

ORDINANCE NO. 2023-005

AN ORDINANCE TO AMEND TITLE 5, CHAPTER 5, TOWN FEE SCHEDULES, SECTIONS 5-507 THROUGH 5-515, SIGNAL MOUNTAIN MUNICIPAL CODE

WHEREAS, the Town Council of the Town of Signal Mountain, Tennessee, adopted Ordinance No. 2020-09 to establish and update the Town Fee Schedule pertaining to recreation facilities and development activity; and

WHEREAS, the Town Council of the Town of Signal Mountain, Tennessee, has determined adjustments are necessary to development fees specifically contained in Title 5, Chapter 5, Town Fee Schedules, Sections 5-507 through 5-515.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, that:

SECTION 1. Title 5, Chapter 5, Town Fee Schedules, Sections 5-507 through 5-515, are deleted in their entirety, and substituting instead Exhibit A attached hereto.

SECTION 2. This ordinance shall become effective immediately from and after its passage as provided by law.

Passed First Reading: August 28, 2023

Passed Second Reading: September 11, 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Recorder

**Exhibit "A"**  
**Town Fee Schedule**

<b>Municipal Code Section</b>	<b>Description</b>	<b>Fee</b>
<b>5-507</b>	<b>TAP Fee</b>	
	Technology Fee	\$14.00
	Administration Fee	\$7.00
	Permit Base Fee	\$44.00
	Reinspection Fee (Building, Plumbing, Gas, Mechanical, Electrical & Signs)	\$35.00
	Penalty	2x Permit
<b>5-508</b>	<b>General Building Fees</b>	
	Site Permit Only (excludes TAP Fee) (Non-Permanent Accessory Structure)	\$50.00
	TAP Fee	\$65.00
	Total Valuation Fee	
	\$100 to \$1,000	\$25.00
	\$1,001 or more	\$25.00 for first \$1,000 plus \$6.00 for each additional thousand or fraction thereof
	New Construction Multiplier	For total Building Permit fee required, multiply calculated Building Permit Fee by 1.25 for new construction (all types). Total calculations will round up to the next even dollar. Excludes renovations, remodel, and additions.
	Moving Fee	\$250.00
	Demolition Fees	
	One & Two-Family Dwellings	\$150.00
	Commercial, Multifamily	\$350.00
	Other Fees	
	Fee for Fire & Life Safety Inspection and Plans Review	20% of Building Permit Fee
	Plan Review Fee	30% of Building Permit Fee
	Certificate of Occupancy (Residential) (New Construction)	\$75.00

	Certificate of Completion (Existing Structure)	\$25.00
	Use & Occupancy Certificate (Commercial)	\$150.00
	Zoning Letter	\$50.00
	Cell Tower Hook On	\$1,000.00
	Submission to Design Review Commission	\$250.00
	Variance or Appeal to Board of Zoning Appeals	See Board of Zoning Appeals
	All other Appeals	See Board of Zoning Appeals
<b>5-509</b>	<b>Plumbing Permit Fees</b>	
	TAP Fee	\$65.00
	Plumbing Fee Schedule	
	Plumbing Fixture or Stand-Alone Floor Drain	\$5.00/ea
	Building Sewer	\$4.00/ea
	Water Heater	\$4.00/ea
	Water Piping and/or Water Treatment Equipment	\$4.00/ea
	Repair or Alteration of Drainage or Vent Piping	\$4.00/ea
	Vacuum Breaking, Pressure Reducing or Backflow Protective Devices or Check Valve Assembly	\$4.00/ea
	Grease or Oil Interceptor	\$4.00/ea
	Other Miscellaneous Items	\$4.00/ea
	New Construction Multiplier	For total Plumbing Permit fee required, multiply calculated Building Permit Fee by 1.25 for new construction (all types). Total calculations will round up to the next even dollar. Excludes renovations, remodel, and additions.
<b>5-510</b>	<b>Mechanical Fee Schedule</b>	
	TAP Fee	\$65.00
	Mechanical Fee Schedule	
	Total Valuation Fee	
	\$10 - \$1,000	\$15.00 for first \$1,000, or fraction thereof
	\$1,001 up	\$15.00 for first \$1,000, plus \$5.00 for each additional \$1,000 or fraction thereof
	New Construction Multiplier	For total Mechanical Permit fee required, multiply calculated Building Permit Fee by 1.25 for new construction (all types). Total calculations will round up to the next even dollar. Excludes renovations, remodel, and additions.

