



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

**IMPROVEMENT LOCATION PERMIT/INSPECTION FEES**

<b><u>RESIDENTIAL</u></b>	<b><u>FEE</u></b>
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)



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**IMPROVEMENT LOCATION PERMIT / INSPECTION FEES**

<b><u>COMMERCIAL / INDUSTRIAL</u></b>	<b><u>FEE</u></b>
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)

<b><u>SIGN TYPE</u></b>	<b><u>FEES</u></b>
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
<b>TEMPORARY USES</b>	<b>\$70.00</b>

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**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.*



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**Parks Impact Fee**

**Effective January 1, 2025**

**Type of Unit Fee Per Dwelling Unit and Housing Equivalent**

Unit Type	2025 Fee Amount (Per Unit)	Equivalent %
Single-Family Dwelling Unit	\$1,764	100% of fee amount
Two-Family Dwelling Unit (per dwelling unit)	\$1,676	95% of fee amount
Multi-Family Dwelling Unit (per dwelling unit)		
One-Bedroom	\$1,147	65% of fee amount
Two-Bedrooms	\$1,499	85% of fee amount
Three-Bedrooms or larger	\$1,764	100% of fee amount
Mobile Home	\$1,147	65% of fee amount

**Effective January 1, 2025 SF Park Impact Fee Schedule**

2025	\$1,764	2030	\$2,251
2026	\$1,852	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)



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**Road Impact Fee**

**Effective January 1, 2025**

**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	\$214	\$2,018.02
Single-Family Attached <i>(Duplex, Condo, Townhouse)</i>	215	7.2	\$214	\$1,540.80
Multi-Family Housing <i>(Low-Rise: 1-3 floors)</i>	220	6.74	\$214	\$1442.36
Multi-Family Housing <i>(Mid-Rise: 4-10 floors)</i>	221	4.54	\$214	\$971.56

**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, 11<sup>th</sup> Edition.

Effective January 1, 2025 Road Impact Fee Schedule

Year	Fee Per 24-Hour Trip
2024	\$204
<b>2025</b>	<b>\$214</b>
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)



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**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
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