

PHED Committee #1
June 22, 2015

M E M O R A N D U M

June 18, 2015

TO: Planning Housing and Economic Development Committee
FROM: Jeff Zyontz, ^{JK} Senior Legislative Analyst
SUBJECT: Executive Regulation 9-15AM, Schedule of Fees for Permits, Licenses and Certifications

On June 9, 2015, the Planning, Housing, and Economic Development (PHED) Committee asked the Director of the Department of Permitting Services (DPS) to consider amendments concerning 3 issues:

- 1) additional consideration for custom builders;
- 2) lower fees for Moderately Price Dwelling Units (MPDU) in building paying commercial building fee rates; and
- 3) maximum fees for commercial buildings.

On June 22, 2015, the Committee is scheduled to review the Executive's response to the Committee's request and will make its recommendation. If the Executive transmits an amended regulation to address the Committee's concerns, it will be forwarded to the Committee as soon as it is available.

On June 23, the Committee will inform the Council of any amendments to the regulation proposed by the Executive and the Committee's recommendation.

The Committee reviewed the following material on June 9, 2015.

Executive Regulation 9-15AM

General Background

Executive Regulation 9-15, transmitted to the Council on May 22 and amended on June 3 to 9-15AM, is a method 2 regulation.¹ The regulation applies to fees charged for permits under Chapters 8 (Buildings), 17 (Electricity), 27A (Individual Water Supply and Sewage Disposal Facilities), 22 (Fire Safety Code), 30 (Licensing and Regulations Generally), and 47 (Vendors). The Council by resolution may approve or disapprove the proposed regulation within 60 days after receiving it (July 21; however, this matter should go to Council before the July 1 intended effective date). If the Council does not approve or disapprove the proposed regulation by July 21, or by any later deadline set by resolution, the regulation is automatically approved. **If the Council does not approve the proposed regulation, the current fee regulation remains in force.** Although the Council may not directly amend a proposed regulation, the Executive may amend a regulation when faced with the prospect of Council disapproval.

Content

The proposed regulation would replace **multiple fees based on construction type with a per square foot rate or flat fees** and would eliminate the fire code building permit inspection fees. **This translates to a significant simplification of the Department's fee structure.**² As a general matter, commercial permits and fees for small dwelling units would be lower. Fees for large dwelling units and the largest of commercial projects would be higher. Where the fee is based on square footage, the proposed regulation has no maximum fee.³ The new fees would also eliminate the Maryland-National Capital Park and Planning Commission (M-NCPPC) surcharge currently applied to site plan regulated construction. There are specific fees for utilities, maintenance of traffic plans, and right-of-way permits.

Regulation 9-15AM includes building permit fees for rooftop solar photovoltaic systems for single-family dwellings and for electric vehicle charging stations.⁴ The fees for benefit performance licenses and the fee for storage of vendor-confiscated goods would be included in this regulation and deleted from Executive Regulation 15-13, Schedule of Fees for Permits, Licenses and Inspection. This regulation would supersede Executive Regulation 14-13 in its entirety.

¹ Method (2)

- (A) The issuer must send a copy of the proposed regulation to the County Council after the deadline for comments published in the Register.
- (B) The Council by resolution may approve or disapprove the proposed regulation within 60 days after receiving it.
- (C) If necessary to assure complete review, the Council by resolution may extend the deadline set under subparagraph (B).
- (D) If the Council approves the regulation, the regulation takes effect upon adoption of the resolution approving it or on a later date specified in the regulation.
- (E) If the Council does not approve or disapprove the proposed regulation within 60 days after receiving it, or by any later deadline set by resolution, the regulation is automatically approved.
- (F) If a regulation is automatically approved under this method, the regulation takes effect the day after the deadline for approval or on a later date specified in the regulation.

² Other jurisdictions have also gone to a more simplified approach to fees. Arlington charges on a per square foot basis for building review and then has an added charge per square foot for zoning office review of building permits. The District of Columbia charges for a mixture of cubic feet and square feet, and Baltimore City charges for cubic feet.

³ Arlington and Alexandria's departments, both of which are at least partial enterprise funds, do not cap their permit fees.

⁴ Required by Bill 11-14, Buildings – Electrical Vehicle Charging Station Permits – Expedited Review; and Bill 1-14, Buildings – Solar Permits – Expedited Review, both of which were effective July 31, 2014.

Amendments since the April draft

Comments from the building community did result in changes to Regulation 9-15 from the draft advertised in the April Register.

- The minimum fee for residential additions was lowered from \$700 to \$265.
- Townhouses was revised to require a flat fee (\$1,400 for market rate units and \$1,000 for MPDUs).
- Refunds would be allowed to correct administrative errors in the filing process.
- The Enterprise Fund Stabilization Factor for the following fiscal year must be published March 15 in the preceding year.
- An Enterprise Fund Stabilization Factor that varies from the fee in the regulation by more than 20 percent (up or down) would trigger a fee review.

Although there was considerable comment by custom builders concerning the draft regulations, the Executive did not include a maximum residential fee. DPS found that residential permits require about \$6.3 million to process and that current fees were generating between \$3 and \$4 million. The comments from large commercial builders did not induce the Executive to cap commercial fees.

Amendments after May 22

After additional consultations with the development community, the Executive submitted amended regulations to the Council. The amendment would address concerns for custom home builders and large commercial builders. For FY16, each square foot of a dwelling unit above 5,000 square feet will have a lower fee than the first 5,000 square feet. Commercial buildings in excess of 500,000 square feet will be charged a lesser fee for the square footage over 500,000 square feet.

The Enterprise Fund Stabilization Factor (EFSF)

This factor is a new aspect of fee regulation that is designed to prevent the accumulation of large deficits or surpluses without changing the fee regulation itself. As proposed, it would allow the Department to publish an adjustment on March 15 for implementation on July 1.⁵ There would be no limit to the amount of the adjustment, but a 20 percent variation up or down would trigger a review of fees, which may occur in the next fiscal year.⁶ Paying cash of the Department's new Wheaton headquarters is part of the Department's budget projections but it is not a basis for a change in fees under the EFSF. The adjustment of the fee would be based on the Executive's proposed budget for DPS (including projected revenues and reserves). The Council-approved budget, which happens after March 15 but before June 1, would not affect the next fiscal year's stabilization fund factor. **It may affect the adjustment factor 13 months after the budget's approval by changing available reserves.** Recently, the Council has not made significant changes from the DPS budget submitted by the Executive.

⁵ A regulation with an automatic indexing fee is not new. The current fee regulation contains an indexing provision that enables DPS to make annual changes to cover escalating personnel costs. DPS has chosen not to exercise that provision, even though the provision says "must". The EFSF is a variation of that. The existing regulation requires publication of the index by July 1, but it reflects the Council-approved budget.

⁶ The requirement is that DPS review its rates and the functional analysis, not necessarily that a full-blown fee study be undertaken. At a minimum, DPS would need to review the assumptions that underlie the model (functional analysis). It is most likely that the analysis would occur in the fiscal year following the adjustment.

PHED Committee #1
June 22, 2015

Addendum

MEMORANDUM

June 19, 2015

TO: Planning Housing and Economic Development Committee
FROM: Jeff Zyontz, ¹²Senior Legislative Analyst
SUBJECT: Executive Regulation 9-15AM, Schedule of Fees for Permits, Licenses and Certifications

On June 9, 2015, the Planning, Housing, and Economic Development (PHED) Committee asked the Director of the Department of Permitting Services (DPS) to consider amendments concerning 3 issues:

- 1) additional consideration for custom builders;
- 2) lower fees for Moderately Price Dwelling Units (MPDU) in building paying commercial building fee rates; and
- 3) maximum fees for commercial buildings.

The Executive considered the Committee's request and transmitted 2 revisions to Regulation 9-15AM on June 19:

- 1) Residential construction permits in excess of 5,000 square feet will be charged 30 cents per square foot during FY16 (5 cents per square foot less than 9-15AM);
- 2) Permits for MPDUs in commercial buildings will be charged \$1.14 per square foot (5 cents per square foot less than would have been charged by 9-15AM).

Executive actions and response to the Committee's request for revision to 9-15AM

Custom Builders

Staff from DPS met with several custom builders. The builders suggested that the Department increase the minimum flat fee on everyone to include more simple work such as decks, accessory structures and renovations in order to reduce the fee impact on the larger homes. DPS believes that this proposal, which is not supported by the data and does not represent sound policy.

The Department reviewed information relative to new home permits. As previously indicated, in many instances smaller to mid-size single family homes will see a decrease in the amount of the permit fee

based on square footage. The larger homes however will see an increase in the fee amount that they have been paying since 2008.

The Executive is proposing a further step-down in the rate for each square foot above 5,000 square feet. Regulation 9-15AM provides that for FY16 the permit fee rate for larger new homes would be \$0.71 per square foot for the first 5,000 square feet and \$0.35 per square foot for each additional square foot. The most recently amended regulation, 9-15AMII would modify the step-down to be \$0.30 per square foot. The step down is effective only for FY16.

MPDUs in Commercial Buildings

DPS also reviewed MPDUs in multi-family/commercial construction structures. While MPDUs tend to be smaller than market rate units and therefore, on the basis of square feet, have a smaller fee associated with them, Regulation 9-15AMII would change the fee for MPDUs in commercial buildings to \$1.14 per square foot for moderately priced dwelling unit.

Large Commercial builders

DPS discussed an alternate proposal for high rise construction with National Association for Industrial and Office Parks (NAIOP), Commercial Real Estate Development Association leadership. NAIOP leadership concluded that it stands by its June 2, 2015 letter. That letter stated that NAIOP will not oppose Executive Regulation 9-15. Accordingly, the Executive did not propose a change for very large commercial buildings from 9-15AM.

Impact on DPS revenue

The amendments in Executive Regulation 9-15AMII will result in an estimated reduction in revenues for FY16 of \$368,985 for residential building permits and \$32,500 for the reduced rate for MPDUs. This is a total of \$401,485 for FY16 which can be covered from current reserves.

This packet contains:

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OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

June 19, 2015

TO: George Leventhal, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Department of Permitting Services (DPS) Executive Regulation 9-15AMII
Schedule of Fees for Permits, Licenses and Certifications – Method 2

Attached please find Executive Regulation 9-15AMII. This regulation includes two modifications in follow-up to the County Council Planning Housing and Economic Development (PHED) Committee meeting on June 8, 2015.

At that meeting the Committee deferred action on Executive Regulation 9-15AM and asked that DPS assess the feasibility of further changes relative to fees for larger new homes, high rise construction and moderately priced dwelling units (MPDUs) in multi-family buildings. A request was also made that DPS look at data relative to 5000+ square foot new home construction to determine if a change in the fee proposal was warranted.

DPS discussed an alternate proposal for high rise construction with NAIOP, Commercial Real Estate Development Association leadership. NAIOP leadership concluded that it stands by its June 2, 2015 letter (copy attached), which states that NAIOP will not oppose ER9-15. Accordingly, no change is proposed from the pending regulation.

As requested by the PHED Committee, DPS reviewed MPDUs in multi-family/commercial construction structures. While MPDUs tend to be smaller than market rate units and therefore, on the basis of square feet, have a smaller fee associated with them, the Department is proposing a modification to the fee for these MPDUs to reflect a rate of \$1.14 per square foot of moderately priced dwelling unit.

