



**Community Development Department**

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[www.postfalls.gov](http://www.postfalls.gov)

<b>BUILDING FEES</b>	
<b>BUILDING PLAN CHECK (Paid at Plan Submittal)</b>	<b>FEE</b>
Single Family	25% of Building Permit
Duplex	25% of Building Permit
Townhouse Unit	25% of Building Permit
Commercial	65% of Building Permit
<b>BUILDING PERMITS</b>	<b>FEE</b>
Provisional Certificate of Occupancy	\$250.00
Board of Appeals Application Fee	\$150.00
Residential Plan Review	25% of Building Permit
Commercial Plan Review	65% of Building Permit
Commercial Mechanical Plan Review	25% of Mechanical Permit
Foundation Only	10% of Building Permit fee, in addition to the full Building Permit Fee
Work Performed with no valid permit	Regular Building/Mechanical permit fee X2
Retaining Walls	\$4.50 per Linear Foot
Manufactured Home Regular Set	\$150.00 Flat Fee
Manufactured/Modular Home Foundation	\$400.00 Flat Fee
Building Move	\$300.00 Flat Fee
General Building Permit Valuation per Occupancy and Type of Construction	Per Building Safety Journal 7/2008 to establish valuation
Additions to Residential Homes	\$72.62 per sq ft (use Valuation Chart to calculate permit & review fee)
Patio Cover Only	\$20.00 per sq ft (use Valuation Chart to calculate permit & review fee)
Deck Only	\$15.00 per sq ft (use Valuation Chart to calculate permit & review fee)
Deck with Cover	\$20.00 per sq ft (use Valuation Chart to calculate permit & review fee)
Deck/Patio Cover and Enclosure	\$25.00 per sq ft (use Valuation Chart to calculate permit & review fee)
Breezeway	\$20.00 per sq ft (use Valuation Chart to calculate permit & review fee)
Interior Finish Residential Homes	\$20.00 per sq ft (use Valuation Chart to calculate permit & review fee)
Basement-Finished	\$96.83 per sq ft (use Valuation Chart to calculate permit & review fee)
Basement-Unfinished	\$77.46 per sq ft (use Valuation Chart to calculate permit & review fee)
Residential Garage	\$37.72 per sq ft (use Valuation Chart to calculate permit & review fee)
Pole Building Residential	\$20.00 per sq ft (use Valuation Chart to calculate permit & review fee)
Special Inspection/Re-Inspection, all Divisions	\$100.00 per hour, one hour minimum
Re-Roof, Residential	\$150.00 Flat Fee
Re-Roof, Commercial	Based upon the valuation of the work to be performed, minimum of \$150.00 fee
Residing a Structure, Residential	\$100.00 Flat Fee
Residing a Structure, Commercial	Based upon the valuation of the work to be performed, minimum of \$100.00 Flat Fee

Replacing Windows, Residential	\$100.00 Flat Fee
Replacing Windows, Commercial	Based upon the valuation of the work to be performed, minimum of \$100.00 fee
Changes to Approved Plans	\$100.00 per hour, one half hour minimum
Each Pole Monument sign 8 feet or higher	\$400.00 each
All Other Signs, per type of sign per site	\$200.00 per type
Demolition-Residential per Lot	\$200.00 Flat Fee; (\$1,500.00 Engineering Bond)
Demolition-Commercial per Lot	\$300.00 Flat Fee; (\$1,500.00 Engineering Bond)
Swimming Pool	Based upon the valuation of the work performed

VALUATION	PERMIT FEE
\$1 to \$500	\$23.50
\$501 to \$2000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000
\$2001 to \$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000, or fraction thereof

MECHANICAL PERMITS	FEE
Processing fee on all permits	\$45.00
Furnace, all types under 100KBTU	\$18.00
Furnace, all types over 100KBTU	\$22.00
Misc. venting, C/A, duct modifications	\$15.00
Gas fireplace	\$25.00
Residential range hood	\$16.00
Gas water heater	\$15.00
Ventilating/exhaust fans	\$10.00
Gas piping, each outlet	\$5.00
Clothes dryers	\$16.00
Heat pump, A/C 0-3 tons	\$16.00
Heat pump, A/C 3+-15 tons	\$30.00
Heat pump, A/C 15+-30 tons	\$40.00
Heat pump, A/C 30+-50 tons	\$60.00
Heat pump, A/C over 50 tons	\$100.00
Air handlers, Fan coil units under 10,000 CFM	\$15.00
Air handlers, Fan coil units over 10,000 CFM	\$20.00
Air to air heat exchangers	\$25.00

