)
Additions to existing structure	\$.15/sq. ft. (\$75.00 min.)
Remodeling – Up to \$5,000 of non-load bearing work	No fee
Remodeling – Over \$5,000 of non-load bearing work	\$50.00 + \$2.00 per \$1000

Insulation

0 - 300 sq. ft.	\$ 35.00
301 - 3000 sq. ft.	\$ 75.00
Over 3001 sq. ft.	\$ 0.04/sq. ft.

Plumbing

Per fixture	\$ 6.00 (\$35.00 min.)
Water Meter	\$ 35.00
Water Heater permit	\$ 50.00 plus an electrical

Mechanical

First unit including duct work	\$ 100.00
Each additional unit	\$ 25.00
Replacement of unit	\$ 60.00
Gas piping only	\$ 40.00

Electrical

New Construction/Additions	\$.10/sq. ft. (\$35.00 min.)
Temporary Service Pole	\$ 35.00
Service Change or Farm Service	
100 amp service	\$ 35.00
150 amp service	\$ 45.00
200 amp service	\$ 60.00
400 amp service	\$ 120.00
Each additional 100 amps over 400 amps	\$ 35.00
Generator	\$ 50.00

Manufactured Home

Single Wide	\$ 250.00
Double Wide	\$ 350.00
Triple Wide	\$ 400.00
Electrical	\$ 75.00
Plumbing	\$ 75.00
Mechanical	\$ 75.00

Swimming Pool

In Ground	\$ 100.00
Above Ground	\$ 75.00

Electrical and Plumbing Permits not included

Commercial

Plan Review	\$ 25.00
Zoning Review	\$ 25.00

New Construction

New construction	\$.25/sq. ft. (\$50 min.)
Addition or remodel	\$.25/sq. ft. (\$50 min.)

Plumbing

Per fixture	\$ 10.00 (\$100 min.)
Additions	\$ 10.00 (\$50 min.)
Water Meter	\$ 50.00
Water Heater permit	\$ 100.00 plus an electrical

Electrical

New construction, additions, or remodeling	\$.15/sq. ft. (\$50 min.)
Temporary Service Poll	\$ 50.00
0-100 amp service	\$ 50.00
200 amp service	\$ 75.00
400 amp service	\$ 150.00
Each additional 100 amp over 400 amps	\$ 50.00
Generator	\$ 100.00

Mechanical

First Unit including duct work	\$ 150.00
Each additional unit	\$ 50.00
Duct work only	\$ 50.00
Replacement of unit	\$ 100.00
Gas Piping	\$ 50.00

Insulation

0-3000 sq. ft.	\$ 100.00
Over 3001 sq. ft.	\$ 0.07/sq. ft.

Fire Inspection

	\$ 50.00
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Solar Panels	
Minimum	\$ 0.45 per panel \$1,000
Cell Tower	\$ 1,000.00
Co-location	\$ 250.00 per antenna plus an electrical permit is required.
Wind Turbine	\$3.00 per vertical foot

Fees Applicable to Residential and Commercial Permits

Enforcement/Negligence Fees

Beginning work without a permit	\$ 100.00
Negligence or Penalty fee	\$ 75.00 minimum

Including but not limited to the following circumstances:

- Work improperly covered up without authorization of completed inspection.
- Work stopped by issuance of Stop Work Order.
- Inspections requests not ready when the Inspector arrives (i.e. door locked, incomplete work)

Re-inspection	\$ 50.00/trip/trade
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For all types of re-inspection (building, insulation, plumbing, electrical, mechanical, etc.) beginning with the second re-inspection

Change to a permit after issuance	\$ 25.00
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Demolition (Approval from designated authorities required)	\$ 35.00
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Archive Search	\$ 35.00
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After-Hours Fee	\$ 100.00 per hour
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An hourly fee is charged for any inspection applied for by the permit holder to be conducted after 5pm Monday through Friday, weekends or on a County observed holiday.

Zoning Fees

Variance (per parcel)	\$ 750.00
Special Use Permit	\$ 700.00
Rezoning (per parcel)	\$ 700.00
Text Amendment	\$ 300.00
Appeal of Zoning Administration's Ruling (All appeals are heard by Board of Adjustment)	\$ 500.00
Major Subdivision Final Review of Plat (Three (3) or more lots)	\$ 150.00 + \$ 50.00 per lot

Planning Administrative

Zoning Certificate	\$ 25.00
Minor Subdivision Review (two (2) lots maximum)	\$ 75.00 per lot
Technical Review (two (2) review limit)	\$ 50.00
Floodplain Application	\$ 50.00
Wind Turbine Application Fee	\$500.00 per turbine
Wind Energy Facilities	County Zoning Permit Fee \$500.00
Plus Certificate of Zoning Compliance (after first visit)	\$100.00
Plus Initial Escrow Deposit (Medium Facility)	\$50,000.00
Initial Escrow Deposit (Large Facility)	\$50,000.00

Effective 5-03-2019, Zoning Permit Fees and Escrow Deposits to be paid at the time of Zoning Permit Application, Fees and detailed Site Plans are submitted for review. If Escrow Account drops below \$10,000.00 Applicant shall replenish to the original amount before any further action or consideration is taken on any County Permit Remaining balance will be refunded upon Applicant receiving approval of As-Built Drawings or if Applicant fails to complete project.

