

ORDINANCE NO. 2023-9

AN ORDINANCE FOR THE CITY OF FOREST ACRES, STATE OF SOUTH CAROLINA, PROVIDING THAT THE CODE OF ORDINANCES, CITY OF FOREST ACRES, BE AMENDED BY REVISING CHAPTER 5, ARTICLE I, TO PROVIDE FOR PAYMENT OF BUILDING PERMIT PLAN REVIEW FEES AT THE TIME OF PLAN SUBMISSION, AND FURTHER PROVIDING FOR RATIFICATION OF THE CITY'S MASTER FEE SCHEDULE.

WHEREAS, the Mayor and Council of the City of Forest Acres find that the City incurs costs in review of construction and renovation plans submitted with building permit applications and that such costs are incurred even when a building permit is not issued or collected; and,

WHEREAS, the Mayor and Council further find that the City's plan review fees and other fees set forth in the proposed amended Master Fee Schedule, attached as Exhibit 1 and incorporated here by reference, are reasonable and proportionate to the cost to the City of performing the services provided for therein; and,

WHEREAS, the Mayor and Council of the City of Forest Acres deem it necessary to revise Chapter 5 of the Code of Ordinances to provide for collection of plan review fees at the time that plans are submitted.

NOW, THEREFORE, pursuant to the power vested in the Council of the City of Forest Acres by virtue of Sections 5-7-30, 6-1-330, and 6-9-90 of the Code of Laws of South Carolina, 1976, as amended; and to promote and preserve public health, safety and the general welfare of the City:

BE IT ORDAINED BY THE CITY COUNCIL, City of Forest Acres:

Section 1. That the Code of Ordinances of the City of Forest Acres be amended by deleting the following language from the end of Subsection 5-6(b):

Plan review fifteen (15) percent.

Section 2. That the Code of Ordinances of the City of Forest Acres be amended by adding Subsection 5-6(h), to read as follows:

Sec. 5-6. - Fee schedule for permits.

Permit fees for each category of work will be calculated per building based on the total contract price or total value of work to be done. The fee for each permit shall be as follows:

....

(h) *Plan Review Fee.* In addition to permit fees, a nonrefundable plan review fee is also required for permit applications under this section. The plan review fee is due at the time that plans are submitted with a building permit application for review, and a proportionate

additional fee shall be due at the time of submission of any plan modifications increasing the value of work. As applicable, additional direct or pass-through costs associated with plan review shall be due at the time of plan submission if known at that time, but shall otherwise be due when incurred by the City. Plan review fees shall be as follows:

- (1) Residential (one- and two-family dwelling) additions, remodels, and storage buildings: Fifteen (15%) percent of building permit fee per plan, plus direct costs or pass-through costs (Minimum \$25).
- (2) Residential (one- and two-family dwelling) new construction: Fifteen (15%) percent of building permit fee per plan, plus direct costs or pass-through costs.
- (3) Commercial construction and renovations (including multifamily dwellings with three or more units): Fifteen (15%) percent of building permit fee per plan, plus direct costs or pass-through costs.

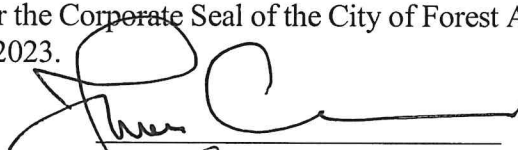
Section 3. The amended Master Fee Schedule, attached as Exhibit 1 and incorporated here by reference, including all fees set forth therein, is hereby ratified and adopted.

Section 4. Should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Effective date. The effective date of this ordinance shall be immediately upon its passage.

ORDAINED AND ADOPTED under the Corporate Seal of the City of Forest Acres, State of South Carolina, this 14th day of November, 2023.



