

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<b>Fire - Non-Emergency Fees</b>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
Occupant Load Licences - where alcoholic beverages are served	\$100.00	Per Event	January 1, 2025
Occupant Load Licences - no alcoholic beverages to be served	\$75.00	Per Event	January 1, 2025
Inspection under the Ontario Fire Code; includes initial inspection and one follow up. Each inspection subsequent to the follow up inspection will be invoiced using the rates below			
- Industrial/Commercial	\$100.00	Per Inspection	January 1, 2025
- Commercial - Multiple Occupancy Complex	\$100.00	Per Inspection	January 1, 2025
- Residential Apartment or Condominium Building	\$100.00	Per Inspection	January 1, 2025
- Officer Commercial	\$100.00	Per Inspection	January 1, 2025
- Daycare/School	\$100.00	Per Inspection	January 1, 2025
- Special Inspections; tent or marquee	\$75.00	Per Inspection	January 1, 2025
Property File Search	\$100.00	Per Search	January 1, 2025
Fire Safety Plan Review with Written Response	\$100.00	Per Review	January 1, 2025
Copies of Departmental Fire Reports	\$100.00	Per Report	January 1, 2025
Request for Written Reports Pertaining to Emergency Calls	\$100.00	Per Report	January 1, 2025
Review of Risk and Safety Management Plans for Propane Facilities (per hour fee, plus additional third party review costs as required)	\$100.00	Per Hour	January 1, 2025
Air Bottle Refills	\$10.00	Per Bottle	January 1, 2025

<b>Fire - Emergency Services</b>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Motor Vehicle Incidents on Provincial Highways - charged to Ministry of Transportation</b>			
- First hour or part thereof per vehicle	Current MTO Rate	Per Incident	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate	Per Incident	January 1, 2025
<i>Charges under the Spills Act or the Transportation of Dangerous Good Act will be invoiced in addition to current MTO rates, if applicable</i>			
<b>Motor Vehicle Incidents at all Locations Other Than on Provincial Highways, including residents or non-residents of the Municipality of North Perth</b>			
- First hour or part thereof per vehicle	Current MTO Rate	Per Incident	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate	Per Incident	January 1, 2025
<i>Charges under the Spills Act or the Transportation of Dangerous Good Act will be invoiced in addition to current MTO rates, if applicable</i>			

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<i>Fire - Emergency Services (continued)</i>	2025 Fee	Criteria	Effective Date
<b><i>Administration and Enforcement of Spills Act and Transportation of Dangerous Goods Act; the cleanup of hazardous material spills shall be charged out at Ministry of Transportation of Ontario rates</i></b>			
- First hour or part thereof per vehicle	Current MTO Rate	Per Spill	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate	Per Spill	January 1, 2025
<i>The cost of any cleanup materials used or contracted services utilized in the cleanup will be invoiced on a full cost recovery basis</i>			
<b><i>Burning Related Charges (charges based upon discretion of the Fire Chief)</i></b>			
Burning violations (per hour, per vehicle)	Current MTO Rate	Per Hour / Per Vehicle	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate	Per Hour / Per Vehicle	January 1, 2025
Emergency Response to Illegal Open Air Burning Under Ontario Fire Code (per vehicle, per hour) plus any associated cleanup costs as required	Current MTO Rate	Per Hour / Per Vehicle	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate	Per Hour / Per Vehicle	January 1, 2025
<b><i>Security of Premises</i></b>			
<i>Securing of premises after a fire by sealing doors and windows</i>			
- Cost per hour per firefighter plus the cost of Public Works Department's hourly wages, benefits and materials used	Full Cost Recovery	January 1, 2025	

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<i>Fire - Emergency Services (continued)</i>	2025 Fee	Effective Date
<b><i>False Fire Alarms</i></b>		
<i>The following fees will apply only when it has been determined by the Chief Fire Official that the false alarms were preventable, the fire alarms system was improperly installed or maintained, or the false alarm resulted from a malicious act by an individual. False fire alarms will be tracked on a twelve (12) month cycle.</i>		
- First False Fire Alarm; the Chief Fire Official will verbally follow up with the property owner. The incident will be recorded	No Charge	January 1, 2025
- Second False Fire Alarm; The Chief Fire Official will send a letter to the property owner indicating possible financial implications	No Charge	January 1, 2025
- Third False Fire Alarm; the Chief Fire Official will send the property owner an invoice in the amount of full cost recovery	Full Cost Recovery	January 1, 2025
- Subsequent False Fire Alarm; the Chief Fire Official will send the property owner an invoice in the amount of full cost recovery	Full Cost Recovery	January 1, 2025
<b><i>Miscellaneous Fees</i></b>		
Posting of Fire Watch under the Fire Watch/Scene Protection Fees (per vehicle per hour)	Current MTO Rate	January 1, 2025
Foam Class A or B used at Emergency Scene	Full Cost Recovery	January 1, 2025
DSPA 5	Full Cost Recovery	January 1, 2025
<i>If it is necessary to retain a private contractor, rent special equipment and/or use consumable materials in order to determine the origin and cause of a fire, suppress, control, or extinguish a fire, preserve property, prevent fire spread, make safe, or otherwise eliminate an emergency, the costs will be invoiced to the property owner on a full cost recovery basis.</i>		



