



Engineering and Planning
10 South State Street
Greenfield, IN, 46140
(317) 477-4320

IMPROVEMENT LOCATION PERMIT/INSPECTION FEES

RESIDENTIAL		FEE
One story single family dwelling		\$250.00
With basement	(add \$45.00)	
With rear porch or deck	(add \$45.00)	
More than one story single family dwelling		\$345.00
With basement	(add \$45.00)	
With rear porch or deck	(add \$45.00)	
Two family dwelling /townhome (per unit)		\$150.00
With basement	(per unit, add \$45.00)	
With rear porch or deck	(per unit, add \$45.00)	
Multi-family dwelling (per unit)		\$195.00
Remodel (structural changes)		\$90.00
Patio/Porch/Deck		\$70.00
Addition (720 square feet, and under)		\$90.00
Addition (over 720 square feet)		\$225.00
Accessory buildings (199 square feet, and under)		\$45.00
Accessory building (over 200 square feet)		\$90.00
Private communication towers (31 feet tall, and over)		\$45.00
Fences		\$45.00
Private swimming pool		\$150.00
Spa/Whirlpool - Hardwired		\$30.00
Demolition		\$10.00
Renewal of expired permit		½ of original fee
Re-inspection		\$75.00
Improvement Location Permit issued after construction started		Two times original fee if permit under \$60 Three times original fee if permit over \$60.00
Certificate of Occupancy (issuance prior to occupancy)		\$0.00
Certificate of Occupancy (issuance subsequent to occupancy)		\$300.00
Re-Issuance of Improvement Location Permit		\$20.00
Re-Issuance of Certificate of Occupancy	(residential)	\$10.00
	(multi-family)	\$40.00

(Ordinance 2002-23, amended 2004-29, 2006-1, 2006-14, 2015-19)



Engineering and Planning
10 South State Street
Greenfield, IN, 46140
(317) 477-4320

IMPROVEMENT LOCATION PERMIT / INSPECTION FEES

<u>COMMERCIAL / INDUSTRIAL</u>	<u>Fee</u>
New Construction 2,500 sq. ft. and under	\$450.00
over 2,500 sq. ft.	add .18/sq. ft.
Addition 1,700 sq. ft. and under	\$300.00
over 1,700 sq. ft.	add .18/sq. ft.
Commercial Reroofing	\$75.00
Remodeling 800 sq. ft., and under	\$150.00
over 800 sq. ft.	add .18/sq. ft.
First tenant /occupant finish	\$150.00
Accessory structure (non-permanent, less than 200 sq ft.)	\$75.00
Hotel/Motel	\$45.00/unit plus .18/sq. ft.
Misc. structure (fence, exterior stairs)	\$70.00
Parking structure	\$14.00/stall
Swimming pool/spa/whirlpool	\$225.00
Towers	\$225.00
Demolition	\$10.00
Renewal of expired permit	½ of original fee
Re-inspection	\$75.00
Improvement Location Permit issued after construction started	Two times original fee
Certificate of Occupancy (issuance prior to occupancy)	\$0.00
Certificate of Occupancy (issuance subsequent to occupancy)	\$300.00
Re-issuance of Improvement Location Permit	\$20.00
Re-issuance of Certificate of Occupancy	(commercial / industrial) \$10.00

(Ordinance 2002-23, amended 2004-29, 2006-1, 2006-14, 2015-19)

<u>SIGN TYPE</u>	<u>FEES</u>
Free Standing Sign up to 60 sq. ft.	\$200.00
over 60 sq. ft.	\$200.00 plus \$1.00/sq. ft.
On Building Sign	\$45.00 plus \$1.00/sq. ft.
Temporary Signs/Banners	\$15.00
TEMPORARY USES	\$70.00

(Ordinance 2002-23, amended 2004-29, 2006-1, 2006-14, 2015-19)



Engineering and Planning
10 South State Street
Greenfield, IN, 46140
Phone: (317) 477-4320

FEES FOR UTILITY CONNECTIONS as of November 1, 2021

Sanitary Sewer Connection (based on water meter size)

5/8-3/4 Inch	\$2,200.00
1 Inch	\$5,500.00
1 ½ Inch	\$12,760.00
2 Inch	\$22,000.00
3 Inch	\$55,000.00
4 Inch	\$88,000.00
6 Inch	\$198,000.00

Water Service Connection (based on water meter size)

5/8-3/4 Inch	\$1,850.00
1 Inch	\$4,625.00
1 ½ Inch	\$10,730.00
2 Inch	\$18,500.00
3 Inch	\$42,500.00
4 Inch	\$74,000.00
6 Inch	\$168,350.00