The Department reviewed information relative to new home permits. As indicated in prior correspondence, in many instances the smaller homes will see a decrease in the amount of the permit fee based on square footage. The larger homes however will see an increase in the fee amount that they have been paying since 2008. The data reviewed indicated that year over year for Fiscal Years 2012, 2013 and 2014 construction of homes in excess of 5000 square feet accounts for approximately 60% of new residential permit applications,

George Leventhal, County Council President
June 19, 2015
Page 2 of 2

approximately 60% of plans reviews and approximately 60% of inspections. This finding does not support changing the fee proposed in ER9-15AM.

The Department also met with several custom builders who engage in construction of these homes. It was suggested that the Department increase the minimum flat fee on everyone to include more simple work such as decks, accessory structures and renovations in order to reduce the fee impact on the larger homes. This proposal, which would have a direct cost impact on work homeowners undertake is not appropriate and is not supported by the data.

The Department is proposing an increase to the amount of the step-down in the rate for each square foot above 5000 square feet. The pending regulation provides that for FY2016 the permit fee rate for larger new homes would be \$0.71/square foot for the first 5000 square feet and \$0.35/square foot for each additional square foot. The Department proposes to modify the step-down to be \$0.30/square foot. The step down is effective only for FY2016.

The amendments in Executive Regulation 9-15AMII will result in an estimated reduction in revenues for FY16 of \$368,985 for residential building permits and \$32,500 for the reduced rate for MPDUs. This is a total of \$401,485 for FY16 which can be covered from current reserves.

IL:sn

Attachments

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
MARYLAND/DC CHAPTER

June 2, 2015

Ms. Diane Schwartz-Jones
Director
Department of Permitting Services
255 Rockville Pike
2nd Floor
Rockville, Maryland 20850-4166

Re: MCER: 9-15

Dear Ms. Schwartz-Jones:

Thank you for taking the time to speak with members of NAIOP's Leadership Committee regarding the Committee's concerns about proposed MCER: 9-15. While the proposed DPS fee structure has benefits, including a simplification of the rate system, the removal of the existing fee 'cap' will have significant implications for large projects, particularly those over 350,000 sf. To summarize, the Committee initially identified three concerns regarding aspects of the draft DPS fee schedule, specifically:

- The proposed elimination of the existing \$366,800 cap on the building permit fee for commercial buildings
- The proposed elimination of the existing cap on building permit fees for MPDU's
- The proposed decision to charge parking structures at the same per-square-foot rate as all other commercial buildings

Your willingness to meet with Committee members and discuss the Committee's concerns is very much appreciated. In response to these concerns, DPS has stated its willingness to modify the proposed DPS fee structure rate for Type I construction as follows:

- 0 - 500,000 SF - \$1.19/SF
- Over 500,000 SF - \$0.60/SF
- Ongoing, not a one-year program

The Committee acknowledges that the above referenced change would partially alleviate the impact of substantial DPS fee increases on

**NAIOP Maryland/DC
Leadership Committee****Committee Chair**

Stacy Silber
Principal
Larch Early & Brewer

Jason Bockanek
Development Manager
Carr Properties

Dan Coffey
Vice President
Therrien Waddell Construction

Brian Downie
Senior Vice President
B.F. Saul Company

Anne Dumont
Vice President
Boston Properties

Steve Elmendorf
Partner
Linowes and Blocher LLP

Evan Goldman
Vice President Development
Federal Realty Investment Trust

Andrew Jones
Vice President
Brookfield Property Partners

Matt Jones
Business Unit Manager
Bohler Engineering

Rich Jordan
Senior Vice President
The JBG Companies

David Kitchens
Principal
Cooper Carry Inc.

Bill Magruder
Senior Vice President
Clark Construction Group

Mark Morelock
Principal
VKA

Barry Perkins
Vice President
James G. Davis Construction
Corp.

Rob Pugh
Principal
EDGE Commercial Real Estate

Greg Rooney
Vice President Development
The Bernstein Companies

Bob Schofield
Vice President Development
Akridge

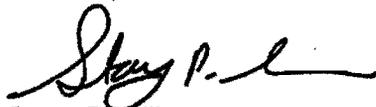
Holly Sullivan
President
Montgomery Business
Development Corporation

Sri Veinatti
Vice President Development
The Tower Companies

Sally Modjeska
Executive Director
NAIOP Maryland/DC

large commercial projects. The Committee appreciates the opportunity for dialogue with DPS, and will not oppose MCER: 9-15 as it moves forward to Council. The Committee's efforts do not necessarily reflect the opinions of individual NAIOP member companies. The Leadership Committee looks forward to a continued discussion with DPS regarding fees and other issues over the years.

Sincerely,



Stacy P. Silber
NAIOP, Leadership Committee Chair

cc: Council President George Leventhal
Nancy Floreen, Chair PHED Committee



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive, 101 Monroe Street, Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2015

Montgomery County Regulation on:

SCHEDULE OF FEES FOR PERMITS, LICENSES AND CERTIFICATIONS – METHOD 2

DEPARTMENT OF PERMITTING SERVICES

Issued by: County Executive
Regulation No. 9-15AMII
COMCOR No. 08.14.01

Authority: Montgomery County Code (2004) Sections 8-13, 8-14, 8-24B, 8-25, 8-28, 17-2, 17-10, 17-20, 17-25, 17-27, 27A-5(E), 22-10, 22-13, 30-2, 30-4, 47-2, 47-3, 47-4

Supersedes: Regulation No. 14-13 Schedule of Fees for Permits, License and Certifications

Council review: Method 2 under Code Section 2A-15
Register Vol. 32, Issue 4

Comment Deadline: April 30, 2015
Effective Date: July 1, 2015
Sunset Date: None

SUMMARY: This regulation eliminates the Maryland National Capital Park and Planning Commission (MNCPPC) surcharge, replaces multiple construction-type based fee rates with a per square foot construction rate, or flat fees and eliminates the Fire Code Building Permit Inspection Fees. This regulation includes Building Permit fees for electric vehicle charging stations and rooftop solar photovoltaic systems for single family dwellings as required by Bill 11-14 Buildings – Electrical Vehicle Charging Station Permits – Expedited Review and Bill 1-14 Buildings – Solar Permits – Expedited Review both of which were effective July 31, 2014. The fees for Benefit Performance Licenses and the fee for Storage of Vendor-Confiscated Goods have been moved to this regulation from Executive Regulation 15-13 Schedule of Fees for Permits, Licenses and Inspection – Method 3 (COMCOR No. 19.67.02). This regulation supersedes Executive Regulation 14-13 in its entirety.

STAFF CONTACT: Hadi Mansouri, Chief Operating Officer
Department of Permitting Services
240-777-6233



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive, 101 Monroe Street, Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2015

ADDRESS: Department of Permitting Services
255 Rockville Pike, Second Floor
Rockville, Maryland 20850

BACKGROUND INFORMATION: The Department of Permitting Services was established as a fee-supported enterprise within the Executive Branch of Montgomery County in 1996. Revenues that support the Department are established under these Method 2 Executive Regulations and by County Council resolution. In Fiscal 2015 the Department of Permitting Services engaged in a comprehensive study of its fee structure. As a result of this study, certain recommendations were made to simplify several elements of its fee structure, including eliminate the Maryland National Capital Park and Planning Commission (MNCPPC) surcharge, adjust fees based upon functional analysis, replace multiple construction-type based fee rates with a per square foot construction rate, or flat fees and apply a rate stabilization factor to address revenue volatility and avoid excess reserve. For residential and commercial new construction, additions and residential alterations, fees are calculated on gross square footage of construction or area impacted by construction. For commercial alterations, the fee is calculated using cost of construction multiplied by a local multiplier. This regulation also establishes flat fees for routine residential and commercial building permits. The Fire Code Building Permit Inspection Fees have been eliminated. This regulation includes Building Permit fees for electric vehicle charging stations and rooftop solar photovoltaic systems for single family dwellings as required by Bill 11-14 Buildings – Electrical Vehicle Charging Station Permits – Expedited Review and Bill 1-14 Buildings – Solar Permits – Expedited Review both of which were effective July 31, 2014. The fees for Benefit Performance Licenses and the fee for Storage of Vendor-Confiscated Goods have been moved to this regulation from Executive Regulation 15-13 Schedule of Fees for Permits, Licenses and Inspection – Method 3 (COMCOR No. 19.67.02).

[08.14.01.01. Building Permits With Maryland-National Capital Park And Planning Commission (MNCPPC) Site Plan Approval

A. General

1. All fees required by this section must be paid prior to release of the permit. Construction, including excavation, must not begin until all fees are paid.
2. A filing fee must be paid at the time of application submittal. Filing fees are included in the permit fee.
3. Permit fees are calculated and collected for each permit application. When an application includes multiple buildings, a separate fee will be assessed to each building or for each mailing address.



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive, 101 Monroe Street, Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2015

4. For the purposes of calculating the permit fee residential is defined as detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress.

5. For the purposes of calculating the permit fee for commercial buildings, the following shall apply:

Each portion of a building separated by one or more fire walls or horizontal assemblies (3 hrs), shall be considered as a separate building. Two or more buildings on the same lot shall be treated as separate buildings.

6. Plan revision fees are in addition to the initial permit fees.

7. Plan revisions are considered changes made by the applicant to the approved construction documents.

B. One- and Two-Family Dwellings and Related Accessory Structures

1. Application filing fee for new-building construction

- a. One- and two-family-detached dwelling unit per dwelling unit: \$1175
- b. One- and two-family-attached dwelling unit per dwelling unit \$545

2. Application filing fee for addition, alteration or repair \$310

3. Application filing fee for addition, alteration or repair to homes that utilize a private well or septic system \$340

4. New construction:

- a. One- and two-family-detached dwelling unit per dwelling unit:
 - Gross floor area less than 5,000 square feet (SF) \$2,350
 - Gross floor area 5,000 SF but less than 7,500 SF \$3,345
 - Gross floor area 7,500 SF or more \$4,355

b. One- and two-family-attached dwelling unit per dwelling unit \$1,090

5. Alterations, or repair: \$0.3535 per SF of the construction area



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive. 101 Monroe Street. Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
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6. Additions – one and two family detached \$0.4948 per SF of the construction area
7. Additions – one and two family attached \$0.3535 per SF of construction area
8. Private in-ground swimming pool (including fence) \$ 480
9. Private above-ground swimming pool (including fence) \$ 250
10. Decks (opened unenclosed) 500 SF or less in area \$185
11. Decks (opened unenclosed) more than 500 SF in area \$310
12. Retaining Walls \$185
13. Accessory buildings: 200 SF or less \$120
(Includes but is not limited to sheds, garages and gazebos)
14. Accessory buildings more than 200 SF: \$0.3535 per SF \$310
with minimum fee of
15. Plan Revision: \$0.3535 per SF of revised area or the application filing fee per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Plan revisions are considered changes made by the applicant to the approved construction documents. Revisions submitted on different dates are considered separate occurrences.