MAYOR



COUNCILPERSON



COUNCILPERSON

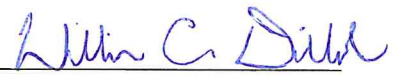


COUNCILPERSON



COUNCILPERSON

ATTEST: , City Clerk

Approval of City Attorney as to Form: 

Person Requesting Ordinance: City Administrator

First Reading: October 10, 2023

Second Reading: November 14, 2023

Public Hearing: November 14, 2023

EXHIBIT 1

Master Fee Schedule

**City of Forest Acres
Master Fee Schedule**

Administration

Item/Description	Basis	Fee
Printing, Reproduction, Documents		
Search/Prep *	Per Hour	As specified in FOIA Chart
Copies (Black & White) 8 ½ x 11"	Per Page	\$0.15
Copies (Color) 8 ½ x 11"	Per Page	\$0.25
Maps 11x17 or smaller	Per Page	\$0.25
Video, Audio, CD, DVD	Per Disc	\$10.00
Digital Copy on CD	Per Disc	\$10.00
Digital Video Copy on DVD	Per Disc	\$10.00
Postage	Per Parcel	Current Rate
Large Envelope for FOIA Response	Per Envelope	\$1.00

Unless otherwise specified, the fees listed above apply to all departments

Election Fees		
Council	Per Election	\$50.00
Mayor	Per Election	\$100.00

Municipal Court

Item/Description	Basis	Fee
Printing, Reproduction, Documents		
Disposition Copies		\$3.00 per page
Fax Services	Per fax up to 20 Pages	\$0.00
Certified Copies	Per Page	\$3.00 per page
Audio Transcripts	Per Request	\$30.00 (we provide CD)

Planning and Development

Building Permit Fees - Residential

Item/Description	Basis	Fee
Residential		
Building Permit		
Per \$1,000 or fraction there of		\$4.00
Minimum Fee		\$15.00
Plumbing Permit		Use Residential Building Fees
HVAC, Electrical, Gas (Mechanical) Permits		Use Residential Building Fees
Plan Review Fee *		
Residential (one- and two-family dwelling) Addition / Remodel / Storage building	Per Plan	15% of building permit fee + direct costs or pass through costs (Minimum \$25)
Residential (one- and two-family dwelling) New House	Per Plan	15% of building permit fee + direct costs or pass through costs
<p>* Plan Review Fee. The plan review fee is due at the time that plans are submitted with a building permit application for review, and a proportionate additional fee shall be due at the time of submission of any plan modifications increasing the value of work. As applicable, additional direct or pass-through costs associated with plan review shall be due at the time of plan submission if known at that time, but shall otherwise be due when incurred by the City.</p>		

Building Permit Fees - Commercial

Item/Description	Basis	Fee
Commercial		
Building Permits		
\$3,000 and Under	Minimum Fee	\$30.00
\$3,001 to \$500,000	For 1st \$3,000	\$50.00
	Per \$1,000 thereafter	\$9.00
\$500,001 to \$5,000,000	For 1st \$500,000	\$4,523.00
	Per \$1,000 thereafter	\$7.00
\$5,000,001 to \$10,000,000	For 1st \$5,000,000	\$36,023.00
	Per \$1,000 thereafter	\$5.00
\$10,000,001 and up	For 1st \$10,000,000	\$61,023.00
	Per \$1,000 thereafter	\$3.00
Plumbing Permit	First \$3,000	\$30.00
	Per \$1,000 thereafter	Use Commercial Permit Fees
HVAC, Electrical, Gas (Mechanical) Permits	First \$3,000	\$30.00
	Per \$1,000 thereafter	Use Commercial Building Fees
Plan Review Fee*	Per Plan	15% of building permit fee + direct costs or pass through costs

* Plan Review Fee. The plan review fee is due at the time that plans are submitted with a building permit application for review, and a proportionate additional fee shall be due at the time of submission of any plan modifications increasing the value of work. As applicable, additional direct or pass-through costs associated with plan review shall be due at the time of plan submission if known at that time, but shall otherwise be due when incurred by the City.

