



CITY OF DENHAM SPRINGS

Office of Planning & Development
116 N. Range Ave.
Denham Springs, LA 70726
(225) 667-8326

FEE SCHEDULE

BUILDING PERMITS:

- Commercial: The accepted bid price plus ten percent will be used to determine the valuation* of a commercial building.
 - For valuation up to \$100,000.00, the fee shall be \$3.00 per \$1,000.00;
 - For valuations from \$100,000.00 through \$500,000.00, the fee shall be \$300.00 plus \$2.00 per \$1,000.00 above \$100,000.00.
 - For valuations above \$500,000.00, the fees shall be \$1,100.00 plus \$1.50 per \$1,000.00 above \$500,000.00.
 - *A copy of a contract and bond, properly recorded, shall be accepted in lieu of valuation by square footage.*
 - *The minimum per unit fee will be \$70.00*
 - For any applications for a certificate of commercial occupancy a fee of \$20.00 shall be charged.
 - For any applications for a clean and show permit a fee of \$20.00 shall be charged.
 - Home occupancies and use permits, the fee shall be \$20.00.

- Residential: An \$80.00 per square foot of living area cost will be applied to determine the valuation* of a new residence. A \$12.00 per square foot of total area will be used to determine the valuation of a new storage building, garage, or shed.
 - For valuations up to \$100,000.00, the fee shall be \$3.00 per \$1,000.00.
 - For valuations from \$100,000.00 through \$500,000.00, the fee shall be \$300.00 plus \$2.00 per \$1,000.00 above \$100,000.00.
 - For valuations above \$500,000.00, the fee shall be \$1,100.00 plus \$1.50 per \$1,000.00 above \$500,000.00.
 - *A copy of a contract and bond, properly recorded, shall be accepted in lieu of valuation by square footage.*
 - *The minimum permit fee will be \$50.00.*

- ACCESSORY BUILDINGS:
 - Carports, per square foot: \$12.00
 - Open sheds, per square foot: \$12.00
 - Garages, per square foot: \$12.00
 - Utility sheds, per square foot: \$12.00
 - Fireplace, valuation: \$1,000.00
 - For all other structures, including but not limited to signs, fences, swimming pools, etc., valuation is defined to mean "the estimated cost to replace the structure in kind, based on current replacement cost."
 - *The minimum permit fee will be \$25.00.*

PLAN REVIEW:

- Commercial:
 - Fee is \$0.04 per square foot with a \$50.00 minimum fee.
 - In addition to the aforementioned fee schedule for commercial construction plan review fees, applicants may request an expedited architectural plan review. The expedited architectural plan review fee shall be paid at a rate of \$0.15 per total square footage under roof. If more information is necessary from the applicant to complete the plan review, the building official shall make contact with the applicant and shall make appropriate notes evidencing such communication.
- Engineering (CIVIL):
 - The aforementioned fee schedule does not include fee(s) for review engineering or any other professional service fee(s) which may be incurred on the part of the city in review and/or certification of plans, plats or specifications, inspection(s) and/or analysis of materials, sites or any other services rendered. These services shall be performed to assure adherence to all development ordinances of the city on behalf of the city and its residents.
 - These charges shall be invoiced by the review engineer directly to the applicant.
 - Applicants shall submit their plans to a city-approved engineering firm. The city hereby reserves the right to select and direct the individuals and/or firms needed for professional services described herein.
- Landscape:
 - The landscape plan review fee shall be \$50.00.

PLAN REVIEW (cont.):

○ Residential:

- For new single-family residences, plan review fee is \$40.00.
- For duplexes and additions/rehabs over 400 square feet fee is \$40.00.
- For additions/rehabs under 400 square feet fee is \$25.00.
- In addition to the aforementioned fee schedule for residential construction plan review fees, applicants may request an expedited architectural plan review. The expedited architectural plan review fee shall be paid at a rate of \$0.10 per total square footage under roof. If more information is necessary from the applicant to complete the plan review, the building official shall make contact with the applicant and shall make appropriate notes evidencing such communication.

DEMOLITION:

- For structures through 15 feet in height, the fee is \$20.00; and
- For structures above 15 feet in height, the fee is \$20.00 for the first 15 feet and \$3.00 per five feet or part thereof above 15 feet.

TRADE (ELECTRICAL, MECHANICAL, PLUMBING) LICENSING:

- Every person or company contracting to perform residential and/or nonresidential electrical, mechanical or plumbing work within the City must procure a license to engage in such business. The license fee is \$100.00 and must be renewed annually.

PLANNING & ZONING:

REZONE:

- \$100.00 for each text change not involving acreage;
- \$100.00 plus \$15.00 for each acre of land or portion thereof for a change in classification;
- Cost of the following:
 - Signage (one sign per street frontage);
 - Public notice in official journal;
 - Certified letter sent to each adjacent property owner.

SPECIAL USE PERMIT:

- \$100.00 for each text change not involving acreage;
- \$100.00 plus \$15.00 for each acre of land or portion thereof for a change in classification;

- Cost of the following:
 - Signage (one sign per street frontage);
 - Public notice in official journal;
 - Certified letter sent to each adjacent property owner.

LOT CONSOLIDATION / LOT SUBDIVISION / SUBDIVISION PROJECTS:

- Subdivision or resubdivision containing no new streets or public rights-of-way, and not more than ten lots:
 - \$165.00 for preliminary and final plats;
 - Recording costs.
- Subdivision or resubdivision containing new streets or public rights-of-way, or more than ten lots:
 - \$200.00 plus \$1.50 per lot for preliminary plats;
 - \$215.00 plus \$2.50 per lot for final plats; and
 - Recording costs.
- Any survey fees or other engineering charges incurred by the City in processing a subdivision application shall be paid by the subdivider.
- Cost of the following:
 - Signage (one sign per street frontage);
 - Public notice in official journal;
 - Certified letter sent to each adjacent property owner.

PLANNED UNIT DEVELOPMENTS:

- \$150.00;
- If public hearings are required, an additional fee of \$100.00 plus \$15.00 for each acre of land;
- Cost of the following:
 - Signage (one sign per street frontage);
 - Public notice in official journal;
 - Certified letter sent to each adjacent property owner.

VARIANCE:

- \$50;
- If public hearings are required, include cost of the following:
 - Signage (one sign per street frontage);
 - Public notice in official journal;

- Certified letter sent to each adjacent property owner.

OTHER NOTES:

- *A double permit fee will be assessed if a permit is not obtained prior to inspection requirement.*
- A reinspection fee will be charged when a second trip is made by the building official or his office due to rejections, lock outs, insufficient information as to location of building or structure, or any other cause directly responsible to the applicant. *A fee of \$50.00 shall be charged for each reinspection.*
- All fees must be paid prior to the issuance of a permit, and it is unlawful to do any work prior to securing the necessary permits without approval of such work from the building official.
- The aforementioned fee schedule does not include charges for media advertising as mandated by federal, state or local law(s) or ordinance(s). Such charges will be invoiced by the city directly to the applicant. Invoices shall be due and payable upon receipt and failure to remit such payment(s) invoiced shall be cause for denial of any and all submission(s) for development and for the revocation of any and all permits issued for the construction of any such development and/or subdivision.

* Valuation is defined to mean "the estimated cost to replace the structure in kind, based on current replacement costs." The building official shall request a complete breakdown of the cost of the structure to the event the work is not covered by a recorded contract and the valuation does not appear reasonable and/or may be computed by the building official.