

**PLANNING AND DEVELOPMENT  
DIVISION OF BUILDING &  
INFRASTRUCTURE  
HAMILTON COUNTY, OHIO**

**SCHEDULE OF FEES  
January 1, 2022, EDITION**

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## **BUILDING FEE CALCULATION**

Fees for permits, inspections, certificates shall be paid to the Building Official as set forth herein. This Fee Schedule shall become effective January 1, 2022, as adopted by the Hamilton County Board of County Commissioners pursuant to Sections 307.37 ORC.

To calculate a fee using a Permit Fee Multiplier, you need the building gross area (total of all floors), type of construction (page 3) and the permit fee multiplier.

**FORMULA A:** Building Permit & HVAC application combined

$$\text{Permit Fee} = \text{Building Gross Area} \times 122.72 \times \text{Type of Construction} \times \text{Permit Fee Multiplier} \times 1.25 =$$

**FORMULA B:** Building Permit Only (no HVAC)

$$\text{Permit Fee} = \text{Building Gross Area} \times 122.72 \times \text{Type of Construction} \times \text{Permit Fee Multiplier} =$$

**FORMULA C:** HVAC Permit Only (no building)

$$\text{Permit Fee} = \text{Building Gross Area} \times 122.72 \times \text{Type of Construction} \times \text{Permit Fee Multiplier} \times .25 =$$

**FORMULA D:** One & Two & Three Family Residential Building permit & HVAC application combined

$$\text{Permit Fee} = \text{Building Gross Area} \times \$ .262 \times \text{(Building Gross Area includes occupied garage, basement, finished or unfinished)}$$

**TECHNOLOGY FEE: 5% ASSESSMENT TO ALL FEES (non-inclusive of OBBS Assessment Fee)**

	PERMIT USE/TYPE	UNIT PRICE EACH	UP-FRONT	MINIMUM BUILDING FEE	PERMIT FEE MULTIPLIER	CO/CC	*TCO 1 <sup>st</sup> 30 Days	REVISION
<b>BUILDINGS &amp; STRUCTURES REGULATED BY THE HCBC – 1-2-3 DWELLING UNITS</b>								
<b>BUILDINGS &amp; STRUCTURES REGULATED BY THE HCBC &amp; RCO (ADD OBBS ASSESSMENT FEE – 1%)</b>								
1.	New Dwellings (Formula D)	--	\$336.09	\$336.09	--	\$49.91	\$126.45	\$126.45
2.	Additions (Formula D) (Includes ductwork only) (To add or replace HVAC units, add fee from line 6)	--	\$336.09	\$336.09	--	\$49.91	\$126.45	\$126.45
3.	Industrialized Dwellings (Includes all HVAC)	\$292.83	\$336.09	--	--	\$49.91	\$126.45	\$126.45
4.	Alterations & Fire Repair (To add or replace HVAC units, add fees from line 6) (Total loss by fire or natural disaster reviewed as New Dwelling)	\$114.25 each floor	\$226.28	\$226.28	--	\$49.91	\$126.45	\$126.45
5.	Accessory Structures (over 200 sf)	\$226.28	\$276.19	--	--	\$49.91	\$126.45	\$126.45
6.	Mechanical Additions & Replacements							
	A. Heating or air conditioning	\$84.29	\$112.02	--	--	\$27.73	--	--
	B. Combined (includes ductwork)	\$159.73	\$187.46	--	--	\$27.73	--	--
7.	Decks & Ramps without Roofs (Attached or Detached)	\$170.82	\$220.73	--	--	\$49.91	\$126.45	\$126.45
8.	Partial Permits (when granted)	\$226.28	\$254.01	--	--	\$27.73	-	--
9.	Moving	\$226.28	\$254.01	--	--	\$27.73	-	--
10.	Pools							
	A. Above Ground	\$137.54	\$187.45	--	--	\$49.91	\$126.45	\$126.45
	B. In-Ground	\$336.09	\$386.00	--	--	\$49.91	\$126.45	\$126.45

11.	Retaining Walls (up to 300 ft.)	\$3.81/lf	\$114.25		\$114.25	--	\$27.73	--	\$126.45
12.	Towers	\$114.25	\$141.98		--	--	\$27.73	--	\$126.45
13.	Wrecking	\$38.07/1000 sf TOTAL			\$73.20	--	\$27.73	--	--
14.	Re-Roof	\$114.25	\$141.98		--	--	\$27.73	--	--

