

**ARE YOU APPLYING FOR BUILDING PERMITS?
YOU NEED TO BE AWARE OF NEW CHARGES FOR 2017 FROM THE ASSESSOR**

THE PROPERTY RECORD MAINTENANCE CHARGE:

These charges will be collected at the time you pay for your building permit.

Understanding the Charge and its Impact on Your Planned Project

BACKGROUND INFORMATION

The City Assessor's Office inspects thousands of properties per year for the purpose of adding to and maintaining the integrity of its database in order to create assessments based on credible appraisals. The inspection and appraisal of new construction requires the department to spend extra time and resources. It is estimated that a typical property undergoing new construction requires many hours of work including administrative, technical, appraisal, and management personnel. In the case of complicated new commercial construction the hours are very great.

Under our current policy property that is not improved (changed or altered) in any manner actually subsidizes the extra effort it requires to inspect, list, appraise and process newly constructed or remodeled properties into our systems. This charge would partially compensate for the extra costs associated with the appraisal and record maintenance processes.

CHARGE STRUCTURE:

New Construction:

1 Family - \$247
2 Family - \$373
Multi family - \$441 + \$110/unit over 2
Commercial - .05/sqft.; \$546 minimum
Industrial - .05/sqft.; \$546 minimum
Institutional - .05/sqft.; \$546 minimum

Commercial - .36% of construction cost
\$22 minimum

Industrial - .36% of construction cost
\$22 minimum

Institutional - .36% of construction cost
\$22 minimum

Siding - \$17

Deck - \$17

Garage - \$17

Air Cond - \$17/unit

Fireplace - \$17

Razing - \$17

Alterations and Additions:

Residential - .36% of construction cost
\$12 minimum

Plumbing- 27% of permit cost per Sec.200-33-43

Frequently Asked Questions

What is the purpose of the charge?

The record maintenance and appraisal attributed to new construction requires inspection/and or listing in order to arrive at the added value the project brings to the property. This necessitates extra resources. The purpose of the charge is to have those costs paid by the user rather than have those be borne by all taxpayers.

What will the charge be used for?

The revenue will be used to offset the costs incurred to measure, list, and appraise new construction, alterations or additions.

How is the charge collected, do I have to do anything special?

The charge is collected when you pay for your building permits issued through the Development Center, 809 N Broadway, there is no extra effort required on your part.

Is there extra paperwork involved?

The charge is included with your building permit, causing no additional paperwork for you.

How were the costs determined?

Three factors were considered.

Reasonableness: Private appraisals cost about \$300 for residential property and can go up to tens of thousands of dollars for commercial property. The appraisal work involved is similar to that of a private appraiser— this charge is significantly less than that of a private appraiser.

Time required: Actual costs based on current production reports were reviewed. The current charges are at or less than actual costs.

Collection considerations: Since the charges are collected at the Development Center, the methodology is based on their existing systems and processes. This creates efficiency and ease of implementation.

What if I change my mind and decide not to complete the project?

All refunds or charge cancellations can be applied for at the development center. If a refund on your other permit fees is allowed, it will also be allowed for this charge.

More Questions?

***Contact the Assessor's office:
414-286-3651***

