

# PLANNING & ZONING APPLICATION FEES

Per Resolution 2020-67

**Beginning January 1, 2021**, there will be additional fees due at the time that an application is filed, as listed below. These fees are in addition to the Building Permit application fees. **Applications will not be processed until these fees are received by the City.**

## **Commercial**

“New Building” and “Addition” - \$200 for architectural plan review

In addition to the commercial fee noted above, the applicant will be billed by the City for the City Engineer’s civil/site plan review fees and for site inspections to verify compliance with site plans, construction standards, and for compliance with requirements for soil and erosion control. (Contact the City in advance of permit filing if you would like a fee estimate.)

## **Residential**

New 1, 2, and 3-Family - \$800 for civil plan review and inspections

\$5,000 bond payable to “City of Blue Ash” as a *site conditions guarantee*\*

There are no additional fees for civil plan review and inspections other than the fee due with submittal (except under extraordinary conditions). This fee covers civil/site plan review prior to the issuance of any building permits for new residential construction and for inspections to verify compliance with site plans and compliance with requirements for soil and erosion control.

\*The *site conditions guarantee* bond will be held by the City of Blue Ash for the duration of the project and the bond will be returned to the applicant at the close of the project if not used by the City. The purpose of the site conditions guarantee is to ensure that the site and adjacent public lands (rights-of-way) are maintained in a clean and workmanlike condition and consistent with the requirements of the permit and any other applicable laws and regulations, including the Blue Ash Code of Ordinances. Situations in which the City will cash the bond and use the funds include, but are not limited to, the following:

- To stabilize unstable slopes
- To fill and grade excavations not completed as required
- To install silt fences, dandy bags, and other soil erosion control measures
- To restore damage to public property caused by the property owner, applicant, or any contractor on the site
- To clean and sweep public roadways and sidewalks

Typically, the City will hire a private person or firm to complete the necessary work at the current market rate. If the City uses the full amount of the site conditions guarantee, the applicant will be billed for the total cost. The City may also take legal action to recover all costs and will withhold the Certificate of Occupancy.

Resolution 2020-67 also establishes the following fees related to Planning and Zoning approvals and processes, which are separate from building permits:

<b>Application</b>		<b>Submittal Fee</b>	<b>Additional Fee</b>
Zoning Amendment	Map	\$500	None
	Text	\$500	None
Zoning Appeal to BZA	Residential	\$150	None
	Commercial	\$300	None
	Sign(s)	\$300	None
	Appeal of Administrator's Decision	\$200	None
Zoning Appeal to City Council		\$200	None
Board of Site Arrangement Plan Review		None	CT pass through
Conditional Use Permit		\$500	None
Subdivision	Preliminary Plan	\$500	None
	Improvement Plan	None	CT pass through
	Final Plat	\$200	None
	Inspections	None	CT pass through
	Lot Split	\$50	None
Planned Unit Development	Concept Development Plan	\$1,000.00	None
	Final Development Plan	\$200	None
	Improvement Plan	None	CT pass through
	Final Plat	\$200	None
	Inspections	None	CT pass through
Civil Plan Review & Site Inspections (City Engineer)	<i>Residential</i>		
	- Single-family	\$800	None
	- Two-family	\$800	None
	- Three-family	\$800	None
	<i>Non-Residential, in addition to other fees specified</i>		
	- Site work only	None	CT pass through
	- Multi-family	None	CT pass through
	- New building	None	CT pass through
	- Inspections	None	CT pass through
	- Site Research	Direct Bill	
Architectural Plan Review		\$200	None
Site Conditions Guarantee*	Residential & Commercial	\$5,000	If necessary

\*The site conditions guarantee will be collected as a bond instead of a cash-equivalent.

The City of Blue Ash contracts with CT Consultants to act as the City Engineer and to provide civil/site plan review and inspections of improvements on private property within Blue Ash. The Municipal Code requires anyone who causes the City to incur a charge for such services to reimburse the City for the full amount ("CT pass through").