	PERMIT USE/TYPE	UNIT PRICE EACH	UP-FRONT		MINIMUM BUILDING FEE	PERMIT FEE MULTIPLIER	CO/CC	*TCO 1 <sup>st</sup> 30 Days	REVISION
<b>BUILDINGS &amp; STRUCTURES REGULATED BY THE OBC (ADD OBBS ASSESSMENT FEE – 3%)</b>									
1.	New Buildings (Formula A or B)	--	\$557.93		\$557.93	.0019	\$161.95	\$252.89	\$252.89
2.	Additions (Formula A or B)	--	\$557.93		\$557.93	.0019	\$161.95	\$252.89	\$252.89
3.	Industrialized (includes all HVAC)	\$292.83	\$454.78		--	--	\$161.95	\$252.89	\$252.89
4.	Alterations & Fire Repair								
	A. Entire Building, floor, fire repair alterations (Formula A or B)	--	\$557.73		\$557.93	.0043	\$161.95	\$252.89	\$252.89
	B. Minor Alterations (as determined by the Building Official)	\$404.85	\$557.93		\$404.85	--	\$161.95	\$252.89	\$252.89
	C. Change of Use (No building or mechanical work included)	\$557.93	\$719.88		--	--	\$161.95	--	\$252.89
	D. Minor Alterations and Change of Use (Formula A or B) (as determined by the Building Official) sq. ft. over 10,000 shall be calculated at 10,000 sq. ft.	\$557.93	\$557.93		\$404.85	.0043	\$161.95	\$252.89	\$252.89
5.	Partial Permits (conditional permits)								
	A. Footing & Foundation	\$447.01	\$474.74		--	--	\$27.73	--	\$252.89
	B. Shell (Formula B)	--	\$557.93		\$557.93	.0019	\$27.73	--	\$252.89
	C. Interior Build-out of Shell (Formula A or B)	--	\$557.93		\$557.93	.0019	\$161.95	\$252.89	\$252.89
6.	Utility/Miscellaneous Structure (Formula A or B)	--	\$388.23		\$226.28	.0019	\$161.95	\$252.89	\$252.89
7.	Awnings, Canopies & Marquees								
	A. Light Construction	\$114.25	\$141.98		--	--	\$27.73	--	\$126.45
	B. Heavy Construction	\$226.28	\$388.23		--	--	\$161.95	\$252.89	\$126.45
8.	Decks & Ramps without Roofs (Attached or Detached)	\$250.68	\$412.63		--	--	\$161.95	\$252.89	\$126.45
9.	Kitchen Exhaust Hoods		\$299.57		\$271.84	--	\$27.73	--	--
10.	Membranes	-	\$336.09		--	.0019	\$161.95	\$252.89	\$252.89
11.	Moving	\$226.28	\$254.01		--	--	\$27.73	--	--
12.	Pools	\$444.79	\$606.74		--	--	\$161.95	\$252.89	\$126.45
13.	Re-Roofing	\$.0460	TOTAL		\$217.49	--	\$27.73	--	--
14.	Retaining Walls & Monuments	\$3.81/lf	\$114.25		\$114.25	--	\$27.73	--	\$126.45
15.	Signs								
	A. Permanent Ground Supported (over 3 sf)	\$226.28	\$254.01		--	--	\$27.73	--	\$126.45
	B. Wall, Projecting & Roof (over 2-1/2 sf)	\$92.06	\$119.79		--	--	\$27.73	--	--
	C. Single Sign Face Change (Multiple Face Changes on same site)	\$92.06 \$27.73 ea. Add'l	\$119.79		--	--	\$27.73	--	--
16.	Spray Booths	\$183.02	\$344.97		--	--	\$161.95	--	\$126.45
17.	Temporary Structures – under 180 days (see Section 624.0)	\$114.25	\$114.25		\$114.25	--	\$161.95	--	--
18.	Tents	\$114.25 \$27.73 ea. Add'l	\$114.25		\$114.25	--	\$161.95	--	--
19.	Wrecking	\$38.07 /1000 sf TOTAL			\$73.20	--	\$27.73	--	--
20.	Gas Line (per meter)	\$92.06	\$119.79		--	--	\$27.73	--	\$126.45