Business License Rates

RATE CLASS	INCOME: 0 - \$2,000	INCOME OVER \$2,000
	MINIMUM TAX	Rate per Thousand or fraction thereof
1	\$85.00	\$1.50
2	\$90.00	\$1.60
3	\$95.00	\$1.70
4	\$100.00	\$1.80
5	\$105.00	\$1.90
6	\$110.00	\$2.00
7	\$115.00	\$2.10
8	See individual business	In Class 8
9.1	\$500 (for first \$1mill)	\$0.55
9.2	\$45.00	\$1.70

NONRESIDENT RATES

Unless otherwise specifically provided, all minimum taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the municipality.

Class 8 Rates

Base Rate

Per \$1,000

Power company	8		
Contractor In-City	8.1	\$60	\$0.95
Contractor Out of City	8.1A	\$120	\$1.90
8B railroad	8.2	\$120	\$2.10
Telephone	8.3		
Cable	8.4	\$50	\$1.50
Auto/motor	8.5	\$40	\$0.65
Peddlers **	8.6	\$60	\$1.70
Peddlers seasonal **	8.6A	\$23	\$1.45
Insurance *	8.7		
Coin operated per machine	8.8A	\$12.50 + \$12.50 per machine	
Coin machine gross receipts	8.8C	\$12.50 + \$180.00 per machine	
Bingo	8.9	\$75	\$1.85

*NAICS 52411 – Life, Health and Accident.....0.75% of Gross Premiums

NAICS 524126 – Fire and Casualty (Licensed in SC).....2% of Gross Premiums

NAICS 524127 – Title Insurance.....2% of Gross Premiums

** Non-resident Rates Apply

Business License Declining Rates

Declining Rates apply in all Classes for gross income in	
Gross Income in \$ Millions	Percent of Class Rate for each additional \$1,000
Up to \$1 million	100%
Over \$1 million but less than \$2 million	90%
Over \$2 million but less than \$3 million	80%
Over \$3 million but less than \$4 million	70%
Over \$4 million	60%

Inspection Fees

Item/Description	Basis	Fee
Residential		
1st Re-inspection	Per Inspection	\$50.00
2nd Re-inspection	Per Inspection	\$75.00
3rd Re-inspection	Per Inspection	\$100.00
Re-inspection of Building Final	Per Inspection	\$0.00
Safety Inspection (No Permit)	Per Inspection	\$15.00
Failure to obtain inspection approval	Per Inspection	\$50.00
Commercial		
1st Re-inspection	Per Inspection	\$100.00
2nd Re-inspection	Per Inspection	\$150.00
3rd Re-inspection	Per Inspection	\$200.00
Re-inspection of Building Final	Per Inspection	\$0.00
Safety Insection (No Permit)	Per Inspection	\$15.00
Failure to obtain inspection approval	Per Inspection	\$50.00

Miscellaneous Fees

Item/Description	Basis	Fee
Garage Sale Permit	Per Day	\$5.00
Demolition Permit	1 story residential	\$50.00
Demolition Permit	2 story residential	\$75.00
Demolition Permit	Residential storage or garage	\$25.00
Demolition Permit	1 - 2 story Commerical Building	\$150.00
Demolition Permit	3 story + commercial building	\$200.00
Land Disturbance	Per Property	Same fee as commercial building permit and plan review fees.
Zoning Permit	Per Property	No cost
Zoning Ordinance (Copy)	Per Copy, Picked Up	\$25.00
	Per Copy, Mailed	\$30.00

Property Maintenance Code Fees

Item/Description	Basis	Fee
Board of Appeals		
Application for Appeal	Per Application	\$150.00
Legal Fees		
Fees for Legal Services	Charges incurred by the City for the related legal services of its retained attorneys	Actual Charges
Demolition Fees		
Fees for Demolition Services	Charges incurred by the City for the Demolition services of the chosen Contractor	Actual Charges
	Charges incurred by the City for the Lot Clearing services of the chosen Contractor	Actual Charges
	Charges incurred by the City for Environmental Cleanup services	Actual Charges
Fees for Lot Clearing		Actual Charges
Fees for Environmental Cleanup		Actual Charges
- Includes reseeding and any other measures required for proper soil stabilization or other stormwater requirements		
Unsafe Structure Inspection Fees		
Fees for Inspection Services		
Preliminary Site Inspection	1 st Inspection	Free
Re-Inspection	Per Inspection	\$50.00
Administrative Fees		
Condemnation Resulting in Demolition	Per Property	\$250.00

