ORDINANCE 26-15

AN ORDINANCE OF THE TOWN OF NOLENSVILLE, TENNESSEE AMENDING PLAN REVIEW, PERMITTING, AND INSPECTION FEES CONTAINED IN APPENDIX B OF TOWN OF NOLENSVILLE MUNICIPAL CODE

WHEREAS, the Town of Nolensville Board of Commissioners adopted Ordinance 99-18, Ordinance 06-08, Ordinance 07-03, Ordinance 18-04, Ordinance 19-05, Resolution 04-06, Resolution 15-28, Resolution 20-68, as referenced Town of Nolensville Zoning Ordinance (Adopted June 2020 and Current) and Subdivision Regulations (Amended August 2019 and Current), Title 7, Chapter 3, Title 12, Chapters 1, 2, 3, and 5, Title 16, Chapter 2, and Title 18, Chapter 1, of the Town of Nolensville Municipal Code that set forth plan review, permitting, and inspection fees enforced by the Town; and

WHEREAS, the Board of Commissioners approved Ordinance 24-05 that amended Title 7, Chapter 3, Title 12, Chapters 1, 2, 3, and 5, Title 16, Chapter 2, and Title 18, Chapter 1, of the Municipal Code and prior adopted ordinances and resolution regarding plan review, permitting and inspection fees; and

WHEREAS, the Board of Commissioners approved Ordinance 25-17 that repealed Exhibit "A" of Ordinance 24-05 and replaced same with Exhibit "A" that was incorporated into the Nolensville Municipal Code as Appendix "B"; and

WHEREAS, the Board of Commissioners approved Ordinance 25-31 that repealed and replaced "Appendix "B" Nolensville Municipal Code – Plan Review, Permitting and Inspection Fee Schedule"; and

WHEREAS, the Board of Commissioners approved Ordinance 26-07 that repealed and replaced "Appendix B" of the Nolensville Municipal Code – Plan Review, Permitting and Inspection Fees; and

WHEREAS, the Board of Commissioners of the Town of Nolensville, Tennessee, has determined following adoption of Ordinance 26-07 that further adjustments are necessary to plan review, permitting, and inspection fees contained in Appendix "B" of the Nolensville Municipal Code.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF NOLENSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. Appendix "B" of the Nolensville Municipal Code as most recently amended by Ordinance 26-07 is hereby repealed in its entirety and replaced with Appendix "B" as contained in Exhibit "A" attached hereto a copy of which shall be on file in the recorder's office and available for use and inspection by the public.

SECTION 2. Adopted Ordinances and Resolutions that contain specific plan review, permitting, and inspection fees in conflict with fees referenced in Exhibit "A" attached hereto, are

hereby repealed entirely. Any fees not in conflict with the fees referenced in Exhibit "A" attached hereto shall continue to be enforced.

This ordinance shall become effective on October 1, 2026, after its passage and adoption, the public welfare demanding it.

Approved by the Board of Commissioners

_____
Halie Gallik, Mayor

_____
First Reading

_____
Public Hearing

_____
Second Reading

Attest:

_____
Montique Luster, Town Recorder

Approved by:

_____
Gino Marchetti, Jr., Town Attorney

EXHIBIT "A"

APPENDIX B
NOLENSVILLE MUNICIPAL CODE

PLAN REVIEW, PERMITTING, AND INSPECTION FEE SCHEDULE

		Proposed Fee Schedule	
Municipal Code Reference	**Plan Review, Permitting and Inspection Fee Description**	**Base Fee**	**Other Fee(s)**
Section 12-102 Municipal Code	**Building Permit**		
	Residential/Commercial	**Base Fee**	**Plus Per Thousand ($)**
	$0.00 to $1,000.00	$60.00	-
	$1,000.01 to $15,000.00	$60.00	$6.00
	15,000.01 to $50,000.00	$144.00	$4.50
	$50,000.01 to $100,000.00	$301.50	$3.50
	$100,000.01 to $500,000.00	$476.50	$3.50
	$500,000.01 to $1,000,000.00	$1,876.50	$3.00
	$1,000,000.01 to $999,999,999.99	$3,376.50	$1.50
Title 12, Chapter 1 Municipal Code	Plan Review Fee (except Single Family)	50% of Building Permit	
Title 12, Chapter 1 Municipal Code	Plan Review Fee (Single Family)	20% of Building Permit	
	Failure to Obtain Required Building Permit	Double (2X) Building Permit Fee	
	Reinspection Fee	$50.00 for first reinspection (to be paid in advance of inspection) $100.00 for second or more reinspection (to be paid in advance of inspection)	
Section 12-203 Municipal Code	**Plumbing Permit**		
	Plumbing Permit Fee (per fixture)	$5.00	
	Water Heater (per fixture)	$7.00	
	New Sewer/Septic	$10.00	
	Water Service	$10.00	
	Permit Fee	$30.00	
	Failure to Obtain Required Plumbing Permit	Double (2X) Plumbing Permit Fee	
	Reinspection Fee	$25.00 for first reinspection (to be paid in advance of inspection) $50.00 for second or more reinspection (to be paid in advance of inspection)	