Evaporative coolers, all types	\$15.00
Type I hood, commercial use	\$16.00/ft.
Type II hood, commercial use	\$16.00/ft.
Solid fuel stoves, inserts, must be listed	\$25.00
Installation/relocation of floor/wall/suspended heaters	\$20.00

<b>ELECTRICAL PERMITS</b>	<b>FEE</b>
New Residential: up to 1,500 sq. ft.	\$130.00
1,501 to 2,500 sq. ft.	\$195.00
2,501 to 3,500 sq. ft.	\$260.00
3,501 to 4,500 sq. ft.	\$325.00
over 4,500 sq. ft.	\$325.00 plus \$65.00 for each additional 1,000 sq. ft.
Duplex	\$260.00
Three or more multi-family units	\$130.00 per building plus \$65.00 per unit
Existing Residence/Modular, Manufactured or Mobile Homes/Detached Shop/Garage	\$65.00 fee (one circuit included) plus \$10.00 per additional branch circuit, up to the maximum of corresponding sq. ft. of building
Spas & Hot Tubs	\$65.00 for each inspection
Swimming Pools	\$130.00 (covers two (2) mandatory inspections with the exception of lighting)
Signs	\$65.00 per sign
Outline Lighting	\$65.00 per occupancy
Other	\$65.00 per hour
Requested Inspection	\$65.00 per hour
Power has been off for over 1 year	\$65.00 per hour
Plan Check (2 hour minimum)	\$65.00 per hour
Temporary Service	\$65.00 for 200 amps or less; over 200 amps-see Commercial
Reinspection	\$100.00
Work without a permit	Failure to obtain permit prior to commencing work (fee equal to permit)
Commercial (total cost of contracted amount) Up to \$10,000	(Total cost of system x 0.02) +\$60.00
Commercial \$10,001 to \$100,000	((Total cost of system – 10,000) x 0.01) + \$260.00
Commercial \$100,001 and over	((Total cost of system – 100,000) x 0.005) +\$1,160.00
Plan Review Fee	(NEC, Building & Energy Code Compliance) 55% of Electrical Permit Fee

<b>PLUMBING PERMITS</b>	<b>FEE</b>
Processing fee on all permits	\$35.00
Bar sink, bathtub including shower backflow assembly (building), backflow assembly (landscape), backwater valve, clothes washer, drain waste/vent piping alt or replacement (each fixture), floor drain/hub drain, gas piping (each outlet), kitchen sink and/or dishwasher, lavatory (wash basin), lawn sprinklers (from water connect through backflow device), mobile home w/s hook up, radiant heat (quantity equals # zones), sewer ejector/sump pump, sewer service, shower, utility sink, water closet (toilet), water heater, water piping alt or replacement (each fixture), water service, water softener	\$8.00 each fixture
Residential Fire Sprinkler Supply from Domestic Water System	\$65.00 (up to 16 heads)
Residential Fire Sprinkler Supply from Domestic Water System	\$4.00 per head (17 heads and up)
Commercial: up to the 1 <sup>st</sup> \$20,000.00	3% of the contract price
\$20,001 to \$100,000.00	2% of the contract price
\$100,001.00 to \$200,000.00	1% of the contract price
Over \$200,001	0.5% of the contract price

<b>CITY WATER/WASTEWATER CAPITALIZATION FEES AND MONTHLY FEES</b>	
<b>WATER CAPITALIZATION</b>	<b>FEE (Based on Service Line from Meter)</b>
¾" - 1" Residential	\$3,397.00
1" Commercial	\$5,662.00
1 ½"	\$11,323.00
2"	\$18,116.00
3"	\$36,232.00
4"	\$56,612.00
6"	\$113,224.00
8"	\$167,031.00
<b>METER</b>	<b>FEE</b>
Water Meter	Cost of Meter
<b>TYPICAL DIG IN</b>	<b>FEE</b>
1" Service	\$1,900.00
1 ½" Service	\$3,200.00
2" Service	\$3,800.00
3" Service	Contact Water Division for cost
4" Service	Contact Water Division for cost
1" Add on Service	Contact Water Division for cost
1 ½" Add on Service	Contact Water Division for cost
2" Add on Service	Contact Water Division for cost

