

ORDINANCE 2026-12

AN ORDINANCE AMENDING THE SCHEDULE OF BUILDING PERMIT FEES

IN SECTION 150.08 OF CHAPTER 150: BUILDING REGULATIONS;

CONSTRUCTION TO THE CODE OF ORDINANCES OF THE TOWN OF WARREN, INDIANA

WHEREAS, the Town Council ("Council") of the Town of Warren, Indiana ("Town") has enacted and established the "Building Code of the Town of Warren, Indiana" as Chapter 150 within its Code of Ordinances which provide minimum standards for the protection of life, health, environment, public safety and general welfare, and for the conservation of energy in the design and construction of buildings and structures; and

WHEREAS, the Town has designated the Huntington County Department of Community Development ("DCD") to administer and enforce building regulations contained within the Building Code of the Town of Warren, Indiana; and

WHEREAS, the Town has authorized the DCD to issue building permits, collect permit fees, perform inspections, order correction of violations and authorize occupancy of buildings and structures situated within the corporate limits of the Town, and

WHEREAS, Town Code Section 150.08 specifies a schedule of building permit fees which are to be collected by the DCD as payment for the services it provides to the Town; WHEREAS, having evaluated available data in regard to these matters and received recommendations from the DCD, Council now finds that the existing building permit fees charged for issuance of permits by the DCD for projects located within the corporate limits of the Town no longer adequately defrays the costs of the DCD in providing such services; and

WHEREAS, notice of a public hearing was published in The Plain Dealer and notice of the same was posted at the Town Hall to inform the public of the proposed Fee Schedule in accordance with LC. §5-3-1; and

WHEREAS, copies of the proposed Fee Schedule have been available for inspection and copying at the Town Hall as well as the DCD office;

WHEREAS, Council conducted a public hearing to receive public input on the proposed fee schedule; and

WHEREAS, in a meeting duly assembled, Council, after review and consideration of information deemed by it to be sufficient has determined the necessity of amending Section 150.08 of the Town Code.

NOW, THEREFORE, BE IT ORDAINED by Council that Section 150.08 of Chapter 150: Building Regulations; Construction of the Code of Ordinances of the Town of Warren, Indiana is hereby repealed and replaced in its entirety with the following:

RESIDENTIAL**PREVIOUS****NEW (2026)***Building Permits*

Single-Family Dwelling	\$80.00 if 2000 sqft or less \$80.00 + \$.04 per sqft over 2000	\$0.08 sq ft., \$160.00 min
Two-Family Dwelling	\$.04 per sq ft per unit or \$80	
Multi-Family Dwelling	\$.04 per sq ft per unit or \$80	
Residential Additions	\$45.00 if 1500 sqft or less \$60.00 if over 1500 sqft	\$0.08 sq ft., \$100.00 min
Manufactured Home	\$60.00	\$100.00
Roof Alteration	\$25.00	\$45.00
Deck, Carport, Enclosure of Existing Structure	\$30.00	\$50.00
Accessory Structure (Perm Foundation)	\$30.00	\$50.00
Accessory Structure (Non-Perm Foundation)	\$20.00	\$35.00
Accessory Structure (under 200 Sqft)	\$10.00	\$20.00
In-ground Pool	\$50.00	\$85.00
Above-ground Pool	\$30.00	\$50.00
Re-inspection fee	\$50.00	\$50.00

Electrical Permits

New 1, 2 or 3 Family Dwelling	\$50.00 per unit after single	\$120.00
Residential Additions	\$20.00 if 1500 sqft or less \$25.00 if over 1500 sqft	\$50.00
Manufactured Home	\$20.00	\$50.00
Deck, Carport, Enclosure of Existing Structure	\$15.00	\$50.00
Accessory Structure (Perm Foundation)	\$15.00	\$50.00
Accessory Structure (Non-Perm Foundation)	n/a	n/a
In-ground Pool	n/a	n/a
Electrical (Upgrade, New Serv, Relocation, MFG)	\$20.00	\$50.00
Re-inspection fee	\$50.00	\$50.00

Plumbing Permits

New 1, 2 or 3 Family Dwelling	\$35.00 per unit after single	\$85.00
Residential Addition	\$20.00 if 1500 sqft or less \$25.00 if over 1500 sqft	\$50.00
Accessory Structure (Perm Foundation)	\$15.00	\$50.00
Re-inspection fee	\$50.00	\$50.00