Section 12-602 Municipal Code	**Mechanical Permit**		
	New Mechanical System	$30.00 for first $1,000 value, plus $3.25 for each additional $1,000 value	
	Existing Mechanical System	$20.00 for first $1,000 value, plus $3.25 for each additional $1,000 value	
	Permit Fee	$30.00	
	Failure to Obtain Required Mechanical Permit	Double (2X) Mechanical Permit Fee	
	Reinspection Fee	$25.00 for first reinspection (to be paid in advance of inspection) $50.00 for second or more reinspection (to be paid in advance of inspection)	
Title 7, Chapter 3, Section 7-307 Municipal Code	**Fire Suppression Construction Permit Fee**		
	Sprinkler Permit Fee (Single-Family Residential per dwelling unit only)	$250.00	
	Sprinkler Permit Fee (All other Residential per dwelling unit)	$300.00	Plus $50.00/du
	Sprinkler Permit Fee (Non-Residential all types of occupancies)	$400.00	Plus $0.05/sf
	Failure to Obtain Required Sprinkler Permit	Double (2X) Sprinkler Permit Fee	
	Reinspection Fee	$50.00 for first reinspection (to be paid inC advance of inspection) $100.00 for second or more reinspection (to be paid in advance of inspection)	
Title 7, Chapter 4, Section 7-405 Municipal Code	**Commercial Fire Alarm Construction Permit Fee**		
	Fire Alarm Permit Fee (All non-residential type occupancies)	$250.00	
	Reinspection Fee	$50.00 for first reinspection (to be paid in advance of inspection) $100.00 for second or more reinspection (to be paid in advance of inspection)	
	Failure to Obtain Required Commercial Fire Alarm Construction Permit	Double (2X) Commercial Fire Alarm Construction Permit Fee	
Title 7, Chapter 1, Section 7-104 Municipal Code	**Operational Permit Fee**		
	Pyrotechnics Display	Duration of Event	$100.00 Permit Fee

	Firewatch	Duration of Time Firewatch Required	$100.00 Permit Fee (plus Fire Department Personnel Hours x Total Hourly Rate if required)
	Failure to Obtain Required Operational Permit	Double (2X) Operational Permit Fee	
Title 18, Chapter 1, Section 18-106 and 18-107 Municipal Code; see also Section 8.5.6 S. and T., Zoning Ordinance	**Erosion Control Permit**		
	Erosion Control Permit Application Fee – Residential (Single-family)	$150.00 Base Fee/Lot	Paid w/ Building Permit
	Mass Grading Erosion Control Permit Application Fee – All other residential and non-residential	$1,000 Base Fee plus $100.00 /Acre	Paid w/ Mass Grading Permit Application
Section 8.5.5 B.6. Zoning Ordinance	Critical Lot Permit Application Fee	$250.00/Lot or Building Site	
	Failure to Obtain Required Erosion Control Permit or Mass Grading Erosion Control Permit	Double (2X) Erosion Control Permit/Mass Grading Erosion Control Permit Fee	
Title 12, Chapter 4, Municipal Code	**Deck Permit**		
		Base Amount	**Plus Per Thousand ($)**
	$0.00 to $1,000.00	$60.00	-
	$1,000.01 to $15,000.00	$60.00	$6.00
	15,000.01 to $50,000.00	$144.00	$4.50
	$50,000.01 to $100,000.00	$301.50	$3.50
	$100,000.01 to $500,000.00	$476.50	$3.50
	Failure to Obtain Required Deck Permit	Double (2X) Deck Permit Fee	
	Reinspection Fee	$25.00 for first reinspection (to be paid in advance of inspection) $50.00 for second or more reinspection (to be paid in advance of inspection)	
Section 12-502 Municipal Code	**Pool Permit**		
		Base Amount	**Plus Per Thousand ($)**
	$0.00 to $1,000.00	$60.00	-
	$1,000.01 to $15,000.00	$60.00	$6.00
	15,000.01 to $50,000.00	$144.00	$4.50
	$50,000.01 to $100,000.00	$301.50	$3.50
	$100,000.01 to $500,000.00	$476.50	$3.50
	Failure to Obtain Required Pool Permit	Double (2X) Pool Permit Fee	

