

LEELANAU COUNTY CONSTRUCTION CODE

BUILDING PERMIT FEE SCHEDULE

MINIMUM PERMIT FEE: ALL CONSTRUCTION \$75.00

New One & Two Family Residential Construction:

Estimated Construction Cost x 0.0050 = Permit Fee + \$50.00 base fee

To Calculate Estimated Cost for Residential Construction:

\$90.00 / sq. ft.	-	each floor, finished living
\$40.00 / sq. ft.	-	finished basement
\$20.00 / sq. ft.	-	unfinished basement, attached garage, covered porch
\$20.00 / sq. ft.	-	detached garages
\$20.00 / sq. ft.	-	post frame buildings
\$10.00 / sq. ft.	-	decks
\$ 5.00 / sq. ft.	-	piers and crawl spaces for pre-manufactured homes

Pre-Manufactured/ Modular Homes:

Will be calculated at the rate of 50% of the standard residential permit fee.

Mobile Home Set Up: One time fee, \$350.00

Commercial Construction: See Current ICC per square schedule attached.

Use Current International Code Council Fee Schedule for all Estimated Commercial Construction Cost.

Cost of Construction for Remodel/Alteration and Change of Use is based on Estimated Cost of Improvement and/or the number of inspections required.

Demolition:

One and Two family structures	.	.	.	.	.	\$50.00, Plus one Inspection
Sheds, and other minor (less than 200 Sq. Feet) accessory structures	.	.	.	.	.	Not required
Multi-family and Commercial	.	.	.	.	.	\$100.00, Plus one Inspection

Additional / Special Inspections: \$50.00 - To Include re-inspection of any job when permit holder fails to pass an inspection necessitating further inspections, special inspections, progress inspections, permit extensions, and for the purpose of issuing a Temporary Certificate of Occupancy.

Residential Plan Review and Administrative fees: \$75.00

Commercial Plan Review and Administrative fees:

\$0 to \$500,000 0.0013 of building valuation but not less than \$100.00.

Over \$500,000 \$650.00 plus 0.0003 of building valuation over \$500,000.

**** Building cost determined by use of current ICC quarterly valuation data square foot calculation**

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.06	298.66	291.64	280.58	263.98	255.82	272.02	244.80	237.02
A-1 Assembly, theaters, without stage	282.85	272.45	265.42	254.37	237.77	229.61	245.81	218.59	210.80
A-2 Assembly, nightclubs	237.31	230.23	224.56	215.36	202.99	197.40	207.69	183.68	177.40
A-2 Assembly, restaurants, bars, banquet halls	236.31	229.23	222.56	214.36	200.99	196.40	206.69	181.68	176.40
A-3 Assembly, churches	286.90	276.49	269.47	258.42	242.23	234.07	249.86	223.05	215.26
A-3 Assembly, general, community halls, libraries, museums	244.77	234.37	226.34	216.29	198.94	191.79	207.73	179.77	172.98
A-4 Assembly, arenas	281.85	271.45	263.42	253.37	235.77	228.61	244.81	216.59	209.80
B Business	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
E Educational	257.70	248.89	242.35	231.90	216.47	205.54	223.92	189.21	183.31
F-1 Factory and industrial, moderate hazard	144.93	138.11	130.39	125.40	112.49	107.10	120.02	92.69	86.88
F-2 Factory and industrial, low hazard	143.93	137.11	130.39	124.40	112.49	106.10	119.02	92.69	85.88
H-1 High Hazard, explosives	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	N.P.
H234 High Hazard	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	77.53
H-5 HPM	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
I-1 Institutional, supervised environment	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
I-2 Institutional, hospitals	401.22	392.40	383.83	374.40	354.29	N.P.	366.00	331.40	N.P.
I-2 Institutional, nursing homes	279.15	270.32	261.76	252.33	234.64	N.P.	243.93	211.75	N.P.
I-3 Institutional, restrained	273.40	264.57	256.00	246.57	229.13	220.58	238.17	206.24	196.56
I-4 Institutional, day care facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
M Mercantile	177.02	169.94	163.27	155.07	142.48	137.88	147.40	123.17	117.89
R-1 Residential, hotels	246.94	238.56	231.54	222.30	204.35	198.77	222.58	183.44	178.00
R-2 Residential, multiple family	206.81	198.43	191.41	182.17	165.41	159.83	182.46	144.50	139.06
R-3 Residential, one- and two-family ^d	192.58	187.37	182.53	178.04	172.85	166.59	175.01	160.35	150.87
R-4 Residential, care/assisted living facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
S-1 Storage, moderate hazard	134.29	127.47	119.75	114.76	102.14	96.75	109.39	82.34	76.53
S-2 Storage, low hazard	133.29	126.47	119.75	113.76	102.14	95.75	108.39	82.34	75.53
U Utility, miscellaneous	104.98	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$23.20 per sq. ft.