	Boiler Inspection Fee	\$75.00
<b>5-511</b>	<b>Gas Fee Schedule</b>	
	TAP Fee	\$65.00
	Gas Fee Schedule	
	100,000 BTU to 500,000 BTU per hour, each object	\$10.00
	500,000-less than 1,000,000 BTU per hour each object	\$15.00
	1,000,000-less than 5,000,000 BTU per hour each object	\$25.00
	Over 5,000,000 BTU per hour each object	\$50.00
	New Construction Multiplier	For total Gas Permit fee required, multiply calculated Building Permit Fee by 1.25 for new construction (all types). Total calculations will round up to the next even dollar. Excludes renovations, remodel, and additions.
<b>5-512</b>	<b>Electrical Fee Schedule</b>	
	TAP Fee	\$65.00
	Electrical Fee Schedule	
	600 volts or less	\$25.00
	Over 600 volts	\$125.00
	Each 100 Amps	\$10.00
	Temporary service on Structure	\$30.00
	Temporary Service on Pole	\$30.00
	Meter Center	\$30.00
	Generator	\$20.00
	New Construction Multiplier	For total Electrical Permit fee required, multiply calculated Building Permit Fee by 1.25 for new construction (all types). Total calculations will round up to the next even dollar. Excludes renovations, remodel, and additions.
<b>5-513</b>	<b>Swimming Pool Construction Permit Fee</b>	
	TAP Fee	\$65.00

	<b>Total Valuation Fee</b>	
	\$100 to \$1,000	\$25.00
	\$1,001 up	\$25.00 for first \$1,000.00 plus \$6.00 for each thousand or fraction thereof
<b>5-514</b>	<b>Land Disturbance Permit Fee</b>	
	TAP Fee	\$65.00
	<b>Fee Schedule</b>	
	0 to 2.0 Acres	\$100.00
	2.1 Acres to 4.9 Acres	\$150.00
	5.0 Acres to 9.9 Acres	\$300.00
	10.0 Acres or Greater	\$500.00
	<b>New Construction Multiplier</b>	For total Land Disturbance fee required, multiply calculated Building Permit Fee by 1.25 for new construction (all types). Total calculations will round up to the next even dollar. Excludes renovations, remodel, and additions.
<b>5-515</b>	<b>Other Code Related Fees (Reserved)</b>	(RESERVED)
	Design Review Commission Application Fee	\$250.00
	Text Amendment (Zoning Ordinance)	\$250.00
	Map Amendment (Zoning Ordinance)	\$350.00
	<b>Board of Zoning Appeals - Application Fee</b>	
	Variance	\$200.00
	Special Exception	\$200.00
	Appeal of Decision of Building Official	\$150.00
	<b>Site Plan Application - Non-Residential</b>	\$250.00 (Less than 5,000 gross sqft)
		\$500.00 (5,001 to 20,000 gross sqft)
		\$750.00 (20,001 to 50,000 gross sqft)
		\$1,000.00 (50,001 or more gross sqft)
	<b>Site Plan Application - Residential (Townhouse/Multifamily)</b>	\$250.00 plus \$25.00 per dwelling unit
	Request for Annexation	\$250.00

	<b>Planned Unit Development Application Fee</b>	
	Outline Plan - Non-Residential	See Site Plan Application - Non-Residential
	Outline Plan - Residential	See Site Plan Application - Residential
	<b>Subdivision Plat Application Fee</b>	
	Conceptual Plan	\$250.00 plus \$25.00 per lot
	Preliminary Plat	\$250.00 plus \$50.00 per lot
	Final Plat	\$250.00 plus \$50.00 per lot
	Construction Plan	\$250.00 plus \$100.00 per lot
	Amendment to Approved Subdivision Plat	\$250.00 plus \$25.00 per lot
	<b>Conservation Subdivision Development Application Fee</b>	See Subdivision Plat Application Fee