<b>SEWER CAPITALIZATION</b>	<b>FEE</b>
1 Service Unit (5000 gallons)	\$7,843.00 (Single Family)
Commercial/Industrial	A minimum of \$7,843.00 plus an additional \$7,843.00 for each 5,000 gallons of reclaimed water flow based upon water consumption, above the first 5,000 gallons per month.
Sewer Connection/ hookup	\$5.00
Utility Deposit	\$60.00
<b>RESIDENTIAL/COMMERCIAL/INDUSTRIAL INSPECTOIN FEES</b>	
Utility R-O-W	\$100.00
Commercial R-O-W (Base fee)	\$350.00
Residential R-O-W (Base fee)	\$150.00
Utility Trench Inspection (1-200 ft)	\$250.00
(201-400 ft)	\$350.00
(401-600 ft)	\$400.00
(601-800 ft)	\$450.00
(over 800 ft)	\$0.85 per foot
Curb and Gutter	\$150.00 + \$0.60 per foot
Sidewalk and Approaches	\$150.00 + \$0.60 per foot
Swales and Drywells	\$150.00 + \$0.20 sq. foot Swale + \$60.00/drywell
Pavement	\$150.00 + \$0.50 per sq yard
Water Pressure Test	\$120.00/observed test
Sewer Pressure Test	\$120.00/observed test
Street Tree Inspection	\$40.00 per tree

<b>IMPACT FEES</b>						
<b>TYPE OF USE</b>	<b>Parks</b>	<b>Public Safety</b>	<b>Streets</b>	<b>Multi-modal</b>	<b>Fire/EMS</b>	<b>Total</b>
<b>Residential</b>	<b>Per Housing Unit</b>					
Multi-Family	\$4,797.00	\$937.00	\$1,795.00	\$1,032.00	\$1,380.00	\$9,941.00
Single-Family	\$6,444.00	\$1,260.00	\$3,174.00	\$1,387.00	\$1,380.00	\$13,645.00
<b>Non-Residential</b>	<b>Per Square Foot of Floor Area</b>					
Commercial/Shopping Center	N/A	\$1.24	\$6.34	\$1.36	\$0.69	\$9.63
Office	N/A	\$0.49	\$2.48	\$0.53	\$0.69	\$4.19
Light Industrial	N/A	\$0.25	\$1.26	\$0.28	\$0.69	\$2.48
Manufacturing	N/A	\$0.20	\$1.00	\$0.22	\$0.69	\$2.11
Warehousing	N/A	\$0.09	\$0.45	\$0.10	\$0.69	\$1.33
Mini-Warehouse	N/A	\$0.08	\$0.39	\$0.09	\$0.69	\$1.25
Elementary School	N/A	\$0.64	\$3.28	\$0.70	\$0.69	\$5.31
Middle School/Junior High	N/A	\$0.66	\$3.39	\$0.74	\$0.69	\$5.48
High School	N/A	\$0.47	\$2.36	\$0.52	\$0.69	\$4.04
Day Care	N/A	\$1.57	\$8.00	\$1.71	\$0.69	\$11.97
Church	N/A	\$0.35	\$1.77	\$0.39	\$0.69	\$3.20
Assisted Living	N/A	\$0.21	\$1.06	\$0.23	\$0.69	\$2.19
Nursing Home	N/A	\$0.33	\$1.69	\$0.36	\$0.69	\$3.07
Recreational Community Ctr	N/A	\$1.44	\$7.34	\$1.58	\$0.69	\$11.05
Hotel (per room)	N/A	\$416.12	\$2,128.11	\$455.63	N/A	\$2,999.86
Hotel (per Sq. Ft.)	N/A	N/A	N/A	N/A	\$0.69	0.69

<b>MAPS</b>	<b>FEE</b>
Small Map (24" x 54")	\$25.00
Large Map (36" +)	\$35.00
Electronic CD	\$20.00

<b>MAILING AND PUBLICATIONS</b>	<b>FEE</b>
Public Notice Mailings	\$6.00 each
Published Notices (billed to applicant)	\$300.00