**THE MUNICIPALITY OF NORTH PERTH  
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<i>Police Services Fees</i>	<b>2025 Fee</b>	<b>Effective Date</b>
Police Reports (includes insurance requests)	\$44.00	January 1, 2025
Criminal Records Check (employment)	\$25.00	January 1, 2025
Criminal Record Check (Duplicate)	\$5.00	January 1, 2025
Criminal Record Check (Volunteer Organization)	\$0.00	January 1, 2025
Fingerprinting - Sebringville	\$26.50	January 1, 2025
Technical Traffic Collision Report	\$565.00	January 1, 2025
Reconstructionist Report	\$1,130.00	January 1, 2025
<b><i>False Alarms</i></b>		
<i>The following fees will apply only when it has been determined by the Municipality of North Perth that the false alarms were preventable, the alarms system was improperly installed or maintained, or the false alarm resulted from a malicious act by an individual. False alarms will be tracked on a twelve (12) month cycle.</i>		
- First False Alarm; The municipality follows up verbally and records the incident	No Charge	January 1, 2025
- Second False Alarm; Finance staff will send a letter to the property owner indicating possible financial implications	\$300.00	January 1, 2025
- Third False Alarm; Fee will be billed to the offender	\$500.00	January 1, 2025
- Subsequent False Alarm; fee will increase by \$100.00 for each subsequent false alarm (i.e. fourth false alarm = \$700.00, fifth false alarm - \$900.00, etc.)	\$200.00 Increase	January 1, 2025
<b><i>Note: Outstanding balances will be transferred to property tax accounts.</i></b>		

**THE MUNICIPALITY OF NORTH PERTH  
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SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<i>Planning and Zoning Fees</i>	2025 Fee			Criteria	Effective Date
	Total Fee	County Portion	North Perth Portion		
Perth County Official Plan Amendment <i>**plus recovery of third party fees</i>	\$ 7,400.00	\$ 6,520.00	\$ 880.00	Per Request	January 1, 2025
Listowel Ward Official Plan Amendment <i>**plus recovery of third party fees</i>	\$ 7,400.00	\$ 6,520.00	\$ 880.00	Per Request	January 1, 2025
Zoning By-law Amendment <i>**plus recovery of third party fees</i>	\$ 4,080.00	\$ 3,323.00	\$ 757.00	Per Request	January 1, 2025
Removal of Holding (H) from Zoning	\$ 700.00			Per Request	January 1, 2025
Refund Policy - Official Plan/Zoning By-law Amendments - Prior to public meeting - After the Public Meeting	80% of Application Fee \$ 0.00			Per Refund	January 1, 2025 January 1, 2025
Minor Variance	\$ 2,280.00	\$ 1,536.00	\$ 744.00	Per Request	January 1, 2025
Refund Policy - Minor Variance - Prior to Committee Meeting - After the Committee Meeting	80% of Application Fee \$ 0.00			Per Refund	January 1, 2025 January 1, 2025
Printed Copies of Planning Documents - Listowel Ward Official Plan - Zoning By-law - Perth County Official Plan - Development Standards	\$ 51.50 \$ 40.00 \$ 40.00 \$ 25.00			Per Copy Per Copy Per Copy Per Copy	January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025
Encroachment Agreement	\$ 400.00			Per Agreement	January 1, 2025
Site Plan Agreement - Plus Deposit	\$ 2,218.00 \$ 5,000.00			Per Application	January 1, 2025 January 1, 2025
<i>**plus recovery of third party fees</i>					
Site Plan Approval Amendment Fee <i>Plus recovery of third party fees*</i>	\$ 1,109.00			Per Amendment	January 1, 2025

