

03/14/2017

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTIONS 110-56, 110-171, 110-173, 110-201, 110-206, 110-286, 110-371, 110-401, 110-402, 110-403, 110-404 AND 110-406 OF CHAPTER 110, FEES, OF THE CODE OF ORDINANCES OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, TO MODIFY AND SUPPLEMENT FEES CHARGED FOR VARIOUS CITY SERVICES, AND TO REPEAL CONFLICTING ORDINANCES.

THE CITY OF ROCHESTER HILLS ORDAINS:

Section 1. Section 110-56 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-56. Review and inspection fees for grading plan.

The review and inspection fees for the grading plan as provided in section 114-57 shall be as follows:

			Building Department
(1)	Plot plan review and inspection:		
	a.	Single-family unit:	
		With master grading and drainage plan	252280.00
		Without master grading and drainage plan	271300.00
		Surcharge for third and each additional review	7585.00
	b.	Multiple per building	240265.00
	c.	Additions (garages, pools)	6985.00
(2)	Reinspection:		
	a.	Single-family units	7585.00
	b.	Multiple, per building	7585.00
	c.	Additions	7585.00
(3)	Floodplains:		
	a.	Predetermined floodplain	No charge
	b.	Floodplain determination	252280.00
	c.	Initial field inspection	7585.00
(4)	Steep Slope Analysis:		
	a.	Planning Department	7585.00/hr.
	b.	Building Department	7585.00/hr.
	c.	Department of Public Service	7585.00/hr.
	d.	Fire Department	7585.00/hr.

Section 2. Section 110-171 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-171. Subdivision plan and plat reviews.

Fees for the review of preliminary and final plats and open space plans and the other requirement of article III of chapter 122, such as the cost of street trees, shall be calculated to defray the administration, planning, engineering and legal expenses incurred thereby. All fees and charges must be paid at the time indicated in this article. The fees shall be as follows for the following departments and reviews:

(1) *Building department.*

- a. Charge for each review, ~~\$75~~\$85.00 per hour.
 - 1. Minimum escrow deposit prior to review, \$250.00.

(2) *Department of public service.*

- a. Prepreliminary: minimum fee of \$800.00 up to ten acres plus \$75.00 per acre or fraction thereof up to a maximum fee of \$2,500.00.
- b. Tentative-preliminary: minimum fee of \$950.00 up to ten acres plus \$95.00 per acre or fraction thereof up to a maximum fee of \$3,500.00.
- c. Final-preliminary: minimum fee of \$500.00 up to ten acres plus \$45.00 per acre or fraction thereof up to a maximum fee of \$1,800.00.
- d. Final plat: minimum fee of \$1,800.00 plus \$95.00 per acre or fraction thereof.

(3) *Planning department.*

- a. Concept review:
 - 1. First meeting: no fee.
 - 2. Second and each additional meeting: \$250.00.
- b. Tentative-preliminary:
 - 1. Regular plan: \$900.00 plus \$10.00 per lot.
 - 2. Open space option: an additional \$500.00.
- c. Final-preliminary: \$600.00 plus \$10.00 per lot.
- d. Final plat: \$600.00 plus \$10.00 per lot.
- e. Internal review, consultation and/or field inspection:

1. If service(s) conducted by city staff, service shall be charged at a rate of ~~\$7585~~.00 per hour.
 2. If outside consultants are employed to conduct planning reviews, consultations and/or inspections, the fee will be equivalent to the city's cost for such consultant services.
- (4) *Fire department.* Charge for each review, ~~\$7585~~.00 per hour (one hour minimum).
 - (5) *Administrative charges.* Twenty percent of the sum of the fees in subsections (1) through (3) of this section shall be an administrative fee. The minimum shall be \$100.00.
 - (6) *Legal document review.*
 - ~~a.~~ For the legal review of deeds, easements, restrictive covenants, maintenance agreements, or other legal documents, the applicant shall be charged a fee ~~of \$115.00 per document corresponding to the city's cost for legal services.~~
 - ~~b.~~ For legal review of resubmitted or revised documents, the applicant shall be charged an additional fee corresponding to the city attorney's hourly rate charged to the city.

Section 3. Section 110-173 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-173. Sidewalk construction.

Fees for the review of construction plans and inspections for sidewalks shall be calculated according to the following schedule to defray costs incurred by the city to provide these services. The fees must be paid at the time of application or in advance of services provided:

- (1) *Application and permit fees.*
 - a. *Subdivision lot with land improvements.* The application and permit fee for a subdivision lot submitted with a land improvement permit application shall be ~~\$80~~100.00.
 - b. *Site without land improvements.* The application and permit fee per site for an application submitted without a land improvement permit application shall be \$80.00 plus \$0.50 per linear foot of sidewalk. The maximum fee under this subsection shall not exceed \$130.00.
- (2) *Inspection fees.*
 - a. *Field inspection.* The fees in subsection (1) of this section shall include a field inspection of one hour or less.