	Reinspection Fee	$25.00 for first reinspection (to be paid in advance of inspection) $50.00 for second or more reinspection (to be paid in advance of inspection)	
Section 12-102 Municipal Code	Board of Construction Appeals (International Building, Plumbing, Mechanical, Gas, Energy Conservation, Residential, Existing Building, Property Maintenance, and Swimming Pool and Spa Codes) – Application Fee for Appeal	$400.00	
Title 12, Chapter 1 Municipal Code	Moving of Building or Structure	$400.00	
Title 12, Chapter 1 Municipal Code	Demolition of Building or Structure - Residential	$250.00	
Title 12, Chapter 1 Municipal Code	Demolition of Building or Structure – Non-Residential	$350.00	
Title 18, Chapter 1, Section 18-106 (2) (a) through (c), Municipal Code; Section 6.10.2 Zoning Ordinance	**Grading Permit**		
	Mass Grading Permit Application Fee	$1,000.00 Base Fee	
	Land Disturbance Per Acre Fee	$100.00/Acre	
	Mass Grading Single-Family Residential Land Disturbance Fee	$75.00/Lot	
	Failure to Obtain Required Mass Grading Permit	Double (2X) Mass Grading Permit Fee and Land Disturbance Fee	
Section 16-203 Municipal Code	Road Cut/ROW Work Permit Application Fee	$1,000.00 Base Fee Plus $1.00 Per LF Latitudinal (Along Road) & $5.00 Per LF Longitudinal (Across Road) (Paid w/ Road Cut/ROW Permit)	
Section 3.2 12.a. Subdivision Regulations	On-Site Roadway Inspection Fee – New Construction (includes streets, curbs, sidewalks)	$1,000.00 Base Fee	Plus $5.00/LF (Paid w/ Mass Grading Permit Application)
	Off-Site Roadway Inspection Fee – New Construction (includes streets, curbs, sidewalks)	$1,000.00 Base Fee	Plus $5.00/LF (Paid w/ Mass Grading Permit Application)
	Failure to Obtain Required Road Cut/ROW Permit/Roadway Inspection Fee for New Construction	Double (2X) Road Cut/ROW Permit Fee/Roadway Inspection Fee for New Construction	
Resolution #20-68 (Amended by Ord. 24-05)	**Annexation (Contiguous)**		
	Annexation - Contiguous	$2,500.00	

Resolution #20-68 (Amended by Ord. 24-05)	**Annexation (Non-Contiguous)**		
	Annexation – Non-Contiguous	$4,000.00	
Section 6.8.9 B. Zoning Ordinance	Tree Removal Permit	$100.00 Base Fee	Plus $5.00/Tree
Section 8.5.20 Zoning Ordinance	Land Use Plan Amendment	$1,500.00	
Section 8.5.18 and 8.5.19 Zoning Ordinance	Rezoning (Map Amendment)	$1,500.00	
	Zoning Text Amendment	$1,500.00	
	Standard Subdivision		
Section 3.2 5.b. Subdivision Regulations	Preliminary Plat	$500.00 Base Fee	Plus $50.00/Lot or dwelling unit
Section 3.2.5.g. Subdivision Regulations	Revision to Approved Preliminary Plat	$500.00 Base Fee	Plus $100.00 /Lot or dwelling unit for parcels involved in revision
Section 3.2 7.a. Subdivision Regulations	Final Plat	$500.00 Base Fee	Plus $50.00/Lot or dwelling unit
Section 3.2 9.d.ii. Subdivision Regulations	Final Plat Revision	$250.00 Base Fee	Plus $100.00 /Lot or dwelling unit for parcels involved in revision
~~Section 3.1 5. Subdivision Regulations~~	~~Reconsideration Fee~~	~~$250.00~~	
Section 3.2 4.a. Subdivision Regulations	Sketch Plan	$250.00 Base Fee	Plus $50.00 /Lot or dwelling unit and $0.07/sf for non-residential
Section 3.2 6.a. Subdivision Regulations	Construction Plan Review	$500.00 Base Fee	Plus $50.00/Lot or dwelling unit
Section IV, Subdivision Regulations; Section 1.26 Zoning Ordinance	Surety Application Fee	$750.00	
Section 4.1.2.c. Subdivision Regulations; Section 1.26 Zoning Ordinance	Surety Reduction Fee	$750.00	