C. Other Buildings and Structures

1. Application-filing fee for construction, alteration, addition (per occurrence); 30% of permit fee or \$825 whichever is greater
2. New construction and additions: Permit fee is based on the cost of construction as determined by using the latest valuation data and procedures, as published by the International Code Council. The director will provide a worksheet and a formula that includes the latest numerical values of the valuation data and the local permit-fee multiplier to be used in determining the fee. An applicant must provide building dimensions, square footage, use group, construction type, and numbers of floors including basements, in order for the fee to be calculated. The cost of construction is determined by DPS.



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive, 101 Monroe Street, Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2015

- a. If the calculated cost of construction is equal to or less than \$8,000,000 the permit fee is the cost of construction multiplied by the local permit-fee multiplier \$0.0301.
- b. If the calculated cost of construction is greater than \$8,000,000 the permit fee is the sum of the fee in 2(a) PLUS the cost of construction of excess amount over \$8,000,000 (to a maximum \$50,000,000) multiplied by \$0.003. MPDU units are excluded from this additional calculation.
- c. Mid-rise residential buildings.
 - i. For mid-rise residential buildings only, if the calculated cost of construction is equal to or less than \$4,500,000 the permit fee is the cost of construction multiplied by the local permit-fee multiplier \$0.0301.
 - ii. For mid-rise residential buildings only, if the calculated cost of construction is greater than \$4,500,000 the permit fee is the sum of the fee in 2(c)(i) PLUS the cost of construction of excess amount over \$4,500,000 (to a maximum \$50,000,000) multiplied by \$0.003. MPDU units are excluded from this additional calculation.
 - iii. *Mid-rise residential building* means a structure of Type V construction as classified in IBC and which is limited to the number of stories and area permitted under IBC Table 503.
3. Repairs, alterations and accessory structures: Permit fee is based on the cost of construction as provided by the applicant multiplied by the local permit fee multiplier. However, the department may verify and recalculate the cost estimation submitted by the applicant by using the latest valuation data and procedures, as published by the International Code Council. The applicant may be required to provide construction bid documents. The director will provide a worksheet and a formula that includes the latest numerical values of the valuation data and the local permit-fee multiplier to be used in determining the fee. An applicant must provide building dimensions, square footage, use group, construction type, and numbers of floors including basements, in order for the fee to be calculated.
 - a. If the cost of construction is equal to or less than \$8,000,000 the permit fee is the cost of construction multiplied by the local permit-fee multiplier \$0.0301.



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive, 101 Monroe Street, Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2015

b. If the cost of construction is greater than \$8,000,000 the permit fee is the sum of the fee in 3(a) PLUS the cost of construction of excess amount over \$8,000,000 (to a maximum \$50,000,000) multiplied by \$0.003. MPDU units are excluded from this additional calculation.

4. Plan Revisions: Fees are \$825 or calculated in accordance with sections C.2. or C.3. above per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Plan revisions are considered changes made by the applicant to the approved construction documents after the building permit has been issued. Revisions submitted on different dates are considered separate occurrences.

- D. Demolition Permit \$ 360
- E. Fence Permit \$ 78
- F. Use-and-Occupancy Certificates

1. The fee for any commercial Use-and-Occupancy Certificate must be paid at the time of application. The maximum fee is \$12,265

2. The fee for any commercial Use-and-Occupancy Certificate for each building or portion of a building or use is per square foot of area, as follows:

0 - 5,000 SF	\$ 440
5,001 – 10,000 SF	\$ 720
10,001 – 20,000 SF	\$ 860
20,001 SF and up	\$ 860 Plus
\$0.0230 per SF of area exceeding 20,000 SF	

3. The fee for a Use-and-Occupancy Certificate for lots or parcels without buildings/structures on them is \$ 440

4. The inspection fee for using or occupying a site without a Use-and-Occupancy Certificate is \$ 185 in addition to the fee for the Use-and-Occupancy Certificate.

5. Residential Use and Occupancy Certificate \$145

6. Use and Occupancy – Fire Code Building Permit Inspection - see Section V. Fire Code Building Permit Inspection Fees

G. Mechanical Permit



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive. 101 Monroe Street. Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2015

1. A minimum fee of \$ 65 applies to all Mechanical Permits issued to one- and two-family-attached and -detached dwellings. This fee is in addition to the equipment fee listed in this section.
2. A minimum fee of \$ 105 applies to all other Mechanical Permits. This fee is in addition to the equipment fee listed in this section.
3. Except for one- and two-family attached and detached dwellings, the base mechanical fee is 1.59% of the cost difference between the contract value and the value of listed equipment. The Department may require evidence of the contract value and equipment value. This fee is in addition to the equipment fee listed in this section. The following fee schedule applies to each piece of equipment.

New, replacement and repaired equipment:

- | | |
|--|-------|
| a. Heating equipment (includes, but is not limited to, heat pump auxiliary heat, heating capacity of packaged units, duct heaters, VAV box heating elements, gas-fired fireplaces, geo-thermal units, etc.):
Each 100 MBH or fraction | \$ 23 |
| b. Cooling equipment (includes, but is not limited to, cooling capacity of heat pumps, packaged units, cooling boxes, cooling equipment with compressors, etc.):
Each five ton capacity or fraction | \$ 23 |
| c. Fuel tanks:
Each 500 water gallons | \$ 52 |
| d. Expansion tanks:
Each 50 water gallons | \$ 52 |
| e. Pre-fabricated fireplace (includes wood stoves)
Each firebox | \$ 26 |
| f. Pre-fabricated chimney
Each chimney | \$ 14 |
| 4. Consultation inspection (per hour or fraction) | \$135 |



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08.14.01.02. Building Permits Without Maryland-National Capital Park And Planning Commission (MNCPPC) Site Plan Approval

A. General

1. All fees required by this section must be paid prior to release of the permit and construction, including excavation, must not begin until all fees are paid.
2. A filing fee must be paid at the time of application submittal. Filing fees are included in the permit fee.
3. Permit fees are calculated and collected for each permit application. When an application includes multiple buildings, a separate fee will be assessed to each building or for each mailing address, which ever results in the greater fee.
4. For the purposes of calculating the permit fee residential is defined as detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress.
5. For the purposes of calculating the permit fee for commercial buildings, the following shall apply:

Each portion of a building separated by one or more fire walls, or horizontal assemblies (3 hrs) shall be considered as a separate building. Two or more buildings on the same lot shall be treated as separate buildings.

6. Plan revision fees are in addition to the original or maximum permit fees.
7. Plan revisions are considered changes made by the applicant to the approved construction documents.

B. One- and Two-Family Dwellings and Related Accessory Structures

1. Application filing fee for new-building construction
 - a. One- and two-family-detached dwelling unit per dwelling unit: \$738
 - b. One- and two-family-attached dwelling unit per dwelling unit \$340



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2. Application filing fee for addition, alteration or repair	\$190
3. Application filing fee for addition, alteration or repair to homes that utilize a private well or septic system	\$220
4. New construction:	
a. One- and two-family-detached dwelling unit per dwelling unit:	
Gross floor area less than 5,000 square feet (SF)	\$1,475
Gross floor area 5,000 SF but less than 7,500 SF	\$2,085
Gross floor area 7,500 SF or more	\$2,725
b. One- and two-family-attached dwelling unit per dwelling unit	\$ 680
5. Alterations or repair: \$0.2209 per SF of the construction area	
6. Additions – one and two family detached \$0.3092 per SF of the construction area	
7. Additions – one and two family attached \$0.2209 per SF of the construction area	
8. Private in-ground swimming pool (including fence)	\$ 295
9. Private above-ground swimming pool (including fence)	\$ 155
10. Decks (opened unenclosed) 500 SF or less in area	\$ 110
11. Decks (opened unenclosed) more than 500 SF in area	\$ 190
12. Retaining Walls	\$ 110
13. Accessory buildings: 200 SF or less (Includes but is not limited to sheds, garages and gazebos)	\$ 76
14. Accessory buildings more than 200 SF: \$ 0.2209 per SF with a minimum fee of \$190.	
15. Plan Revision: \$ 0.2209 per SF of revised area or the application filing fee per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Plan revisions are considered changes made by the applicant to approved construction documents. Revisions submitted on different dates are considered separate occurrences.	



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C. Other Buildings and Structures

1. Application-filing fee for construction, alteration, Addition (per occurrence); 30% of permit fee or \$515 whichever is greater
2. New construction and additions: Permit fee is based on the cost of construction as determined by using the latest valuation data and procedures, as published by the International Code Council. The director will provide a worksheet and a formula that includes the latest numerical values of the valuation data and the local permit-fee multiplier to be used in determining the fee. An applicant must provide building dimensions, square footage, use group, construction type, and numbers of floors including basements, in order for the fee to be calculated. The cost of construction is determined by DPS.
 - a. If the calculated cost of construction is equal to or less than \$8,000,000 the permit fee is the cost of construction multiplied by the local permit-fee multiplier \$0.0188.
 - b. If the calculated cost of construction is greater than \$8,000,000 the permit fee is the sum of the fee in 2(a) PLUS the cost of construction of excess amount over \$8,000,000 (to a maximum \$50,000,000) multiplied by \$0.003. MPDU units are excluded from this additional calculation.
- c. Mid-rise residential buildings.
 - i. For mid-rise residential buildings only, if the calculated cost of construction is equal to or less than \$4,500,000 the permit fee is the cost of construction multiplied by the local permit-fee multiplier \$0.0188.
 - ii. For mid-rise residential building only, if the calculated cost of construction is greater than \$4,500,000 the permit fee is the sum of the fee in 2(c)(i) PLUS the cost of construction of excess amount over \$4,500,000 (to a maximum \$50,000,000 multiplied by \$0.003. MPDU units are excluded from this additional calculation.
 - iii *Mid-rise residential building* means a structure of Type V construction as classified in IBC and which is limited to the number of stories and area permitted under IBC Table 503.



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3. Repairs, alterations and accessory structures: Permit fee is based on the cost of construction as provided by the applicant multiplied by the local permit fee multiplier. However, the department may verify and recalculate the cost estimation submitted by the applicant by using the latest valuation data and procedures, as published by the International Code Council. The applicant may be required to provide construction bid documents. The director will provide a worksheet and a formula that includes the latest numerical values of the valuation data and the local permit-fee multiplier to be used in determining the fee. An applicant must provide building dimensions, square footage, use group, construction type, and numbers of floors including basements, in order for the fee to be calculated.
 - a. If the cost of construction is equal to or less than \$8,000,000 the permit fee is the cost of construction multiplied by the local permit-fee multiplier \$0.0188.
 - b. If the cost of construction is greater than \$8,000,000 the permit fee is the sum of the fee in 3(a) PLUS the cost of construction of excess amount over \$8,000,000 (to a maximum \$50,000,000) multiplied by \$0.003. MPDU units are excluded from this additional calculation.

4. Plan Revisions: Fees are \$515 or calculated in accordance with sections C.2. or C.3. above per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Plan revisions are considered changes made by the applicant to the approved construction documents after the building permit has been issued. Revisions submitted on different dates are considered separate occurrences.