Electric Service Connection

Residential Connection	\$1,000.00
Upgrades: 200 AMP	\$150.00
400 AMP	\$300.00

***Overhead to Underground \$500.00 *excludes cost of trenching**

Availability Fees (paid at plat recording)

Sewer	\$3,000.00 per acre
Water	\$2,000.00 per acre
Electric	\$2,600.00 per lot*

***Power and Light Policy calculates multiple structures on one lot at \$1300 per building.**

An individual check made out to City of Greenfield, specific to the total Utility Fees, separate from all other fees, will be required.



Engineering and Planning
10 South State Street
Greenfield, IN, 46140
(317) 477-4320

Parks Impact Fee

Effective January 1, 2026

Type of Unit Fee Per Dwelling Unit and Housing Equivalent

Unit Type	2026 Fee Amount (Per Unit)	Equivalent %
Single-Family Dwelling Unit	\$1,852	100% of fee amount
Two-Family Dwelling Unit (per dwelling unit)	\$1,759	95% of fee amount
Multi-Family Dwelling Unit (per dwelling unit)		
One-Bedroom	\$1,204	65% of fee amount
Two-Bedrooms	\$1,574	85% of fee amount
Three-Bedrooms or larger	\$1,1852	100% of fee amount
Mobile Home	\$1,205	65% of fee amount

Effective January 1, 2026 SF Park Impact Fee Schedule

2025	\$1,764	2030	\$2,251
2026	\$1852	2031	\$2,364
2027	\$1,945	2032	\$2,482
2028	\$2,042	2033	\$2,606
2029	\$2,144	2034	\$2,736

An individual check, made out to the City of Greenfield, specific to the Park Impact Fee, separate from all other fees, will be required.

(Ordinance 2010-02, amended 2014-09, 2019-04, 2023-18)



Engineering and Planning
10 South State Street
Greenfield, IN, 46140
(317) 477-4320

Road Impact Fee

Effective January 1, 2026

Residential Fee Assessment

Land-Use	ITE Code	Average 24-Hour Trips	Road Impact Fee Per 24-Hour Trip (2024)	Road Impact Fee Per Unit
Single-Family Detached	210	9.43	\$225	\$2,121.75
Single-Family Attached (Duplex, Condo, Townhouse)	215	7.2	\$225	\$1,620
Multi-Family Housing (Low-Rise: 1-3 floors)	220	6.74	\$225	\$1,516.50
Multi-Family Housing (Mid-Rise: 4-10 floors)	221	4.54	\$225	\$1,021.50

Commercial-Retail-Office-Industrial Fee Assessment

Commercial, Retail, Office, and Industrial Road Impact Fees to be calculated by the City Engineer, or his designee, based on the estimated total number of new 24-hour trips generated by the new development based on ITE Trip Generation Manual, 11th Edition.

Effective January 1, 2026 Road Impact Fee Schedule

Year	Fee Per 24-Hour Trip
2024	\$204
2025	\$214
2026	\$225
2027	\$236
2028	\$248

An individual check made out to the City of Greenfield, specific to the Road Impact Fee, separate from all other fees, will be required.

(Ordinance 2023-19)



Engineering and Planning
10 South State Street
Greenfield, IN, 46140
(317) 477-4320

CITY OF GREENFIELD
ADVISORY PLAN COMMISSION
BOARD OF ZONING APPEALS
HISTORIC BOARD OF REVIEW
FEE SCHEDULE

ADVISORY PLAN COMMISSION

Change of Zoning Map	\$400.00
Change of Zoning Text	\$750.00
Development Plan Approval	\$350.00
Preliminary Planned Unit Development	\$500.00 + \$25.00 per lot
Detailed Unit Development Plan	\$350.00
Initial Zoning for Annexed Land	\$400.00
Subdivision Plat Approval	\$500.00 + \$5.00 per lot
(Also see Utility Availability fees)	
(Also see Park Impact Fees)	

BOARD OF ZONING APPEALS

Conditional Use	\$400.00
Variance (Residential)	\$ 50.00
Variance (All Others)	\$200.00 + \$50.00 additional variance

Planning Commission requires 13 full and 2 small sets of plans.

Revised Plans requires 6 full and 2 small sets of plans.

BZA requires 6 full sets of plans plus 6 copies of exhibits, pictures, etc.

HISTORIC BOARD OF REVIEW

Application	\$10.00
-------------	---------