Other Permits

Pond	\$25.00	\$50.00
Pond started without permit	\$250.00	\$250.00
Pond finished without permit	\$250.00	\$250.00
Pond setback encroachment (without BZA 1st)	\$1,000.00	\$1,000.00
Sign	\$10.00	\$20.00
Fence	\$0.00	\$10.00
Re-inspection Fee	\$50.00	\$50.00
Missed fee	\$50.00	\$100.00

COMMERCIAL*Building Permits/Fees*

New Structure: 0-1000 sqft	\$100.00	\$200.00
1001-5000 sqft	\$150.00	\$400.00
5001-10,000 sqft	\$200.00	\$600.00
Over 10,000 sqft	\$200 + \$.02 per sqft over 10k	\$600 + \$.05 per sqft over 10k
Addition, Remodel, Accessory: 0-1000 sqft	\$100.00	\$200.00
1000-5000 sqft	\$150.00	\$400.00
5001-10,000 sqft	\$200.00	\$600.00
Over 10,000 sqft	\$200 + \$.02 per sqft over 10k	\$600 + \$.05 per sqft over 10k
Roof Alteration	\$30.00	\$50.00
Deck, Carport, Enclosure of Existing Structure	\$30.00	\$50.00
In-ground Pool	\$0.00	\$85.00
Above-ground Pool	\$0.00	\$50.00
Re-inspection fee	\$50.00	\$50.00

Electrical Permits

New Structure: 0-1000 sqft	\$100.00	\$200.00
1001-5000 sqft	\$150.00	\$400.00
5001-10,000 sqft	\$200.00	\$600.00
Over 10,000 sqft	\$200 + \$.02 per sqft over 10k	\$600 + \$.05 per sqft over 10k
Addition, Remodel, Accessory: 0-1000 sqft	\$100.00	\$200.00
1000-5000 sqft	\$150.00	\$400.00
5001-10,000 sqft	\$200.00	\$600.00
Over 10,000 sqft	\$200 + \$.02 per sqft over 10k	\$600 + \$.05 per sqft over 10k
Electrical (Upgrade, New Serv, Relocation, MFG)	\$35.00	\$60.00
Re-inspection fee	\$50.00	\$50.00

Plumbing Permits

New Structure: 0-1000 sqft	\$30.00	\$200.00
1001-5000 sqft	\$40.00	\$200.00
5001-10,000 sqft	\$50.00	\$300.00
Over 10,000 sqft	\$50 + \$.01 per sqft over 10k	\$300 + \$.03 per sqft over 10k
Addition, Remodel, Accessory: 0-1000 sqft	\$30.00	\$100.00
1000-5000 sqft	\$40.00	\$200.00
5001-10,000 sqft	\$50.00	\$300.00
Over 10,000 sqft	\$50 + \$.01 per sqft over 10k	\$300 + \$.03 per sqft over 10k
Electrical (Upgrade, New Serv, Relocation, MFG)	\$35.00	\$60.00
Re-inspection Fee	\$50.00	\$50.00

Other Permits/Fees

Ponds	\$25.00	\$50.00
Signs: On-Premise Permanent	\$10.00	\$30.00
On-Premise Temporary	\$10.00	\$30.00
Off-Premise Permanent	\$50.00	\$75.00
Off-Premise Temporary	\$25.00	\$40.00
Billboards	\$100.00	\$150.00
Mobile & Temporary Billboards	\$25.00	\$40.00
Floodplain Development	\$25.00	\$50.00
Solar Energy System (SES)	\$500.00	\$750.00
Wind Energy Conversion System (WECS)	\$500.00	\$750.00
Re-inspection Fee	\$50.00	\$50.00
Missed Inspection Fee	\$50.00	\$100.00

BE IT FURTHER ORDAINED, by Council that the Clerk-Treasurer shall keep two (2) copies of said Schedule of Building Permit Fees at the Town Hall which is available for inspection or copying.

BE IT FINALLY ORDAINED, by Council that this Ordinance shall be in full force and effect one hundred and eighty (180) days after the date the ordinance is published in compliance with LC. §36-2-4-8(e).

ATTEST:

By Marilyn Morrison as Clerk-
(Marilyn Morrison) Treasurer