D. Demolition Permit \$ 230

E. Fence Permit \$ 47

F. Use-and-Occupancy Certificates

1. The fee for any Use-and-Occupancy Certificate must be paid at the time of application. The maximum fee is \$ 7,660.
2. The fee for any commercial Use-and-Occupancy Certificate for each building or portion of a building or use is per square foot of area, as follows:

0 - 5,000 SF	\$ 270
5,001 – 10,000 SF	\$ 450
10,001 – 20,000 SF	\$ 530



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20,001 SF and up \$ 530 Plus
\$0.0149 per SF of area exceeding 20,000 SF

3. The fee for a Use-and-Occupancy Certificate for lots or parcels without buildings/structures on them is \$ 270

4. The inspection fee for using or occupying a site without a Use-and-Occupancy Certificate is \$ 110 in addition to the fee for the Use-and-Occupancy Certificate.

5. Residential Use-and Occupancy Certificate \$ 90

6. Use and Occupancy – Fire Code Building Permit Inspection – see Section V. Fire Code Building Permit Inspection Fees

- G. Mechanical Permit
 1. A minimum fee of \$ 65 applies to all Mechanical Permits issued to one- and two-family-attached and -detached dwellings. This fee is in addition to the equipment fee listed in this section.

 2. A minimum fee of \$ 105 applies to all other Mechanical Permits. This fee is in addition to the equipment fee listed in this section.

 3. Except for one- and two-family attached and detached dwellings, the base mechanical fee is 1.59% of the cost difference between the contract value and the value of listed equipment. The Department may require evidence of the contract value and equipment value. This fee is in addition to the equipment fee listed in this section. The following fee schedule applies to each piece of equipment.

New, replacement and repaired equipment:

 - a. Heating equipment (includes, but is not limited to, heat pump auxiliary heat, heating capacity of packaged units, duct heaters, VAV box heating elements, gas-fired fireplaces, geo-thermal units, etc.):
Each 100 MBH or fraction \$ 23

 - b. Cooling equipment (includes, but is not limited to, cooling capacity of heat pumps, packaged units, cooling boxes, cooling equipment with compressors, etc.):
Each five ton capacity or fraction \$ 23



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c. Fuel tanks:		
Each 500 water gallons	\$	52
d. Expansion tanks:		
Each 50 water gallons	\$	52
e. Pre-fabricated fireplace (includes wood stoves)		
Each firebox	\$	26
f. Pre-fabricated chimney		
Each chimney	\$	14
4. Consultation inspection (per hour or fraction)	\$	135

08.14.01.03 Electrical Permit And License Fees

A. General

1. All fees required by this section must be paid before any permit is released, before any electrical work may begin, and before any inspection may be made.
2. A minimum fee of \$ 90 applies to all electrical permits issued to one- and two-family attached and detached dwellings. This fee is in addition to the equipment fee listed in this section.
3. A minimum fee of \$ 150 applies to all other electrical permits. This fee is in addition to the equipment fee listed in this section.

B. Electrical Permits

1. Air conditioners: Apply the motor schedule (see item 18.)
2. Appliances, small* \$ 9 each
 - * Such as air filters, automatic-vent amperees, clothes washers or dryers, cooking appliances (stoves, ranges, built-ins), dishwashers, disposals, fans, (exhaust, attic), humidifiers, sump pumps, trash compactors, water



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heaters or other water-treatment appliances

- | | |
|---|------------------|
| 3. Arc-vapor lamps, rectifiers or rheostat chargers for storage batteries | \$ 13 each |
| 4. Battery packs | \$ 9 each |
| 5. Commercial new construction: This includes all branch circuit wiring, temporaries-pending-final, equipment/appliances within the structure. These fees are applicable to alternative power source – such as but not limited to: photovoltaic, wind turbine and generators. | |
| Not over 100 Amps | \$ 600 |
| From 101 to 200 Amps | \$ 745 |
| From 201 to 300 Amps | \$ 895 |
| From 301 to 400 Amps | \$ 1,055 |
| For services over 400 Amps: | \$ 1,055 |
| plus \$140 for each additional 100 Amps or fraction | |
| 6. Commercial tenant fit-ups, alterations, additions (includes all branch circuit wiring, temporaries-pending-final, equipment/appliances within the space) | |
| For low voltage or up to 20 devices | \$ 155 |
| For a single story up to 5,000 square feet | \$ 230 |
| For a single story from 5,001 – 10,000 square feet | \$ 380 |
| For a single story from 10,001 – 20,000 square feet | \$ 450 |
| For over 20,000 square feet or multi-story | \$ 520 per story |
| 7. Control wiring for heating, air conditioning, duct heaters, air handlers, and motor-control centers | |
| | \$ 21 |
| 8. Dental chairs | \$ 13 |
| 9. Electrical heating equipment (see motor schedule, item 18.) | |
| 10. Fire/security-alarm systems | \$ 38 |
| 11. Single-station smoke detectors (each) installed separately | \$ 4 |
| 12. First 20 fixtures | \$ 13 |



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Each additional 10 (or fraction thereof)	\$ 9
13. Gasoline pumps (each)	\$ 9
14. Heating equipment (other than strictly electrical): Residential or commercial: oil burners and gas burners, including controls (each)	\$ 13
15. Modular/mobile home	\$ 90
16. Motion-picture booths and equipment (each)	\$ 90
17. Meter stacks – replacements (each meter)	\$ 31
18. Motors, rotating machinery, transformers, switch boards, electrical heaters, air conditioners, manually operated generators (assumes 1 kw or 1 kva = 1 hp):	
Under ½ HP	Charged as fixtures
½ HP to 10 HP (each)	\$ 16
Over 10 HP to 20 HP (each)	\$ 21
Over 20 HP to 30 HP (each)	\$ 31
Over 30 HP to 50 HP (each)	\$ 38
Over 50 HP to 75 HP (each)	\$ 46
Over 75 HP (each)	\$ 52
19. Outlets and rough wiring	
(1 to 20 lights, switches, or receptacles)	\$ 16
Each additional 10 outlets or fraction	\$ 7
20. Radio, television, telephone (towers, dishes, microwave, relay systems, etc.) equipment	\$ 97
21. Service equipment, heavy-up, replacement, sub-panel, or relocation (Residential only);	
0 to 400 Amp	\$ 38
401 Amps and up	\$ 76
22. Signs (each Sign)	\$ 90
23. New Multi-family buildings (apartments, condominium dwelling units);	



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For each dwelling unit (Common areas such as stairwells, laundry, and storage rooms are charged as individual units for each panel or sub panel required.)	\$ 230
24. Existing multi-family buildings (apartments, condominium dwelling units); For each dwelling unit (Common areas such as stairwells, laundry, and storage rooms are charged as individual units for each panel or sub panel required.)	\$ 150
25. One- and two-family dwellings and townhouses: This includes all branch circuit wiring, temporaries-pending-final, equipment/appliances within the structure. These fees are also applicable to alternative power source – such as but not limited to: photovoltaic, wind turbine and generators switched with an automatic transfer switch. The flat fees for all wiring, fixtures, appliances, etc., including temporaries pending final, are as follows:	
Up to 200 Amp	\$ 230
201 to 400 Amp	\$ 335
More than 400 Amp	\$ 450
26. Special deck inspections, slab concealment (each)	\$ 46
27. Sub-panels (Commercial)	
0 to 400 Amp	\$ 38
401 Amps and up	\$ 76
28. Swimming pools, hot tubs, and spas, including circulating pumps, fixtures, and receptacles	\$ 76
Bonding	\$ 21
29. Temporary wiring – carnivals, fairs, holiday decorations and tree lots, etc. (Includes panels, fixtures, outlets, etc.)	\$ 110
30. Temporary for construction (Residential only)	\$ 76
31. Transformers (see motor schedule, item 18.)	
32. Transformer vaults, duct banks (outdoor transformer, enclosure substation, or a switch-and-meter	



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vault on private property including wiring)	\$ 97
33. X-ray machines (each)	\$ 16
34. Any low-voltage work not previously specified	
1-20 devices	\$ 33
Each additional 10 or fraction thereof	\$ 7
 C. Electrical License Fees	
1. Electrical Examinations	
a. Master Electrician & Master Limited	\$ 59
b. Journeyman Electrician	\$ 38
c. Homeowner's Electrical Examination Fee	\$ 38
d. Homeowner's Electrical Re-Examination Fee	\$ 31
2. License and License Renewal Fees	
a. Electrical Contractor (per year)	\$ 140
b. Master Electrician (per year)	\$ 140
c. Master Electrician (Limited) (per year)	\$ 140
d. Journeyman Electrician (per year)	\$ 59
e. Apprentice Electrician (identification card) (per year)	\$ 31
3. Duplicate license or identification card	\$ 31
4. Re-examination fee	\$ 31
5. Late-renewal fee	\$ 59
6. Electrical contractor change of business name or status	\$ 59
7. Electrician Good Standing Letter Fee	\$ 31
 08.14.01.04 Fire-Code-Plan-Review Fees	
A. General	



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1. All fees required by this section must be paid before any permit is released and construction is started.
2. The minimum application filing fee is \$ 155.
3. Plan resubmittal means a new plan submitted, along with new permit application to incorporate change(s) or correction(s) to a plan and application that was previously denied.
4. Plan revisions are considered changes made by the applicant to the approved construction documents. Revision fees are in addition to the original or maximum permit fees.

B. Fire-Protection-Systems Fees

1. Fire-alarm- and -detection systems (devices or household control panel) \$ 16 per device, Max \$ 275/floor
2. Halon, CO2, or clean-agent systems (including controls, alarms, detection)
Dry or wet chemical extinguishing systems \$ 225 per system
3. Fire-sprinkler systems \$ 3 per head
4. Fire pumps \$ 76.
5. Standpipe systems:
 - a. New systems (per standpipe riser) \$ 130
 - b. Existing system (per each addition of a hose valve) \$ 38

C. Plan Resubmittal

1. First resubmittal 50% of original fee
2. Second resubmittal 75% of original fee
3. Each subsequent resubmittal 100% of original fee



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D. Plan Revisions: Fee must be calculated as in item B above or shall be the application filing fee per occurrence, whichever is greater. Revisions submitted on different dates are considered separate occurrences.

08.14.01.05 Fire-Code Building Permit Inspection Fees

The base fee for fire protection system inspection is \$60.00. The base fee for town homes and single family detached dwellings is \$85.00. The fees below also apply to the initial inspection per phase of construction of fire protection systems.

A. Fire Alarm and Detection (w/main control panel)	\$115 per story + \$6 per device	(maximum \$250 per story)
B. Fire Alarm and Detection Systems – Devices only	\$12 per device	minimum \$115 (maximum \$250 per story)
C. Halon, CO2, or Clean Agent Systems	\$0.60 per pound of agent	
D. Sprinkler System	\$2.30 per sprinkler head	
E. Standpipe Systems	\$115 per riser	
F. Added hose valves on existing Standpipe	\$30 per hose valve	
G. Dry or Wet Chemical Extinguishing System	\$230 per system	
H. Fire Pump	\$230 per pump	
I. Final Fire Code Inspection for Use and Occupancy		
0 – 5,000 SF		\$ 210
5,001 – 10,000 SF		\$ 345
10,001 – 20,000 SF		\$ 415
20,001 SF and up		\$ 415 Plus
\$0.01 per SF of area exceeding 20,001 SF		

08.14.01.06 Certificate Fees

Capacity Certificate is \$115 per assembly room; \$5.00 for each duplicated certificate.