21.	Other Building Service Piping (refrigeration lines)	\$92.06	\$119.79		--	--	\$27.73	--	\$126.45
<b>FIRE PROTECTION SYSTEMS, Regulated by the OBC (Add OBBS Assessment Fee – 3%)</b>									
1.	Inside suppression work-including limited area								
	A. New	\$.0699/sf	\$232.93		\$205.20	--	\$27.73	--	\$126.45
	B. Alteration (arm-overs only)	\$.0221/sf	\$232.93		\$205.20	--	\$27.73	--	\$126.45
2.	Outside Fire Line Work	\$205.20	\$232.93		--	--	\$27.73	--	\$126.45
3.	Gravity & Pressure Tanks	\$114.25	\$141.98		--	--	\$27.73	--	\$126.45
4.	Fire Pumps	\$114.25	\$141.98		--	--	\$27.73	--	\$126.45
5.	Standpipes–House or FD hose system	\$49.91/ story/stand pipe	\$254.01		\$226.28	--	\$27.73	--	\$126.45
6.	Hoods – Suppression System Only	\$114.25	\$141.98		--	--	\$27.73	--	\$126.45
7.	Fire Alarms								
	A. New								
	(Use Groups E, I, & R)	\$.0231/sf	\$363.82		\$336.09	--	\$27.73	--	\$126.45
	(All other Use Groups)	\$.0165/sf	\$363.82		\$336.09	--	\$27.73	--	\$126.45
	B. Alterations								
	(Use Groups E, I & R)	\$.0165/sf	\$363.82		\$336.09	--	\$27.73	--	\$126.45
	(All other Use Groups)	\$.0058/sf	\$363.82		\$336.09	--	\$27.73	--	\$126.45
<b>HEATING, VENTILATION &amp; AIR CONDITIONING, REGULATED BY THE OBC (add OBBS Assessment Fee – 3%)</b>									
1.	HVAC Equipment Replacement Only (Single or combined Unit)								
	A. Includes Ductwork	\$226.28	\$254.01		--	--	\$27.73	--	\$126.45
	B. Without Ductwork, Unit Only	\$161.95	\$189.68		--	--	\$27.73	--	--
	C. Ductwork Only	\$161.95	\$189.68		--	--	\$27.73	--	--
2.	New/Additions/Alterations* (Formula C)	--	\$254.01		\$226.28	.0019	\$27.73	--	\$126.45
3.	Alterations to Buildings** (Formula C)	--	\$254.01		\$226.28	.005	\$27.73	--	\$126.45
4.	HVAC work related to permits using Calculation as per 4.D (Formula C); Sq. ft. over 10,000 shall be calculated at 10,000 sq. ft. *When building permit work necessitates mechanical work. **When a new mechanical system is installed in an existing building as regulated by OMC.	\$161.95	\$254.01		\$226.28	.005	\$27.73	--	\$126.45

		TYPE OF CONSTRUCTION FACTOR*								
USE GROUP		1A	1B	2A	2B	3A	3B	4	5A	5B
A-1	Assembly, theaters	1.78	1.73	1.69	1.60	1.51	1.50	1.56	1.40	1.36
A-2	Assembly, nightclubs, restaurants, bars, banquet halls	1.27	1.23	1.20	1.13	1.05	1.05	1.09	0.96	0.93
A-3	Assembly, churches, general, community halls, libraries, museums	1.27	1.23	1.20	1.13	1.05	1.05	1.09	0.96	0.93
A-4/A-5	Assembly, arenas	1.25	1.22	1.17	1.11	1.03	1.03	1.08	0.93	0.91
B	Business	1.20	1.15	1.11	1.04	0.93	0.93	1.00	0.82	0.79
E	Educational	1.28	1.23	1.20	1.13	1.04	1.01	1.08	0.91	0.88
F-1	Factory & industrial, moderate hazard	0.76	0.73	0.68	0.64	0.55	0.57	0.62	0.47	0.45
F-2	Factory & industrial, low hazard	0.75	0.71	0.68	0.63	0.55	0.55	0.61	0.47	0.43
H-1	High Hazard, explosives	0.73	0.70	0.66	0.61	0.54	0.54	0.59	0.45	N.P.
H-2-H-4	High Hazard	0.73	0.70	0.66	0.61	0.54	0.54	0.59	0.45	0.42
H-5	HPM	1.20	1.15	1.11	1.04	0.93	0.93	1.00	0.82	0.79
I-1	Institutional, supervised environment	1.22	1.17	1.14	1.07	0.99	0.99	1.07	0.90	0.87
1-2	Institutional, incapacitated	1.77	1.73	1.69	1.62	1.50	N.P.	1.57	1.39	N.P.
1-3	Institutional, restrained	1.39	1.34	1.30	1.23	1.13	1.11	1.19	1.02	0.96
1-4	Institutional, day care facilities	1.22	1.17	1.14	1.07	.99	0.99	1.07	0.90	0.87
M	Mercantile	0.97	0.93	0.88	0.83	0.74	0.75	0.79	0.65	0.63
R-1	Residential, hotels/motels	1.32	1.28	1.25	1.18	1.10	1.09	1.17	1.01	0.97
R-2	Residential, multiple family	1.11	1.06	1.03	0.97	0.89	0.88	0.96	0.80	0.76
R-3 & IRC	Residential, one- & two-family	0.92	0.89	0.86	0.82	0.78	0.78	0.81	0.73	0.68
R-4	Residential, care/assisted living facilities	1.22	1.17	1.14	1.07	0.99	0.99	1.07	0.90	0.87
S-1	Storage, moderate hazard	0.72	0.68	0.63	0.60	0.51	0.52	0.58	0.43	0.41
S-2	Storage, low hazard	0.71	0.67	0.63	0.59	0.51	0.51	0.56	0.43	0.39
U	Utility/Miscellaneous	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40