Map Printing – full color	
8 ½” X 11” size	\$ 2.00 per page
8 ½” X 14” size	\$ 3.00 per page
11” X 17” size	\$ 10.00 per page
Copies –	
Comprehensive Plan	\$.25 per page
Code Enforcement	\$ 500.00 civil fine max
First Offence	\$ 50.00
Second Offence	\$ 100.00
Fence Permit	\$ 50.00
Home Occupation	\$ 25.00

Nuisance Ordinance Violation Fee

Civil penalty	not to exceed \$500.00
First Violation Civil Penalty	\$ 50.00
Second Violation Civil Penalty	\$ 100.00

Noise Ordinance Violation

Civil penalty	not to exceed \$500.00
First Violation Civil Penalty	\$ 50.00
Second Violation Civil Penalty	\$ 100.00

Junk Ordinance Violation

Civil penalty	not to exceed \$500.00
First Violation Civil Penalty	\$ 50.00
Second Violation Civil Penalty	\$ 100.00

Fire Inspection Fees

Re-inspection Fee (routine inspections) sprinkler systems, fire alarm systems and other Requested inspections where appointments system is not ready

\$50 1st, \$50 2nd, \$100 3rd,
fine will increase by
\$50 each time thereafter

Alcohol Licensing Inspection (ABC)	\$ 100.00
Daycare Licensing Inspection	\$ 50.00
Foster Care Inspection	\$ 50.00
Fire Reports over 20 pages	\$.10 per page
Tent Permits (Rodeo, Holiday Events)	\$ 50.00
Fire Works Permit (Sales of Legal Fireworks)	\$ 200.00
Amusement Buildings	\$ 50.00
Carnivals and Fairs	\$ 50.00
Exhibits and Trade Shows	\$ 50.00
Explosives/Blasting/Ammunition	\$ 200.00
Combustible Fibers Permit	\$ 50.00
Compressed Gases Use Permit	\$ 50.00
Flammable Finishes Paint Booths/Room (Auto Repair Shops), Flammable/Combustible Liquids	\$ 50.00
Fire Alarm Installation	\$ 50.00
Processing, Storage, Dispensing, use Flammable/Combustible Liquids-Storage Tanks	\$ 50.00
Stand Pipe Systems Installation	\$ 50.00
Installation 1 st tank	\$ 50.00
Installation- additional tanks	\$ 50.00
Removal 1 st tank	\$ 50.00
Removal- additional tanks	\$ 50.00
Abandonment (tanks)	\$ 50.00
Fumigation/Thermal Insecticide Fogging	\$ 50.00
High Piled Combustible Storage Permit/Lumber Storage (temp)	\$ 50.00
Liquefied Petroleum Gas Permit	\$ 50.00
Liquefied Natural Gas Permit	\$ 50.00

Suppression System New Install of Replace of Commercial Ovens	\$ 50.00
Repair Garages	\$ 50.00
Wrecking Yards/Junk Yards/Waste Handling Permits	\$ 50.00
Automatic Fire Extinguishing Systems Installation & Sprinklers	\$ 75.00
Compressed Gas System	\$ 50.00

Fire Code Violation Fines

Approved Fire Evacuation Plan Required and Not Posted	\$ 50.00
Street Address Not Posted or Visible From All Directions	\$ 50.00
Key Boxes (Standpipes)	\$ 50.00
Sprinkler/Standpipe Not Complying with Code	\$ 50.00
Breach in Fire Wall/Fire Stops	\$ 50.00
Fire/Exit Door Inoperable	\$ 200.00 each
Fire System Not Tested as Scheduled	\$ 50.00
Sprinkler/Fire Alarm/Detection System Inoperable	\$ 200.00
Sprinkler Heads Covered/Blocked (immediate)	\$ 500.00
Portable Fire Extinguishers Not Inspected	\$ 50.00 (each)
Overcrowding (Max Occupancy Overload) (immediate)	\$ 500.00
Maximum Occupancy Load Not Posted	\$ 50.00
Storage in Path of or on Fire Escapes (immediate)	\$ 500.00
Blocked Stairwells or Stairways	\$ 500.00
Blocked Means of Egress	\$ 500.00
No Required Directional Exit Signs	\$ 50.00 (each)
No Exit Illumination or Warning	\$ 50.00
Locked Exit Doors (Immediate)	\$ 500.00
Exit or Egress Door Needs Repaired	\$ 50.00
Fire Exit of Aisle Blocked (immediate)	\$ 500.00
Spray Booth Not Complying to Code	\$ 50.00 1 st notice; add \$50.00 per additional notice
Extinguishing Hoods Not Serviced	\$ 500.00 per day
Extension Cords Replaced Permanent Wiring	\$ 50.00
Smoke Detectors are Present but not working	\$ 50.00
No Emergency Shut Off for 24/7 Fuel	\$ 500.00
All Other Violations	\$ 50.00
Other Citations May be Issued	