08.14.01.07 License Fee – Fire Protection/Detection Systems



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The fee for any Fire Protection System License issued by DPS for a firm or individual to engage in the business of installing, repairing, modifying, or servicing any fixed fire protection system.

\$200 per calendar year

08.14.01.08 Vendor Fees

- A. Application fee (non-refundable) \$ 38

- B. Operator Permit fee
 - 1. For Non-Certified Agricultural Producers and their operators \$ 38
 - 2. For Certified Agricultural Producers and their operators \$ 16

- C. Point-of-Sale License for Vendors Who are not Certified Agricultural Producers
 - 1. Base Rate (non-refundable) \$ 295
 - 2. Per site for Site-Specific Vendor \$ 76

- D. Point-of-Sale License for Certified Agricultural Producers
 - 1. Base Rate (non-refundable) \$ 76
 - 2. Per site for Site-Specific Vendor \$ 38

- NOTE: A separate Point-of-Sale License is required for each vending activity at a site.

- E. Temporary-Sales License
 - 1. 60 consecutive days \$ 190
 - 2. Daily Rate \$ 38

- F. Performance Bond for Future-Delivery Vendor \$ 1,305

08.14.01.09 Well-Location Permit

Well-Location Permit (Each well) \$ 160

08.14.01.10 Miscellaneous

- A. Filing fees and permit fees are based on fees in effect on the date the application



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was filed. All other fees are based on fees in effect at the time the service is requested (revision fee, extension fee, etc.).

- B. All fees in this schedule are subject to an additional 5% Automation Enhancement Fee per Executive Regulation 13-13 (COMCOR 08.24B.02).
- C. Refunds: Minimum permit filing and license fees are non-refundable. In the case of an abandonment or discontinuance of a project under permit, the person who has paid the permit fee may return the permit for cancellation and, upon cancellation, may be refunded up to 50 percent of the fee paid, less the filing fee or minimum fee, as appropriate, provided: (1) No construction has occurred, and (2) The written request for refund is made prior to the expiration date of the permit. Revoked, suspended, or invalid permits or licenses, or licenses or permits in litigation, are not eligible for refunds.
- D. Extensions: The fee to extend a permit, after written application and before the expiration of the original permit, is the minimum permit fee applicable to the permit being extended.
- E. Inspection Fees: (Does not include fire code inspection)
 - 1. First or second approved inspection of the same item or stage of construction for permitted work: Included in permit fee
 - 2. Initial inspection of sites or property where work is proceeding without a permit \$110
 - 3. Applicant requested partial inspection for residential (each occurrence). Each re-inspection (residential or commercial) of the same item or stage of construction after two disapprovals \$110
 - 4. The re-inspection fee must be paid before an additional inspection is scheduled.
- F. Permit Application Revisions: The fee for revisions to permit information after submission by the applicant is \$ 59.
- G. Plan revision, residential - room description name change \$110
- H. Construction-codes modifications or interpretations:



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1. The fee for a construction-code-modification request for one- and two-family attached and detached dwellings is \$ 130.
 2. The fee for a construction-code-modification request for all other buildings, including multi-family dwellings, is \$ 260.
 3. The fee for a building permit construction-code modification request for fire codes is \$300.
- I. Permit Denials: All permit requests that are denied because the applicant must apply to the Board of Appeals for a variance must include a non-refundable \$ 59 processing fee.

08.14.01.11 Indexing Of Fees To Labor Cost Increases

The Director of Permitting Services must adjust each fee set in or under this regulation on July 1 of each year by a percentage that does not exceed the rate of the increase (if any) in the department’s approved personnel costs for the then-current fiscal year compared to the approved personnel costs for the preceding fiscal year.

For fees of \$100 or more, the Director must calculate the revised fee to the nearest five dollars. For fees under \$100, the Director must calculate the revised fee to the nearest dollar.

The Director must publish the amount of this adjustment not later than July 1 of each year.

08.14.01.12 Severability

The provisions of these regulations are severable. If a court of competent jurisdiction holds that a provision is invalid or inapplicable, the remainder of the regulation remains in effect.]

COMCOR 08.14.01 Schedule of Fees for Permits, Licenses and Certifications – Method 2

08.14.01.01 Building Permits

A. General



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1. All fees required by this section must be paid before release of the permit. Construction, including excavation, must not begin until all fees are paid.
2. A filing fee must be paid when the application is submitted. Filing fees are included in the permit fee.
3. Permit fees are calculated and collected for each permit application. When an application includes multiple buildings, a separate fee will be assessed to each building or for each mailing address.
4. For the purpose of calculating the permit fee for commercial buildings, the following shall apply:

Each portion of a building separated by one or more fire walls, or horizontal assemblies (3 hours) shall be considered as a separate building. Two or more buildings on the same lot shall be treated as separate buildings.

5. For the purposes of calculating the permit fee residential is defined as detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress.
6. Plan revision fees are in addition to the original fees.
7. Plan revisions are considered changes made by the applicant to the approved construction documents.
8. Permit fees are calculated on gross square footage of construction or area affected or created by construction (except commercial alteration).

B. One- and Two-Family Dwellings and Related Accessory Structures

1. Application filing fee for new building construction
50% of permit fee or \$700 whichever is greater
2. Application filing fee for addition, alteration or repair
50% of permit fee or \$265 whichever is greater
3. Application filing fee for residential rooftop solar panel meeting standard requirements
\$133



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4. <u>One- and Two-family detached dwelling unit</u>	\$0.71 per SF
<u><i>For Fiscal Year 2016 ONLY</i></u>	
a. <u>up to 5000 SF of construction area</u>	\$0.71 per SF
b. <u>5001 SF of construction area and above</u>	\$0.71 per SF for first 5000SF + [[<u>\$0.35</u>]] \$0.30 per SF of area exceeding 5000 SF
5. <u>One- and two-family attached dwelling unit per dwelling unit</u>	\$1,400
6. <u>One- and Two-Family attached dwelling unit constructed under the MPDU program</u>	\$1,000
7. <u>Additions</u>	\$0.71 per SF
8. <u>Alterations or repairs</u>	\$0.63 per SF
9. <u>Private in-ground swimming pool (including fence)</u>	\$290
10. <u>Private above-ground swimming pool (including fence)</u>	\$215
11. <u>Decks (opened unenclosed) 500 SF or less in area</u>	\$180
12. <u>Decks (opened unenclosed) more than 500 SF in area</u>	\$0.71 per SF
13. <u>Retaining Walls</u>	\$180
14. <u>Accessory Buildings 200 SF or less</u>	\$110
15. <u>Accessory Buildings more than 200 SF</u>	\$0.71 per SF
16. <u>Solar Panels</u>	\$210
17. <u>Rooftop Solar Panels</u>	\$210
18. <u>Rooftop Solar Panels Refer-backs</u>	\$105
C. <u>Residential Plan revisions: \$0.71 per SF of new construction or the application filing fee per occurrence, whichever is greater; \$0.63 per SF of alteration or repair or the application filing fee per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Revisions submitted on different dates are considered separate occurrences.</u>	



MONTGOMERY COUNTY EXECUTIVE REGULATION

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D. <u>Demolition Permit</u>	\$145
E. <u>Fence Permit</u>	\$72
F. <u>Commercial Buildings and Structures</u>	
1. <u>Application filing fee for new building construction, addition, alteration or repair</u> <u>50% or permit fee or \$670 whichever is greater</u>	
2. <u>New construction and additions</u>	[[<u>\$1.19 per SF</u>]]
a. <u>Up to 500,000 SF of construction area</u>	<u>\$1.19 per SF</u>
b. <u>500,001 SF of construction area and above</u> <u>\$1.19 per SF for first 500,000SF + \$0.60 per SF of area exceeding 500,000 SF</u>	
3. <u>[[Buildings of Type I construction or high-rise or unlimited area buildings as defined by the International Building Code (IBC):</u>	
a. <u>Up to 500,000 SF of construction area</u>	<u>\$1.19 per SF</u>
b. <u>500,001 SF of construction area and above</u> <u>\$1.19 per SF for first 500,000SF + \$0.60 per SF of area exceeding 500,000 SF</u>	
<u>Commercial dwelling unit (reviewed under the IBC) constructed under the MPDU program</u>	<u>\$1.14 per SF</u>
4. <u>Repairs, alterations and accessory structures: Permit fee is based on the cost of construction as provided by the applicant multiplied by 0.024, the local permit fee multiplier. However, the department may verify and recalculate the cost estimation submitted by the applicant. The applicant may be required to provide construction bid documents. The Director will provide a worksheet and a formula that includes the latest numerical values of the valuation data to be used in determining the fee. An applicant must provide building dimensions, square footage, use group, construction type, and numbers of floors including basements, in order for the fee to be calculated.</u>	
G. <u>Commercial Plan revisions: \$670 or calculated under sections F.2. or F.3. above per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Revisions submitted on different dates are considered separate occurrences.</u>	
H. <u>Use and Occupancy Certificates</u>	
1. <u>The fee for any Use-and-Occupancy Certificate must be paid when the application is submitted.</u>	



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2. Residential Use-and Occupancy Certificate \$94
3. The fee for any commercial Use-and-Occupancy Certificate for each building or portion of a building or use is per square foot of area, as follows:

0 – 5000 SF	\$355
5,001 – 10,000 SF	\$520
10,001 – 20,000 SF	\$795
20,001 SF and up	\$1,240 +\$.024 per SF of area exceeding 20,000 SF

4. The fee for Use-and Occupancy Certificate for lots or parcels without buildings/structures on them \$575

I. Mechanical Permit

1. A minimum fee of \$65 applies to all Mechanical permits issued to one- and two-family attached and detached dwellings. This fee is in addition to the equipment fee listed in this section.
2. A minimum fee of \$105 applies to all other Mechanical permits. This fee is in addition to the equipment fee listed in this section.
3. Except for one-and two-family attached and detached dwellings, the base mechanical fee is 1.59% of the cost difference between the contract value and the value of listed equipment. The Department may require evidence of the contract value and equipment value. The fee is in addition to the equipment fees listed in this section. The following fee schedule applies to each piece of equipment.

New or replacement equipment:

- a. Heating equipment (includes, but is not limited to, heat pump auxiliary heat, heating capacity of packaged units, duct heaters, VAV box heating elements, gas-fired fireplaces, geo-thermal units, etc.): Each 100 MBH or fraction \$23
- b. Cooling equipment (includes but is not limited to, cooling capacity of heat pumps, packaged units, cooling boxes, cooling equipment with compressors, etc.): Each five ton capacity or fraction \$23
- c. Fuel Tanks: Each 500 water gallons \$52



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- | | |
|---|-------|
| d. <u>Expansion Tanks: Each 50 water gallons</u> | \$52 |
| e. <u>Pre-fabricated fireplace</u> | \$26 |
| f. <u>Pre-fabricated chimney</u> | \$14 |
| 4. <u>Commercial Consultation inspection (per hour or fraction)</u> | \$135 |

08.14.01.02 Electrical Permits and License Fees

A. General

1. All fees required by this section must be paid before any permit is released, before any electrical work may begin, and before any inspection may be made.
2. A minimum fee of \$90 applies to all electrical permits issued to one- and two-family attached and detached dwellings. This fee is in addition to the equipment fee listed in this section.
3. A minimum fee of \$150 applies to all other electrical permits. This fee is in addition to the equipment fee listed in this section.