- b. *Additional or longer inspections.* Additional fees shall be charged for additional inspections or inspections of more than one hour at the inspection rate specified in subsection 110-171(1), pertaining to construction engineering services.
- (3) *Administrative charges.* An administrative charge shall be added to the fees prescribed in this section as set forth in section 110-205.

Section 4. Section 110-201 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-201. Building department.

There shall be charges for and an escrow deposit made at the time of application for preliminary plan review for one-family residential detached condominiums, as provided in article IV of chapter 122, in an amount determined necessary by the planning department to pay for the cost of plan review by the city building department. The minimum escrow deposit shall be \$250.00. The city building department shall charge ~~\$75~~85.00 per hour for its review.

Section 5. Section 110-206 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-206. Condominiums.

Fire department review (per hour) ~~\$75~~85.00 {one-hour minimum}.

Section 6. Section 110-286 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-286. Planning department.

Planning department fees pertaining to tree removal permits as provided in article III of chapter 126 shall be as follows:

- (1) *Escrow fee for plan review/inspections.* There shall be an escrow account established for site plan/plat review and inspections. Escrow deposits are to be made at the time of application. Any additional consulting and/or administrative fees shall be paid prior to permit issuance or approval. The minimum escrow deposit shall be \$750.00.
- (2) *Internal review, consultation and/or field inspection.* If service(s) conducted by city staff, service shall be charged at a rate of ~~\$75~~85.00 per hour.
- (3) *Consulting fee.* When consulting personnel are employed for site plan/plat review, preconstruction meetings, and site inspections, their cost will be deducted from the escrow deposit. If costs exceed the escrowed amount, additional fees charged will be equivalent to the city's cost for such consulting service.

- (4) *Administrative fee.* Twenty percent of the sum of the fees in subsections (1), (2) and (3) of this section shall be an administrative fee.
- (5) *Payment.* All escrow fees are payable to the city at the time of application.

Section 7. Section 110-371 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-371. Building department.

The fees for building department reviews and inspections pursuant to article III of chapter 130 pertaining to unplatted land development shall be as follows:

- (1) Escrow deposit (site plan and plats).....\$250.00
- (2) Assessment for each review, per hour ~~7585~~.00
- (3) Steep slope analysis, per hour ~~7585~~.00

Section 8. Section 110-401 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-401. Sign erector registration fee.

The sign erector registration fee as provided in section 134-75 shall be ~~\$5015.00.~~ The administration fee for registration shall be \$15.00.

Section 9. Section 110-402 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-402. Application fee.

A nonrefundable fee shall accompany each sign permit application associated with subsection 110-403(a)(b) and section 110-404. The sign application fee shall be ~~\$75100.00.~~

Section 10. Section 110-403 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-403. Permanent sign fees.

- (a) Prior to erection of a permanent sign, the following charges shall be paid:
 - (1) *Plan review fee.*
 - a. Where review of construction documents is performed by city employees, the review fee shall be charged at ~~\$7585~~.00 per hour or fraction thereof.
 - b. Where the review of construction documents is performed by outside consultants, the review fee shall be charged at ~~1-21.5~~ times the actual cost. Payment shall be in advance based on estimated cost.

- (2) *Sign permit fees.*
 - a. Wall signs: \$~~7585~~.00.
 - b. Monument signs: \$~~150165~~.00.

Permit fee covers one inspection for wall signs and two inspections for monument signs. All additional inspections will require the re-inspection fee prescribed in subsection (3), below.

- (3) *Reinspections.* For reinspections under this article, the fee shall be \$~~7585~~.00 per inspection.
- (b) Whenever a panel or the lettering of an existing sign is being changed, including alteration of the sign message, and it appears that no additional sign area will be used and there is no relocation of the sign, a permit fee of \$~~7585~~.00 shall be charged in addition to the application fee.

Section 11. Section 110-404 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-404. Temporary signs.

Before the erection of a temporary sign, a permit fee shall be paid, as follows:

- (a) First 30-day period.....\$~~100110~~.00
- (b) For additional displays of same sign (covering up to three additional displays during same year):~~100110~~.00

Section 12. Section 110-406 of Chapter 110 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 110-406. Cancellation of permit.

If a sign permit is cancelled all fees shall be refunded except the application fee, plan review fee, 25 percent of the permit fee, and \$~~7585~~.00 per inspection.

Section 13. Severability. This ordinance and each article, section, subsection, paragraph, subparagraph, part, provision, sentence, word and portion thereof are hereby declared to be severable, and if they or any of them are declared to be invalid or unenforceable for any reason by a court of competent jurisdiction, it is hereby provided that the remainder of this ordinance shall not be affected thereby.

Section 14. Repeal, Effective Date, Adoption.

(1) Repeal. All regulatory provisions contained in other City ordinances, which are inconsistent with the provisions of this ordinance, are hereby repealed.

(2) Effective Date. This ordinance shall become effective on _____, following its publication in the *Oakland Press* on _____, 2017.

(3) Adoption. This ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on _____, 2017.

Bryan K. Barnett, Mayor
City of Rochester Hills

CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROCHESTER HILLS AT A MEETING THEREOF ON _____, 2017.

Tina Barton, Clerk
City of Rochester Hills