City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: NOVEMBER 16, 2015

ITEM: COUNCIL BILL NO. 2015-540
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Haase
Community Planning Director: Troy Bolander
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:
This Council Bill changes certain existing fees in the building department.

DISCUSSION:
The City recently completed the bi-annual user fee review, which was discussed with City Council at the budget work session on September 16, 2015. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service.

The last major change to the building regulation fee ordinance was in 2008. As detailed in the bi-annual user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the user fee review, the city proposed increasing the multiplier for residential permits, as well as increasing the residential electrical, mechanical, plumbing, and gas permit fees. The Home Builders Association expressed some concerns with the proposal, so city staff met with representatives from the HBA. After review and discussions with the HBA representatives, city staff has revised the proposed fee change. The City is proposing to make no change to the multiplier and fees for residential permits and instead establish a minimum project value for building permits based on the Building Safety Journal. This method will increase revenues to cover the costs of providing these services, while leveling the playing field by creating a base fee for all residential builders. Currently, the project value is established by the person obtaining the building permit.

The proposed changes are as follows:

- Change the commercial building plan review fee. The recommended change is to increase the multiplier from .00075 to .001 of the building permit value.
- Increase the commercial building permit fee by increasing the multiplier from .003 to .004 of the building permit value.

- Establish a minimum building plan review fee and building permit fee based on the Building Safety Journal.
- Increase the commercial electrical permit, mechanical permit, plumbing permit, and gas permit fees from $50.00 to $75.00.
- Increase the swimming permit fees from $40.00 for residential to $50.00 and from $60.00 for commercial to $75.00.
- Increase the commercial demolition permit from $50.00 to $75.00.

The fee changes will be effective on January 1, 2016.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on first reading.