Sign Permits

Item/Description	Basis	Fee
Sign Permits		
\$2,499.99 and under	Per Sign	\$25.00
\$2,500.00 and up	Per \$1,000	\$10.00
Temporary Sign Permit		
Sign Deposit Fees		

Zoning Plan Review Fees

Item/Description	Basis	Fee
Subdivision Review		
Preliminary Plat review	Per Plat	\$200.00
	Per Lot	\$20.00
Preliminary Plat Revision	Per Plat Revision	\$100.00
	Per Lot	\$10.00
Final Plat review	Per Plat	\$100.00
	Per Lot	\$20.00
Final Plat Revision	Per Plat Revision	\$100.00
	Per Lot	\$10.00
PDD Amendments		
Minor Amendment	Per Amendment Request	\$200.00
Major Amendment	Per Amendment Request	\$500.00
Plat Approval (< 4 Lots)	Per Plat	\$50.00
Annexation		
100% petition	Per Request	\$0.00
75% petition	Per Request	\$0.00
20% Petition	Per Request	\$0.00

Zoning Requests & Appeals

Item/Description	Basis	Fee
Zoning Requests & Appeals		
Zoning Map amendments	Per Request	\$200.00
BZA appeals	Per Request	\$200.00
Other PC requests	Per Request	\$0.00
Special Exception	Per Request	\$200.00
Zoning Verification letter	Per Request	\$25.00
PDD Development	Per Request	\$1000 plus attorney fees

Police Department

Item/Description	Basis	Fee
Fingerprinting		
Resident with id	Per Card	\$0.00
Non-Resident	Per Card	\$10.00
CWP rate set by State	Per Card	\$5.00
Off-Duty Police Officer		
Special Events -(Paid directly to the officer)	Per Officer/Per Hour	\$35.00
Precious Metals Permit	Per Permit, Required by State Law	\$50.00
False Alarm Fee		
First 2	Alarms per calendar year	Free
Records Check at Window		
Forest Acres Only	Per Request	\$10.00
Parade/Race Permit	Per Occurrence	\$5.00
Wrecker Service City Rotation		
Disabled, Wrecked, Police Investigation	Per Vehicle	\$160.00
Unusual Circumstances/Special Equipment	Per hour after 1st hour	\$125.00
Heavy Duty, 18 wheelers, etc.	Per Vehicle	\$250.00
Unusual Circumstances/Special Equipment	Per hour after 1st hour	\$200.00
Parking, abandonment		\$160.00
"No Tow" fee if owner claims vehicle before towing company leaves scene	Per Vehicle	\$50.00
Storage over 24 hours	Per day	\$25.00
Reports at Window		
Accident	Per report	\$3.00
Incident	Per report	\$3.00
Extra Duty		
Officer Working Extra Duty	Per hour	\$45.00

Sanitation

Item/Description	Basis	Fee
Bags and Containers		
Recycle Rollcart*	Per Rollcart	\$65.00
Rollcart *	Per Rollcart	\$65.00
* To replace rollcarts damaged or destroyed by anyone other than the City		
Garbage and Debris		
Large Debris Pile**	Per Load	Fee determined by Sanitation Supervisor based on size and weight of debris
Non-Residential Recycling***	Per Month	\$20.00
<p>* Payment required in advance</p> <p>** Service provided upon special request. Payment is required in advance. Large rocks and dirt are excluded.</p> <p>*** Service restricted to Eelimosonary Institutions</p>		