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SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<i>Planning and Zoning Fees (continued)</i>	Proposed 2025 Fee		Effective Date
	Total Fee	Criteria	
Subdivision Agreement	\$ 5,000.00	Per Agreement	January 1, 2025
<i>Plus Deposit - 6 or Less Lots/Units</i>	\$ 2,000.00	Per Agreement	January 1, 2025
<i>Plus Deposit - 7 - 20 Lots/Units</i>	\$ 5,000.00	Per Agreement	January 1, 2025
<i>Plus Deposit - 21 or More Lots/Units</i>	\$ 10,000.00	Per Agreement	January 1, 2025
<i>**plus recovery of third party fees</i>			
Conditional 2nd Dwelling Agreement	\$ 150.00	Per Dwelling	January 1, 2025
<i>Demolition Guarantee Deposit</i>	\$ 4,000.00	Per Dwelling	January 1, 2025
Garden Suite Agreement	\$ 150.00	Per Suite	January 1, 2025
<i>Plus Deposit</i>	\$ 2,000.00	Per Suite	January 1, 2025
Mobile Home Agreement	\$ 150.00	Per Mobile Home	January 1, 2025
<i>Plus Deposit</i>	\$ 2,000.00	Per Mobile Home	January 1, 2025
Part Lot Control Exemption By-Law	\$ 2,000.00	Per Request	January 1, 2025
<i>Additional per lot/block created</i>	\$ 150.00	Per Lot	January 1, 2025
Part Control Exemption By-Law - Renewal (conform to existing Zoning )	\$ 516.00	Per Request	January 1, 2025
<i>Additional per lot/block created</i>	\$ 150.00		January 1, 2025
Deeming By-law	\$ 720.00	Per Request	January 1, 2025
Request for Exemption from By-law	\$ 125.00	Per Request	January 1, 2025
<i>Including but not limited to Sign By-law, Development Charges By-law</i>			
Zoning Compliance Letter - Regular Service	\$ 125.00	Per Certificate	January 1, 2025
Zoning Compliance Letter - 24-hour turnaround	\$ 250.00	Per Certificate	January 1, 2025
* While reviewing applications, the Municipality may incur fees for third party review or peer review of reports, plans or studies. Those costs are the responsibility of the owner of the property, or the applicant if one is authorized by the owner of the property. Comparative quotes are sought and the property owner will be billed accordingly.			



**THE MUNICIPALITY OF NORTH PERTH  
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<b>Building Fees</b>			
<i>Scheduled annual increases to the Building Fees apply as follows: January 1, 2025 - additional 1% plus inflation, January 1, 2026 - additional 2.5% plus inflation, January 1, 2027 - additional 2.5% plus inflation, January 1, 2028 - additional 2.5% plus inflation, January 1, 2029 - additional 1.5 % plus inflation. Fees to be calculated and published January 1st of each year.</i>			
<b>A. Construction: New Buildings; Additions to Buildings; Alterations; Unit Finish</b>			
	<b>2025 Minimum Fee</b>	<b>Price per Sq. Ft</b>	<b>Effective Date</b>
<b>Group A: Assembly</b>			
New Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions	\$ 4,746.25	\$ 0.74	January 1, 2025
Alteration, renovation, interior finish, unit finish/fit-up	\$ 3,142.64	\$ 0.49	January 1, 2025
<b>Group B: Institutional</b>			
New hospital, institutional buildings, detention, care and treatment	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions	\$ 4,746.25	\$ 0.74	January 1, 2025
Alteration, renovation, interior finish, unit finish	\$ 3,142.64	\$ 0.49	January 1, 2025
<b>Group C: Residential</b>			
New single detached dwelling	\$ 3,848.64	\$ 1.54	January 1, 2025
New semi-detached, townhouses, row-houses, duplexes, per unit	\$ 3,848.64	\$ 1.54	January 1, 2025
New motels, hotels and all other multi-unit residential occupancies, per unit	\$ 3,692.45	\$ 1.48	January 1, 2025
Addition, alteration, renovation	\$ 2,107.59	\$ 0.84	January 1, 2025
Minor alteration, finished basement within dwelling unit	\$ 885.11	\$ 0.59	January 1, 2025
New ARU dwelling unit – within single/semidetached, town/row house/ accessory building or purpose built	\$ 2,755.28	\$ 1.10	January 1, 2025
Mobile home; garden suite	\$ 3,114.53	\$ 1.25	January 1, 2025
<b>Group D: Business and Personal Services (offices , beauty salon etc.)</b>			
New building – finished	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions, shell only	\$ 4,746.25	\$ 0.74	January 1, 2025
Alteration, renovation, interior finish, unit finish	\$ 3,142.64	\$ 0.49	January 1, 2025
<b>Group E: Mercantile (stores, shops etc.)</b>			
New building – finished	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions, shell only	\$ 4,746.25	\$ 0.74	January 1, 2025
Alterations, renovations, interior finish, unit finish	\$ 3,142.64	\$ 0.49	January 1, 2025
<b>Group F: Industrial (factories, warehouses, storage garages etc.)</b>			
New building – finished	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions, shell only	\$ 4,746.25	\$ 0.74	January 1, 2025
Alterations, renovations, interior finish, unit finish	\$ 3,142.64	\$ 0.49	January 1, 2025