B. Electrical Permits

1. Air conditioners: (see motor schedule, item 18)
2. Appliance, small* \$ 9
*Such as air filters, automatic-vent ampers, clothes washers or dryers, cooking appliances (stoves, ranges, built-ins), dishwashers, disposals, fans (exhaust, attic), humidifiers, sump pumps, trash compactors, water heaters or other water-treatment appliances
3. Arc-vapor lamps, rectifiers, rheostat chargers for storage batteries (each) \$13 each
4. Battery packs (each) \$ 9
5. Commercial new construction: This includes all branch circuit wiring, temporaries-pending-final, equipment/appliances within the structure. These fees are applicable to alternative power sources – such as, but not limited to: photovoltaic, wind turbine and generators.



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<u>Not over 100 Amps</u>	<u>\$600</u>
<u>101 – 200 Amps</u>	<u>\$745</u>
<u>201 – 300 Amps</u>	<u>\$895</u>
<u>301 – 400 Amps</u>	<u>\$1,055</u>
<u>Over 400 Amps</u>	<u>\$1,055</u>

PLUS \$140 for each additional 100 Amps or fraction

6. Commercial tenant fit-ups, alterations, additions (includes all branch circuit wiring, temporaries-pending-final and equipment/appliances within the space)

<u>For low voltage or up to 20 devices</u>	<u>\$155</u>
<u>For single story up to 5,000 SF</u>	<u>\$230</u>
<u>For single story 5001 – 10,000 SF</u>	<u>\$380</u>
<u>For single story 10,001 – 20,000 SF</u>	<u>\$450</u>
<u>Over 20,001 SF or multi-story</u>	<u>\$520 per story</u>

7. Control wiring for heating, air conditioning, duct heaters, air handlers, and motor-control centers

\$21

8. Dental chairs

\$13

9. Electrical heating equipment (see motor schedule, item 18)

10. Fire/security alarm systems

\$38

11. Single-station smoke detectors (each) installed separately

\$ 4

12. First 20 Fixtures

\$13

Each additional 10 (or fraction thereof)

\$ 9

13. Gasoline pumps (each)

\$ 9

14. Heating equipment (other than strictly electrical)

Residential or commercial: oil burners and gas burners, including controls (each)

\$13

15. Modular/mobile home

\$90



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- | | |
|---|---------------------|
| 16. <u>Motion-picture booths and equipment (each)</u> | \$90 |
| 17. <u>Meter stacks – replacements (each meter)</u> | \$31 |
| 18. <u>Motors, rotating machinery, transformers, switch boards, electrical heaters, air conditioners, manually operated generators (assumes 1kw or 1kva 1hp):</u> | |
| Under ½ HP | charged as fixtures |
| <u>½ HP – 10 HP (each)</u> | \$16 |
| <u>11 HP – 20 HP (each)</u> | \$21 |
| <u>21 HP – 30 HP (each)</u> | \$31 |
| <u>31 HP – 50 HP (each)</u> | \$38 |
| <u>51 HP – 75 HP (each)</u> | \$46 |
| <u>75 HP (each)</u> | \$52 |
| 19. <u>Outlets and rough wiring (1 – 20 lights, switches or receptacles)</u> | \$16 |
| <u>Each additional 10 outlets (or fraction thereof)</u> | \$ 7 |
| 20. <u>Radio, television, telephone (towers, dishes, microwave, relay systems, etc.)</u> | \$97 |
| 21. <u>Service equipment, heavy-up, replacement, sub-panel, or relocation (Residential only)</u> | |
| <u>0 – 400 Amps</u> | \$38 |
| <u>401 Amps and up</u> | \$76 |
| 22. <u>Signs (each sign)</u> | \$90 |
| 23. <u>New Multi-family buildings (apartments, condominium dwelling units)</u> | |
| <u>Each dwelling unit</u> | \$230 |
| <u>(Common areas such as stairwells, laundry, and storage rooms are charged as individual units for each panel or sub-panel required)</u> | |
| 24. <u>Existing Multi-family buildings (apartments, condominium dwelling units)</u> | |
| <u>Each dwelling unit</u> | \$150 |
| <u>(Common areas such as stairwells, laundry, and storage rooms are charged as individual units for each panel or sub-panel required)</u> | |



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25. One- and two-family dwellings and townhouses: This includes all branch circuit wiring, temporaries-pending-final and equipment/appliances within the structure. These fees are also applicable to alternative power sources (such as but not limited to: photovoltaic, wind turbine and generators switched with an automatic transfer switch). The flat fees for all wiring, fixtures, appliances, etc., including temporaries-pending-final are as follows:

<u>Up to 200 Amps</u>	<u>\$230</u>
<u>201 – 400 Amps</u>	<u>\$335</u>
<u>Over 400 Amps</u>	<u>\$450</u>

26. Special deck inspections, slab concealment (each) \$46

27. Sub-panels (Commercial)

<u>0 – 400 Amps</u>	<u>\$38</u>
<u>Over 400 Amps</u>	<u>\$76</u>

28. Swimming pools, hot tubs, and spas (including circulating pumps, fixtures and receptacles)

<u>Bonding</u>	<u>\$76</u>
	<u>\$21</u>

29. Temporary wiring – carnivals, fairs, holiday decorations and tree lots, etc. (includes panels and fixtures) \$110

30. Temporary for construction (Residential only) \$76

31. Transformers (see motor schedule, item 18)

32. Transformer vaults, duct banks (outdoor transformer, enclosure substation, or a switch-and-meter vault on private property including wiring) \$97

33. X-ray machines (each) \$16

34. Any low-voltage work not previously specified

<u>1 – 10 devices</u>	<u>\$33</u>
<u>Each additional 10 or fraction thereof</u>	<u>\$ 7</u>

35. Rooftop Solar Photovoltaic (up to 200 amps) \$115



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36. Electrical Charging Station \$50

C. Electrical License Fees

1. Electrical Examinations

- a. Master Electrician and Master Limited \$75
- b. Journeyman Electrician \$75
- c. Homeowner's Electrical Examination Fee \$75
- d. Homeowner's Electrical Re-Examination Fee \$75

2. License and License Renewal Fees (per year)

- a. Electrical Contractor \$88
- b. Master Electrician \$88
- c. Master Electrician (Limited) \$88
- d. Journeyman Electrician \$88
- e. Apprentice Electrician (identification card) \$88

3. Duplicate license or identification card \$31

4. Re-examination fee \$31

5. Late renewal fee \$59

6. Electrical contractor change of business name or status \$59

7. Electrician Good Standing Letter \$31

08.14.01.03 Fire Code Fees

A. General

1. All fees required by this section must be paid before any permit is released and construction is started.
2. The minimum application filing fee for new installation or revision is \$155.
3. Plan revisions are considered changes made by the applicant to the approved construction documents. Revision fees are in addition to the original or maximum permit fees. Revisions submitted on different dates are considered separate occurrences.

B. Fire-Protection-Systems Fees



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1. <u>Fire-alarm and –detection systems (devices, main control panels, or household devices and control panels (per device)</u>	\$31
2. <u>CO2 or Clean Agent systems (per system)</u>	\$760
3. <u>Sprinkler systems (per sprinkler head)</u>	\$ 7
4. <u>Fire pumps (per pump)</u>	\$600
5. <u>Added hose valves on existing standpipe (per hose)</u>	\$355
6. <u>Dry or Wet Chemical Extinguishing systems (per system)</u>	\$465
7. <u>Standpipe systems (per riser)</u>	\$525
 C. <u>Plan Revisions</u>	
1. <u>Fire Alarm (per device)</u>	\$31
2. <u>Sprinkler Systems (per sprinkler head)</u>	\$ 7
3. <u>Other – per device (includes CO2 and Clean Agent systems, Fire pumps, added hose valves on existing standpipe, Dry or Wet Chemical extinguishing systems)</u>	\$155
 <u>08.14.01.04 Certificate Fees</u>	
<u>Capacity Certificate fee is \$115 per assembly room; \$5.00 for each duplicated certificate.</u>	
 <u>08.14.01.05 Well-Location Permit</u>	
<u>Well-Location Permit (Each well)</u>	\$160
 <u>08.14.01.06 Vendor Fees</u>	
A. <u>Operator Permit fee</u>	
1. <u>For Non-Certified Agricultural Producers and their operators</u>	\$70
2. <u>For Certified Agricultural Producers and their operators</u>	\$56
 B. <u>Point-of-Sale License for Vendors Who are not Certified Agricultural Producers</u>	
1. <u>Per site for Site-Specific</u>	\$315



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- 2. Door-to-Door \$140
- 3. Regular Route \$245

NOTE: A separate Point-of-Sale License is required for each vending activity at a site.

- C. Temporary Sales License
 - 1. 60 consecutive days \$175
 - 2. Daily Rate \$175

- D. Performance Bond for Future-Delivery Vendor \$1,305

08.14.01.07 Benefit Performances

- A. A benefit performance may not be conducted without a permit and all fees required by this section must be paid before release of the permit for a benefit performance.
- B. A bona fide non-profit organization must pay the following permit fee for a permit for a benefit performance.

Benefit Performance \$175

08.14.01.08 Storage of Vendor-Confiscated Goods

This regulation sets a fee for the storage of goods confiscated by the Department of Permitting Services enforcement staff from vendors illegally offering goods for sale.

Storage Fee \$140

08.14.01.09 Miscellaneous

- A. Filing fees and permit fees are based on fees in effect on the date the application was filed. All other fees are based on fees in effect at the time the service is requested (revision fee, extension fee, etc.).
- B. All fees in this schedule are subject to the Automation Enhancement Fee per Executive Regulation 13-13 (COMCOR 08.24B.02).
- C. Refunds: Minimum permit filing and license fees are non-refundable, except in the case of an administrative error. In the case of an abandonment or discontinuance of a project under permit, the person who has paid the permit fee may return the permit for cancellation and,



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upon cancellation, may be refunded up to 50% of the fee paid, less the filing fee or minimum fee, as appropriate, provided: (1) No construction has occurred, and (2) the written request for a refund is made before the expiration date of the permit. Revoked, suspended, or invalid permits or licenses, or licenses or permits in litigation, are not eligible for refunds.

- D. Application Extensions: The fee to extend an application (before the permit is issued) is 15% of the filing fee.
- E. Permit Extensions: The fee to extend a permit, after written application and before expiration of the original permit, is 15% of the total permit fee.
- F. Inspection Fees:
 - 1. First or second approved inspection of the same item or stage of construction for permitted work: Included in permit fee.
 - 2. Initial inspection of sites or property where work is proceeding without a permit \$150
 - 3. Applicant requested partial inspection for residential (each occurrence). Each re-inspection (residential or commercial) of the same item or stage of construction after two disapprovals \$97
 - 4. The re-inspection fee must be paid before an additional inspection is scheduled.
- G. Permit Application Revisions: The fee for revisions to permit information after submission by the applicant \$49
- H. Plan revision, residential – room description name change \$49
- I. Construction codes modifications or interpretations \$510
- J. Permit Denials: All permit requests that are denied because the applicant must apply to the Board of Appeals for a variance must include a non-refundable \$62 processing fee.