Section 4.1.2.d Subdivision Regulations; Section 1.26 Zoning Ordinance	Surety Extension Fee	$750.00	
Section IV, Subdivision Regulations; Section 1.26 Zoning Ordinance	Surety Transition Fee	$750.00	
Section IV, Subdivision Regulations; Section 1.26 Zoning Ordinance	Surety Release Fee	$750.00	
	Residential PUD		
Section 1.11.1, Nolensville Zoning Ordinance (June 4, 2020)	Final PUD Plan/Preliminary Plat (~~Overlay~~Vested Site Plan)	$500.00 Base Fee	Plus $30.00/Lot or dwelling unit
	Planned Development (PD)		
Section 1.11.1, Nolensville Zoning Ordinance (June 4, 2020)	Development Plan (PD) Revision	$1,500.00 Base Fee	Plus $0.05/sf of nonresidential and $30.00/dwelling unit in the area impacted by or included in the revision
	Site Development Plan		
Section 8.5.6 (T) Zoning Ordinance	Site Development Plan Application	$1,000.00 Base Fee	Plus $0.07/sf of nonresidential gross building area and $50.00/dwelling unit
Section 8.5.6 (T) Zoning Ordinance	Sketch Development Plan Application	$750.00 Base Fee	Plus $0.07 /sf of nonresidential gross building area and $50.00/dwelling unit
Section 8.5.6 (T) Zoning Ordinance	Site Development (Non-Residential and Multifamily) Plan - Construction Plan Review Fee	$500.00 Base Fee	Plus $250.00/acre
	Design Review Fee		
Section 1.25.2~~1~~ Zoning Ordinance	Commercial, Mixed Use, and Attached Housing Design Review Fee	A fee of $5,000 for attached and nonresidential uses and structures, regardless of project size must be paid by the applicant directly to the Town's third-party design review consultant.~~at the time of a submittal that triggers the design review process.~~ The amount assessed to the applicant for plan review shall be based upon a fee schedule agreed upon between the Town of	

		Nolensville and third-party consultant. - The consultant firm will keep time records for each project. The unused balance remaining after the project receives approval by the Planning Commission will be refunded back to the applicant by third-party consultant. ~~Where the consultant's time, based upon the consultants standard hourly rate, exceeds the fee(s) imposed the applicant must pay an addition $5,000 prior to further review of the project by the Town. This process continues until all design review of a project is complete. The applicant is entitled to a partial refund if the fees paid by the applicant exceed the consultant's total charges.~~	
	Historic Zoning Commission		
Section 8.5.13.D.23. Zoning Ordinance	Certificate of Appropriateness Application Fee	$500.00	
~~Sections 8.5.16 and 8.5.17 Zoning Ordinance~~	**Board of Zoning Appeals**		
Section 8.5.16 Zoning Ordinance	Variance	$500.00	
Section 8.5.17, Zoning Ordinance	Appeal of Administrative Decision	$500.00	
Section 8.5.16 Zoning Ordinance	Conditional Use Permit	$500.00	
Section 8.5.8 Zoning Ordinance	Administrative Adjustment Application Fee	$200.00	
~~Section 8.6.1.G. Zoning Ordinance~~	~~Request for Reconsideration Review Fee~~	~~$200.00~~	
Section 8.5.10 Zoning Ordinance	Home Occupation Application Fee	$100.00	
	Failure to File Home Occupation Application and Required Fee	Double (2X) Home Occupation Application Fee	
Section 8.5.9 Zoning Ordinance	Temporary Use Permit	$100.00	(Waived for Non-Profit)
	Zoning Certification Letter	$200.00	
	Meeting with Planning Commission Not Covered by Plan Review,	$500.00	

	Permitting, and Inspection Fee Schedule		
Section 8.5.21 Zoning Ordinance	Permanent Sign Permit Application	$250.00 Base Fee	Plus $75.00 for each sign (building or monument)
	Failure to Obtain Required Sign Permit	Double (2X) Sign Permit Application Fee	