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<b>Building Fees (Continued)</b>		
<b>B. Demolition</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
Residential	\$ 364.46	January 1, 2025
Farm Buildings	\$ 0.00	January 1, 2025
Non-Residential (i.e. other than residential or farm buildings)	\$ 780.98	January 1, 2025
<b>C. Designated Structures (OBC Div. C, Article 1.3.1.1.)</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
Crane runway	\$ 780.98	January 1, 2025
Dish antenna greater than 5m <sup>2</sup> (54 ft <sup>2</sup> ) mounted on a building	\$ 780.98	January 1, 2025
Exterior storage tank not regulated by the TSSA	\$ 780.98	January 1, 2025
Outdoor public pool or public spa	\$ 780.98	January 1, 2025
Pedestrian bridge appurtenant to a building	\$ 780.98	January 1, 2025
Permanent solid nutrient storage facility with walls exceeding 1m	\$ 780.98	January 1, 2025
Retaining walls – non-residential	\$ 780.98	January 1, 2025
Retaining walls - residential	\$ 364.46	January 1, 2025
Signs regulated by Section 3.15 of Division B of the Building Code	\$ 572.72	January 1, 2025
Solar collector - Residential	\$ 364.46	January 1, 2025
Solar collector- Non Residential	\$ 780.98	January 1, 2025
Wind turbine structure	\$ 780.98	January 1, 2025
<b>D. Farm Buildings</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
New construction	\$ 4,103.76	January 1, 2025
Additions	\$ 3,895.50	January 1, 2025
Alterations, renovations, interior finish,	\$ 2,437.68	January 1, 2025
<b>E. Septic Systems</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
New system	\$ 937.17	January 1, 2025
Tank or bed replacement	\$ 572.72	January 1, 2025
Alterations, repairs or extensions	\$ 364.46	January 1, 2025



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<b>Building Fees (Continued)</b>			
<b>F. Standalone and Miscellaneous Work</b>	<b>Price per Sq. Ft</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
<b>Residential</b>			
Accessory structure – shed, gazebo, detached garage	\$ 0.70	\$ 364.46	January 1, 2025
Below grade entrance		\$ 364.46	January 1, 2025
Carport, deck, porch, porch enclosure	\$ 0.70	\$ 364.46	January 1, 2025
Fireplace – wood burning		\$ 364.46	January 1, 2025
New or enlarged opening – door, window		\$ 364.46	January 1, 2025
Permit for heating, ventilating and air conditioning (per suite)		\$ 364.46	January 1, 2025
Plumbing		\$ 364.46	January 1, 2025
Pools- new or replacement fence permit fee		\$ 364.46	January 1, 2025
Installation / Change of Water Meter - Not associated with any other permit		\$ 100.00	January 1, 2025
<b>Non-Residential</b>			
Accessory structure - shed, outdoor amenity for employees etc.	\$ 0.70	\$ 780.98	January 1, 2025
Electromagnetic locking devices		\$ 780.98	January 1, 2025
Emergency lighting; exit signage; emergency power installation or replacement		\$ 780.98	January 1, 2025
Fire alarm installation or replacement		\$ 780.98	January 1, 2025
Permit for heating, ventilating and air conditioning (per suite)		\$ 780.98	January 1, 2025
Plumbing fixtures		\$ 780.98	January 1, 2025
School portable classrooms	\$ 0.75	\$ 780.98	January 1, 2025
Shoring		\$ 780.98	January 1, 2025
Sprinkler system; stand pipe and/or hose system; fire suppression system installation or replacement		\$ 780.98	January 1, 2025
Temporary buildings, tents		\$ 364.46	January 1, 2025
Installation / Change of Water Meter - Not associated with any other permit		\$ 100.00	January 1, 2025
<b>G. Administrative Fees</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>	
AGCO Letter and Site Inspection	\$ 520.65	January 1, 2025	
Alternative solution – Part 3 & Part 9 other than residential	\$ 780.98	January 1, 2025	
Alternative solution – Part 9 residential buildings	\$ 364.46	January 1, 2025	
Builder model change fee	\$ 364.46	January 1, 2025	
Builder model plan review and certification prior to permit application	\$ 962.16	January 1, 2025	