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08.14.01.10 Indexing Of Fees To Labor and Operating Cost Changes and to Manage Reserves

The Director of Permitting Services must calculate an enterprise fund stabilization factor (EFSF) each year to be applied to each fee set in or under this regulation on July 1 or each year. The EFSF is the factor by which the fee calculation is adjusted, up or down, to cover DPS labor and operating costs and to manage the DPS reserve policy in accordance with the 2002 Principles of the Fiscal Management of the Permitting Services Fund. The Director must publish the EFSF for each upcoming fiscal year not later than March 15 of the current fiscal year. For any year in which the EFSF will be less than .80 or greater than 1.20, the Department must review its fee rates and functional analysis behind the fee rates to determine if changes need to be made to the fee rates.

08.14.01.11 Severability

The provisions of these regulations are severable. If a court of competent jurisdiction holds that a provision is invalid or inapplicable, the remainder of the regulation remains in effect.

Isiah Leggett

6/19/15

Isiah Leggett, County Executive

Date

Approved as to form and legality:

Charles S. Teel

19 June 2015

Office of the County Attorney

Date



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Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
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Montgomery County Regulation on:

SCHEDULE OF FEES FOR PERMITS, LICENSES AND CERTIFICATIONS – METHOD 2

DEPARTMENT OF PERMITTING SERVICES

Issued by: County Executive
Regulation No. 9-15AMII
COMCOR No. 08.14.01

Authority: Montgomery County Code (2004) Sections 8-13, 8-14, 8-24B, 8-25, 8-28, 17-2, 17-10, 17-20, 17-25, 17-27,

27A-5(E), 22-10, 22-13, 30-2, 30-4, 47-2, 47-3, 47-4

Supersedes: Regulation No. 14-13 Schedule of Fees for Permits, License and Certifications

Council review: Method 2 under Code Section 2A-15
Register Vol. 32, Issue 4

Comment Deadline: April 30, 2015

Effective Date: July 1, 2015

Sunset Date: None

SUMMARY: This regulation eliminates the Maryland National Capital Park and Planning Commission (MNCPPC) surcharge, replaces multiple construction-type based fee rates with a per square foot construction rate, or flat fees and eliminates the Fire Code Building Permit Inspection Fees. This regulation includes Building Permit fees for electric vehicle charging stations and rooftop solar photovoltaic systems for single family dwellings as required by Bill 11-14 Buildings – Electrical Vehicle Charging Station Permits – Expedited Review and Bill 1-14 Buildings – Solar Permits – Expedited Review both of which were effective July 31, 2014. The fees for Benefit Performance Licenses and the fee for Storage of Vendor-Confiscated Goods have been moved to this regulation from Executive Regulation 15-13 Schedule of Fees for Permits, Licenses and Inspection – Method 3 (COMCOR No. 19.67.02). This regulation supersedes Executive Regulation 14-13 in its entirety.

STAFF CONTACT: Hadi Mansouri, Chief Operating Officer
Department of Permitting Services
240-777-6233



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Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 9-15AMII
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2015

ADDRESS: Department of Permitting Services
255 Rockville Pike, Second Floor
Rockville, Maryland 20850

BACKGROUND INFORMATION: The Department of Permitting Services was established as a fee-supported enterprise within the Executive Branch of Montgomery County in 1996. Revenues that support the Department are established under these Method 2 Executive Regulations and by County Council resolution. In Fiscal 2015 the Department of Permitting Services engaged in a comprehensive study of its fee structure. As a result of this study, certain recommendations were made to simplify several elements of its fee structure, including eliminate the Maryland National Capital Park and Planning Commission (MNCPPC) surcharge, adjust fees based upon functional analysis, replace multiple construction-type based fee rates with a per square foot construction rate, or flat fees and apply a rate stabilization factor to address revenue volatility and avoid excess reserve. For residential and commercial new construction, additions and residential alterations, fees are calculated on gross square footage of construction or area impacted by construction. For commercial alterations, the fee is calculated using cost of construction multiplied by a local multiplier. This regulation also establishes flat fees for routine residential and commercial building permits. The Fire Code Building Permit Inspection Fees have been eliminated. This regulation includes Building Permit fees for electric vehicle charging stations and rooftop solar photovoltaic systems for single family dwellings as required by Bill 11-14 Buildings – Electrical Vehicle Charging Station Permits – Expedited Review and Bill 1-14 Buildings – Solar Permits – Expedited Review both of which were effective July 31, 2014. The fees for Benefit Performance Licenses and the fee for Storage of Vendor-Confiscated Goods have been moved to this regulation from Executive Regulation 15-13 Schedule of Fees for Permits, Licenses and Inspection – Method 3 (COMCOR No. 19.67.02).

COMCOR 08.14.01 Schedule of Fees for Permits, Licenses and Certifications – Method 2

08.14.01.01 Building Permits

A. General

1. All fees required by this section must be paid before release of the permit. Construction, including excavation, must not begin until all fees are paid.
2. A filing fee must be paid when the application is submitted. Filing fees are included in the permit fee.
3. Permit fees are calculated and collected for each permit application. When an application includes multiple buildings, a separate fee will be assessed to each building or for each mailing address.



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4. For the purpose of calculating the permit fee for commercial buildings, the following shall apply:

Each portion of a building separated by one or more fire walls, or horizontal assemblies (3 hours) shall be considered as a separate building. Two or more buildings on the same lot shall be treated as separate buildings.

5. For the purposes of calculating the permit fee residential is defined as detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress.
6. Plan revision fees are in addition to the original fees.
7. Plan revisions are considered changes made by the applicant to the approved construction documents.
8. Permit fees are calculated on gross square footage of construction or area affected or created by construction (except commercial alteration).

B. One- and Two-Family Dwellings and Related Accessory Structures

1. Application filing fee for new building construction

50% of permit fee or \$700 whichever is greater
2. Application filing fee for addition, alteration or repair

50% of permit fee or \$265 whichever is greater
3. Application filing fee for residential rooftop solar panel meeting standard requirements

\$133
4. One- and Two-family detached dwelling unit

\$0.71 per SF

For Fiscal Year 2016 ONLY

 - a. up to 5000 SF of construction area

\$0.71 per SF
 - b. 5001 SF of construction area and above

\$0.71 per SF for first 5000SF + \$0.30 per SF of area exceeding 5000 SF
5. One- and two-family attached dwelling unit per dwelling unit

\$1,400



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6. One- and Two-Family attached dwelling unit constructed under the MPDU program	\$1,000
7. Additions	\$0.71 per SF
8. Alterations or repairs	\$0.63 per SF
9. Private in-ground swimming pool (including fence)	\$290
10. Private above-ground swimming pool (including fence)	\$215
11. Decks (opened unenclosed) 500 SF or less in area	\$180
12. Decks (opened unenclosed) more than 500 SF in area	\$0.71 per SF
13. Retaining Walls	\$180
14. Accessory Buildings 200 SF or less	\$110
15. Accessory Buildings more than 200 SF	\$0.71 per SF
16. Solar Panels	\$210
17. Rooftop Solar Panels	\$210
18. Rooftop Solar Panels Refer-backs	\$105
C. Residential Plan revisions: \$0.71 per SF of new construction or the application filing fee per occurrence, whichever is greater; \$0.63 per SF of alteration or repair or the application filing fee per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Revisions submitted on different dates are considered separate occurrences.	
D. Demolition Permit	\$145
E. Fence Permit	\$72
F. Commercial Buildings and Structures	
1. Application filing fee for new building construction, addition, alteration or repair	
	50% or permit fee or \$670 whichever is greater



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- 2. New construction and additions
 - a. Up to 500,000 SF of construction area \$1.19 per SF
 - b. 500,001 SF of construction area and above
 $\$1.19 \text{ per SF for first } 500,000\text{SF} + \$0.60 \text{ per SF of area exceeding } 500,000 \text{ SF}$

- 3. Commercial dwelling unit (reviewed under the IBC) constructed under the MPDU program \$1.14 per SF

- 4. Repairs, alterations and accessory structures: Permit fee is based on the cost of construction as provided by the applicant multiplied by 0.024, the local permit fee multiplier. However, the department may verify and recalculate the cost estimation submitted by the applicant. The applicant may be required to provide construction bid documents. The Director will provide a worksheet and a formula that includes the latest numerical values of the valuation data to be used in determining the fee. An applicant must provide building dimensions, square footage, use group, construction type, and numbers of floors including basements, in order for the fee to be calculated.

- G. Commercial Plan revisions: \$670 or calculated under sections F.2. or F.3. above per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Revisions submitted on different dates are considered separate occurrences.

- H. Use and Occupancy Certificates
 - 1. The fee for any Use-and-Occupancy Certificate must be paid when the application is submitted.

 - 2. Residential Use-and Occupancy Certificate \$94

 - 3. The fee for any commercial Use-and-Occupancy Certificate for each building or portion of a building or use is per square foot of area, as follows:

0 – 5000 SF	\$355
5,001 – 10,000 SF	\$520
10,001 – 20,000 SF	\$795
20,001 SF and up	$\$1,240 + \$0.024 \text{ per SF of area exceeding } 20,000 \text{ SF}$

 - 4. The fee for Use-and Occupancy Certificate for lots or parcels without buildings/structures on them. \$575

I. Mechanical Permit



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1. A minimum fee of \$65 applies to all Mechanical permits issued to one- and two-family attached and detached dwellings. This fee is in addition to the equipment fee listed in this section.
2. A minimum fee of \$105 applies to all other Mechanical permits. This fee is in addition to the equipment fee listed in this section.
3. Except for one-and two-family attached and detached dwellings, the base mechanical fee is 1.59% of the cost difference between the contract value and the value of listed equipment. The Department may require evidence of the contract value and equipment value. The fee is in addition to the equipment fees listed in this section. The following fee schedule applies to each piece of equipment.

New or replacement equipment:

- | | |
|---|-------|
| a. Heating equipment (includes, but is not limited to, heat pump auxiliary heat, heating capacity of packaged units, duct heaters, VAV box heating elements, gas-fired fireplaces, geo-thermal units, etc.): Each 100 MBH or fraction | \$23 |
| b. Cooling equipment (includes but is not limited to, cooling capacity of heat pumps, packaged units, cooling boxes, cooling equipment with compressors, etc.): Each five ton capacity or fraction | \$23 |
| c. Fuel Tanks: Each 500 water gallons | \$52 |
| d. Expansion Tanks: Each 50 water gallons | \$52 |
| e. Pre-fabricated fireplace | \$26 |
| f. Pre-fabricated chimney | \$14 |
| 4. Commercial Consultation inspection (per hour or fraction) | \$135 |

08.14.01.02 Electrical Permits and License Fees

A. General

1. All fees required by this section must be paid before any permit is released, before any electrical work may begin, and before any inspection may be made.



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2. A minimum fee of \$90 applies to all electrical permits issued to one- and two-family attached and detached dwellings. This fee is in addition to the equipment fee listed in this section.
3. A minimum fee of \$150 applies to all other electrical permits. This fee is in addition to the equipment fee listed in this section.