<b>MISCELLANEOUS</b>	<b>FEE</b>
<b>Table A-33-A GRADING PLAN REVIEW FEES</b>	
50 cubic yards or less	No fee
51 to 100 cubic yards	\$35.00
101 to 1,000 cubic yards	\$55.00
1,001 to 10,000 cubic yards	\$75.00
10,001 to 100,000 cubic yards	\$75.00 for the first 10,000 cubic yards + \$40.00 for each additional 10,000 cubic yards or fraction thereof
100,001 to 200,000 cubic yards	\$435.00 for the first 100,000 cubic yards + \$20.00 for each additional 10,000 cubic yards or fraction thereof
200,001 cubic yards or more	\$615.00 for the first 200,000 cubic yards, + \$10.00 for each additional 10,000 cubic yards or fraction thereof
<b>Other Fees:</b> Additional plan review required by changes, additions or revisions to approved plans	\$100.00 per hour*
	*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
<b>Table A-33-B – GRADING PERMIT FEES<sup>1</sup></b>	
50 cubic yards or less	\$35.00
51 to 100 cubic yards	\$55.00
101 to 1,000 cubic yards	\$55.00 for the first 100 cubic yards + \$25.00 for each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards	\$280.00 for the first 1,000 cubic yards + \$22.00 for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards	\$480.00 for the first 10,000 cubic yards + \$100.00 for each additional 10,000 cubic yards or fraction thereof
100,001 cubic yards or more	\$1,380 for the first 100,000 cubic yards + \$55.00 for each additional 10,000 cubic yards or fraction thereof
<b>OTHER INSPECTION AND FEES</b>	
Inspections outside of normal business hours (minimum charge – two (2) hours)	\$100.00 per hour <sup>2</sup>
Reinspection fees assessed under provisions of Section 108.8	\$100.00 per hour <sup>2</sup>
Inspections for which no fee is specifically indicated (minimum charge one half (1/2) hour	\$100.00 per hour <sup>2</sup>

	1. The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.
	2. Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
Mass Grading Permit	See Table A-33-A, Table A-33-B
Road Closure/Lane Closure	\$150.00
Street/Plat Vacation	\$750.00
Off-Site Improvement Waiver	\$150.00
Special Pre-Application Meeting Requests	\$250.00 (1 <sup>st</sup> meeting no charge, 2 <sup>nd</sup> meeting \$250.00)
Flood Plain Permit	\$50.00

<b>SUBDIVISION (Standard &amp; Smart Code)</b>	<b>FEE</b>
Subdivision Pre-Application Conference	\$600.00, \$300.00 follow-up meetings
Subdivision Fee	\$2,500.00 plus \$50.00/Lot
Subdivision Amendment	\$500.00
Minor Subdivision	\$1,000.00
Subdivision Extension	\$150.00
Construction Plan Review	\$2,000.00 + \$50/lot >50 lots
Condominium Plat <50 units	\$750.00
Condominium Plat >50 units	\$750.00 + \$10.00/unit >50 units
Final Plat <50 lots	\$600.00
Final Plat >50 lots	\$600.00 + 10.00 per lot over 50 lots
Engineering Inspection Fee (Commercial)	See Commercial R-O-W Inspection Fees
Engineering Inspection Fee (Residential)	\$350.00/Lot
Engineering Construction Improvement Agreement	\$750.00

<b>ZONING (Standard &amp; Smart Code)</b>	<b>FEE</b>
Smart Code Regulating Plan Review	\$3,500.00
Special Use Permit	\$750.00
Zone Amendment (Map/text)	\$1,200.00
Annexation Pre-Application Conference	\$600.00 plus \$300.00 for each follow-up meeting
Annexation Application Fee	\$3,000.00 without major infrastructure (includes one agreement). Negotiated fees with infrastructure issue (includes one agreement) \$500 for each additional
Annexation Fee (paid with building permit fee)	\$1,000.00 per lot/per unit (residential) \$0.10 per sq ft of property (non-residential)
Variance	\$350.00
Preliminary PUD	\$2,500.00
Final PUD	\$1,000.00
PUD Modification/Amendment Major	\$1,500.00
PUD Modification/ Amendment Minor	\$200.00
Comprehensive Plan Amendment (Map/text)	\$1,200.00

Site Plan Review (Commercial and 3plex +)	\$2,000.00 (two reviews), \$250.00 (additional reviews or meetings)
Administrative Permit	\$300.00
Parking Lot Permit	\$500.00
Tree Installation Fee	\$600.00
Appeal (P & Z, Staff Action, or City Council)	\$350.00
License To Use Real Property	\$1,000.00
Development Agreement Amendment	\$600.00
Fee in Lieu for Parking	\$6,102.00
Special Event Permit	\$100.00 Parade Fee (No fee for other events)