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<b>Building Fees (Continued)</b>		
<b>G. Administrative Fees (Continued)</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
Change of use – where no construction is required	\$ 780.98	January 1, 2025
Conditional building permit		January 1, 2025
Construction, demolition or change of use without a building permit		January 1, 2025
Deferral or revocation of permit – permit extension	\$ 364.46	January 1, 2025
Development Comments on Planning Applications	\$ 364.46	January 1, 2025
Footing and Foundation Permit		January 1, 2025
Re-inspection due to work not ready (per inspection)	\$ 156.20	January 1, 2025
Revision to permit and/or plans or documents after permit issued		January 1, 2025
Transfer of permit, Relocation Permit, Occupancy Permit	\$ 364.46	January 1, 2025
<b>Minimum fee (unless noted otherwise)</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
a) Residential projects – detached house, semi-detached house or row house containing not more than two dwelling units:	\$ 364.46	January 1, 2025
b) All other buildings not described in (a):	\$ 780.98	January 1, 2025
<b>Sign Permits- Not regulated by Ontario Building Code</b>	<b>2025 Flat Fee</b>	<b>Effective Date</b>
Portable sign ( per 60 day period)	\$ 113.50	January 1, 2025
Inspection fee ( sign erected prior to issuance of sign permit)	\$ 113.50	January 1, 2025
Signs regulated by sign by-law (excluding portable signs)	\$ 257.50	January 1, 2025
Farm nameplate sign	\$ 155.00	January 1, 2025
<b>Accessory Residential Unit Registration</b>	<b>2025 Flat Fee</b>	<b>Effective Date</b>
New ARU registration- property occupied by owner	\$ 155.00	January 1, 2025
New ARU registration- property <b>not</b> occupied by owner	\$ 310.00	January 1, 2025
Annual self-attestation	\$ 0.00	January 1, 2025
Three year registration renewal	\$ 103.50	January 1, 2025
<b>Lot Grading Deposit (per lot or block)</b>		
<p>Fees Set in Subdivision Agreement. The sum of \$500 is non refundable. The balance of the lot grading deposit shall be refundable in whole or in part after the building has been constructed and occupied, and Owner's Final Grading Certificate has been filed with and accepted by the Municipality's Chief Building Official and the required services connections have been made and any damages to the Works resulting from house building and/or landscaping activities on the subject Lot or Block have been repaired to the satisfaction of the Municipality's Chief Building Official and Manager of Operations or their delegates.</p>		



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***Building Permit Fee Schedule Notes***

1. Permit fees will be charged as outlined in the table.
2. Any building permit not otherwise listed the table will be assessed at 1% of its construction value. Construction values submitted are at the discretion of the Chief Building Official.
3. All fees listed with minimum fees and ft<sup>2</sup> rates are to be calculated and the permit fee will be the higher amount.
4. Square foot is gross of all floors above grade measured from the outer face of exterior walls unless noted otherwise. Mezzanines, lofts, habitable attics and dwelling units below grade are included as floor areas for permit fee calculations. Where there is no floor or exterior walls for the project, square foot is the greatest horizontal area of the structure. For example, buildings or structures supported by posts or columns.
5. Fireplaces, HVAC, plumbing, attached garages, decks and porches are included in the permit fee for new residential buildings not more than three (3) storeys and not exceeding 600m<sup>2</sup> in building area where submitted plans for the new building include these details.
6. Footing and Foundation Permit Fee: Equal to 25% of applicable new permit fee and not lower than flat fee. The second portion of the permit is subject to the full applicable fee amount.
7. Conditional Permit Fee: Equal to 50% of applicable new permit fee. The second portion of the permit is subject to the full applicable fee amount.
  
8. Any revision to permit and/or plans or documents after plans review stage: Equal to 25% of original permit paid fee amount.
9. Construction, demolition or change of use without a permit being issued: An administration fee of 100% of the applicable permit fee to be added to the applicable permit fee.
10. Refunds: The fees that may be refunded shall be a percentage of the fees payable as outlined in the table. 80% if administrative functions only have been performed; 70% if administrative and zoning functions only have been performed; 45% if administrative, zoning and plan examination functions only have been performed; 35% if the permit has been issued and no field inspections have been performed subsequent to permit issuance; 5% percent shall additionally be deducted for each field inspection that has been performed after the permit has been issued. No refund shall be made less than \$385.00. A written request for a refund is required.