B. Electrical Permits

1. Air conditioners: (see motor schedule, item 18)
2. Appliance, small* \$ 9
 *Such as air filters, automatic-vent amperes, clothes washers or dryers, cooking appliances (stoves, ranges, built-ins), dishwashers, disposals, fans (exhaust, attic), humidifiers, sump pumps, trash compactors, water heaters or other water-treatment appliances
3. Arc-vapor lamps, rectifiers, rheostat chargers for storage batteries (each) \$13 each
4. Battery packs (each) \$ 9
5. Commercial new construction: This includes all branch circuit wiring, temporaries-pending-final, equipment/appliances within the structure. These fees are applicable to alternative power sources – such as, but not limited to: photovoltaic, wind turbine and generators.

Not over 100 Amps	\$600
101 – 200 Amps	\$745
201 – 300 Amps	\$895
301 – 400 Amps	\$1,055
Over 400 Amps	\$1,055

PLUS \$140 for each additional 100 Amps or fraction

6. Commercial tenant fit-ups, alterations, additions (includes all branch circuit wiring, temporaries-pending-final and equipment/appliances within the space)

For low voltage or up to 20 devices	\$155
For single story up to 5,000 SF	\$230
For single story 5001 – 10,000 SF	\$380
For single story 10,001 – 20,000 SF	\$450
Over 20,001 SF or multi-story	\$520 per story



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7. Control wiring for heating, air conditioning, duct heaters, air handlers, and motor-control centers	\$21
8. Dental chairs	\$13
9. Electrical heating equipment (see motor schedule, item 18)	
10. Fire/security alarm systems	\$38
11. Single-station smoke detectors (each) installed separately	\$ 4
12. First 20 Fixtures	\$13
Each additional 10 (or fraction thereof)	\$ 9
13. Gasoline pumps (each)	\$ 9
14. Heating equipment (other than strictly electrical)	
Residential or commercial: oil burners and gas burners, including controls (each)	\$13
15. Modular/mobile home	\$90
16. Motion-picture booths and equipment (each)	\$90
17. Meter stacks – replacements (each meter)	\$31
18. Motors, rotating machinery, transformers, switch boards, electrical heaters, air conditioners, manually operated generators (assumes 1kw or 1kva 1hp):	
Under ½ HP	charged as fixtures
½ HP – 10 HP (each)	\$16
11 HP – 20 HP (each)	\$21
21 HP – 30 HP (each)	\$31
31 HP – 50 HP (each)	\$38
51 HP – 75 HP (each)	\$46
75 HP (each)	\$52
19. Outlets and rough wiring (1 – 20 lights, switches or receptacles)	\$16
Each additional 10 outlets (or fraction thereof)	\$ 7



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20. Radio, television, telephone (towers, dishes, microwave, relay systems, etc.)	\$97
21. Service equipment, heavy-up, replacement, sub-panel, or relocation (Residential only)	
0 – 400 Amps	\$38
401 Amps and up	\$76
22. Signs (each sign)	\$90
23. New Multi-family buildings (apartments, condominium dwelling units)	
Each dwelling unit	\$230
(Common areas such as stairwells, laundry, and storage rooms are charged as individual units for each panel or sub-panel required)	
24. Existing Multi-family buildings (apartments, condominium dwelling units)	
Each dwelling unit	\$150
(Common areas such as stairwells, laundry, and storage rooms are charged as individual units for each panel or sub-panel required)	
25. One- and two-family dwellings and townhouses: This includes all branch circuit wiring, temporaries-pending-final and equipment/appliances within the structure. These fees are also applicable to alternative power sources (such as but not limited to: photovoltaic, wind turbine and generators switched with an automatic transfer switch). The flat fees for all wiring, fixtures, appliances, etc., including temporaries-pending-final are as follows:	
Up to 200 Amps	\$230
201 – 400 Amps	\$335
Over 400 Amps	\$450
26. Special deck inspections, slab concealment (each)	\$46
27. Sub-panels (Commercial)	
0 – 400 Amps	\$38
Over 400 Amps	\$76
28. Swimming pools, hot tubs, and spas (including circulating pumps, fixtures and receptacles)	\$76
Bonding	\$21



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29. Temporary wiring – carnivals, fairs, holiday decorations and tree lots, etc. (includes panels and fixtures)	\$110
30. Temporary for construction (Residential only)	\$76
31. Transformers (see motor schedule, item 18)	
32. Transformer vaults, duct banks (outdoor transformer, enclosure substation, or a switch-and-meter vault on private property including wiring)	\$97
33. X-ray machines (each)	\$16
34. Any low-voltage work not previously specified	
1 – 10 devices	\$33
Each additional 10 or fraction thereof	\$ 7
35. Rooftop Solar Photovoltaic (up to 200 amps)	\$115
36. Electrical Charging Station	\$50
C. Electrical License Fees	
1. Electrical Examinations	
a. Master Electrician and Master Limited	\$75
b. Journeyman Electrician	\$75
c. Homeowner’s Electrical Examination Fee	\$75
d. Homeowner’s Electrical Re-Examination Fee	\$75
2. License and License Renewal Fees (per year)	
a. Electrical Contractor	\$88
b. Master Electrician	\$88
c. Master Electrician (Limited)	\$88
d. Journeyman Electrician	\$88
e. Apprentice Electrician (identification card)	\$88
3. Duplicate license or identification card	\$31
4. Re-examination fee	\$31
5. Late renewal fee	\$59
6. Electrical contractor change of business name or status	\$59
7. Electrician Good Standing Letter	\$31



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08.14.01.03 Fire Code Fees

A. General

1. All fees required by this section must be paid before any permit is released and construction is started.
2. The minimum application filing fee for new installation or revision is \$155.
3. Plan revisions are considered changes made by the applicant to the approved construction documents. Revision fees are in addition to the original or maximum permit fees. Revisions submitted on different dates are considered separate occurrences.

B. Fire-Protection-Systems Fees

- | | |
|--|-------|
| 1. Fire-alarm and –detection systems (devices, main control panels, or household devices and control panels (per device) | \$31 |
| 2. CO2 or Clean Agent systems (per system) | \$760 |
| 3. Sprinkler systems (per sprinkler head) | \$ 7 |
| 4. Fire pumps (per pump) | \$600 |
| 5. Added hose valves on existing standpipe (per hose) | \$355 |
| 6. Dry or Wet Chemical Extinguishing systems (per system) | \$465 |
| 7. Standpipe systems (per riser) | \$525 |

C. Plan Revisions

- | | |
|--|-------|
| 1. Fire Alarm (per device) | \$31 |
| 2. Sprinkler Systems (per sprinkler head) | \$ 7 |
| 3. Other – per device (includes CO2 and Clean Agent systems, Fire pumps, added hose valves on existing standpipe, Dry or Wet Chemical extinguishing systems) | \$155 |



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08.14.01.04 Certificate Fees

Capacity Certificate fee is \$115 per assembly room; \$5.00 for each duplicated certificate.

08.14.01.05 Well-Location Permit

Well-Location Permit (Each well)	\$160
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08.14.01.06 Vendor Fees

- | | |
|---|---------|
| A. Operator Permit fee | |
| 1. For Non-Certified Agricultural Producers and their operators | \$70 |
| 2. For Certified Agricultural Producers and their operators | \$56 |
| B. Point-of-Sale License for Vendors Who are not Certified Agricultural Producers | |
| 1. Per site for Site-Specific | \$315 |
| 2. Door-to-Door | \$140 |
| 3. Regular Route | \$245 |
| NOTE: A separate Point-of-Sale License is required for each vending activity at a site. | |
| C. Temporary Sales License | |
| 1. 60 consecutive days | \$175 |
| 2. Daily Rate | \$175 |
| D. Performance Bond for Future-Delivery Vendor | \$1,305 |

08.14.01.07 Benefit Performances

- A. A benefit performance may not be conducted without a permit and all fees required by this section must be paid before release of the permit for a benefit performance.
- B. A bona fide non-profit organization must pay the following permit fee for a permit for a benefit performance.

Benefit Performance	\$175
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08.14.01.08 Storage of Vendor-Confiscated Goods

This regulation sets a fee for the storage of goods confiscated by the Department of Permitting Services enforcement staff from vendors illegally offering goods for sale.

Storage Fee	\$140
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08.14.01.09 Miscellaneous

- A. Filing fees and permit fees are based on fees in effect on the date the application was filed. All other fees are based on fees in effect at the time the service is requested (revision fee, extension fee, etc.).
- B. All fees in this schedule are subject to the Automation Enhancement Fee per Executive Regulation 13-13 (COMCOR 08.24B.02).
- C. Refunds: Minimum permit filing and license fees are non-refundable, except in the case of an administrative error. In the case of an abandonment or discontinuance of a project under permit, the person who has paid the permit fee may return the permit for cancellation and, upon cancellation, may be refunded up to 50% of the fee paid, less the filing fee or minimum fee, as appropriate, provided: (1) No construction has occurred, and (2) the written request for a refund is made before the expiration date of the permit. Revoked, suspended, or invalid permits or licenses, or licenses or permits in litigation, are not eligible for refunds.
- D. Application Extensions: The fee to extend an application (before the permit is issued) is 15% of the filing fee.
- E. Permit Extensions: The fee to extend a permit, after written application and before expiration of the original permit, is 15% of the total permit fee.
- F. Inspection Fees:
 - 1. First or second approved inspection of the same item or stage of construction for permitted work: Included in permit fee.
 - 2. Initial inspection of sites or property where work is proceeding without a permit

\$150



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3. Applicant requested partial inspection for residential (each occurrence). Each re-inspection (residential or commercial) of the same item or stage of construction after two disapprovals \$97

4. The re-inspection fee must be paid before an additional inspection is scheduled.

G. Permit Application Revisions: The fee for revisions to permit information after submission by the applicant \$49

H. Plan revision, residential – room description name change \$49

I. Construction codes modifications or interpretations \$510

J. Permit Denials: All permit requests that are denied because the applicant must apply to the Board of Appeals for a variance must include a non-refundable \$62 processing fee.

08.14.01.10 Indexing Of Fees To Labor and Operating Cost Changes and to Manage Reserves

The Director of Permitting Services must calculate an enterprise fund stabilization factor (EFSF) each year to be applied to each fee set in or under this regulation on July 1 or each year. The EFSF is the factor by which the fee calculation is adjusted, up or down, to cover DPS labor and operating costs and to manage the DPS reserve policy under the 2002 Principles of the Fiscal Management of the Permitting Services Fund. The Director must publish the EFSF for each upcoming fiscal year not later than March 15 of the current fiscal year. For any year in which the EFSF will be less than .80 or greater than 1.20, the Department must review its fee rates and functional analysis behind the fee rates to determine if changes need to be made to the fee rates.



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08.14.01.11 Severability

The provisions of these regulations are severable. If a court of competent jurisdiction holds that a provision is invalid or inapplicable, the remainder of the regulation remains in effect.

Handwritten signature of Isiah Leggett in cursive.

Isiah Leggett, County Executive

Handwritten date "6/19/15" in cursive.

Date

Approved as to form and legality:

Handwritten signature of Charles S. Federal in cursive.

Office of the County Attorney

Handwritten date "19 June 2015" in cursive.

Date