## HAMILTON COUNTY ADMINISTRATIVE FEES

1.	<p>Certificate of Occupancy (CO) where required:</p> <p>A. Buildings and structures regulated by the HCBC - \$49.91</p> <p>B. Buildings and structures regulated by the OBBC \$161.95</p> <p>C. Certificate of Completion of Permit (CC) – for all permits where a CO is not required</p> <p><b>Residential - \$27.73</b></p> <p><b>Commercial - \$27.73</b></p>
2.	<p>Certificate of Temporary Occupancy (TCO):</p> <p>A. Buildings and structures regulated by the HCBC \$126.45 – 1<sup>st</sup> 30 days + \$65.45 each additional 30 days <b>If additional TCO is required \$252.89 – 1<sup>st</sup> co days +\$126.45 each additional 30 days</b></p> <p>B. Buildings and structures regulated by the OBC \$252.89 – 1<sup>st</sup> 30 days + \$126.45 each additional 30 days <b>If additional TCO is required \$502.46 – 1<sup>st</sup> 30 days +\$252.89 each additional 30 days</b></p> <p>C. <b>Occupying w/o TCO, penalty fee</b> <b>Residential - \$252.89</b> <b>Commercial - \$502.46 to be paid in addition to TCO fee</b></p> <p>D. <b>Occupying w/o a Certificate of Occupancy</b> <b>Residential = \$252.89</b> <b>Commercial=\$502.46</b></p>
3.	Refund of Permit Fee (Section HC.A108.4). If granted, shall be in the amount of half the entire permit fee, after deducting the Up-Front Fee and the Zoning Certificate Fee.
4.	Time Extensions (Section HC.A105.6) each - \$100
5.	Unspecified Permit Fee – for any permit type, not specifically listed in this Fee Schedule, the fee shall be calculated to the most similar permit type, use group and type of construction to be determined at the discretion of the Building Official
6.	<p>Scanning fee for Permit Applications reviewed under OBC for paper documents submitted without a digital copy in an approved format:</p> <ul style="list-style-type: none"> <li>• Documents up to 8-1/2 X 14 (including Specs.)..... \$2.28/side</li> <li>• Documents larger than 8-1/2 X 11 (B) size.....\$6.67/sheet</li> </ul>
7.	<p>Field Inspection and Processing Fee (non-building permit related):</p> <p><b>Residential - \$126.45</b></p> <p><b>Commercial - \$161.95</b></p>
8.	After Hours Inspection (OBC Permits) \$154.18 per hour:

	<ul style="list-style-type: none"> <li>• Minimum fee \$616.72 to be paid at time of scheduling inspection + 3% \$18.50</li> </ul>
9.	Plan Review Fee – Accessed at 3 <sup>rd</sup> review for each hour thereafter: <b>Residential</b> - \$126.45 hour (no fractions thereof – rounded up) <b>Commercial</b> - \$252.89 hour (no fractions thereof – rounded up) *Hourly time to include Plan Examiner, Supervisors and Department Head time involved.
10.	Board of Building Appeals: <b>Residential</b> \$191.89 <b>Commercial</b> \$377.12
11.	Fences over 6' in height requiring a permit: Residential - \$126.45 Commercial - \$161.95

## HAMILTON COUNTY PENALTY FEES

1.	Starting Without a permit – (See Section HC.A105.1.1) – Permit fee + \$200% penalty fee
2.	Rescinding a Revoked Permit Fee – (Section HC.A110.6) - \$336.12 (plus applicable OBBS and Technology fees) or original fee whichever is less
3.	Missed Inspection Fee – Failure to schedule a “called-for” inspection before proceeding to cover the work shall result in a Missed Inspection fee: <b>Residential</b> - \$252.89 <b>Commercial</b> - \$252.89
4.	Re—inspection fee – Not ready and Failed Inspections shall result in a Re-inspection Fee: <b>Residential</b> - \$154.18– <b>Commercial</b> – \$154.18 –
5.	Violations Penalties (Section HC.A113): <ul style="list-style-type: none"> <li>• Violations issued under the Code shall be punishable by a fine of not more than \$300.00 for each offense as provided in Ohio Revised Code Section 307.37 and 307.99 (C).</li> <li>• Violations issued for offenses to ORC Chapters 3781 and 3791 shall not be more than \$1,000.00.</li> <li>• Each Day that any such violation or failure continues shall be deemed a separate offense.</li> </ul>