

Livingston County Building Department Fee Schedule



Effective December 1, 2025

**LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE
EFFECTIVE (TBD 2025)**

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LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE EFFECTIVE (TBD 2025)

Policies and Procedures

Permits Expiration after 180 days of inactivity

Permits will expire when inactive for 180 days. Activity is determined by inspection requests. When an inspection has been approved, the permit for that trade (only) will be extended an additional 180 days. If an inspection does not pass, the permit will not be extended.

Permit Extensions

Building Permits can be extended for 180 days with good cause demonstrated to the building official for a fee of \$75. Additional extensions will be decided on a case-by-case basis as decided by the code official. Expired permits will not be extended. Extended permits must be reviewed prior to approval.

Permit Cancellation Refund Policy for Projects Not Started

Refunds will be issued for permits where work has not begun. The original application fee is not refundable. Plan review fees are non-refundable unless the permit is withdrawn prior to the beginning of the plan review.

Re-inspection Fees

A re-inspection fee of \$80 will be applied to all trades for work that is incomplete, incorrect, not ready, or when the inspector is locked out. The Building Official or his designee can waive the fee for good cause.

Permit Transfer Policy for Continuation Permits

Definition: A continuation permit is when an owner changes contractors on a project that already has a permit issued to another contractor. Cancellations will not be allowed for projects partially built unless another contractor has applied for a permit to take over the project and the original contractor has relinquished the original permit.

Refunds will only be given to the party that paid the original fees to the County. The fee refund will be based on a percentage of the required inspections not completed. The new contractor must obtain a new permit.

EXAMPLE: A project required 5 inspections. Two inspections were completed. The original payee will receive a 60% refund (3 inspections) minus the plan review cost and applicable administrative cost. The new contractor taking over the project will be charged 60% of the original permit cost. Plan review fees will not be charged unless changes to the project require another review. The Building Official can determine percentages when the process above does not apply or does not represent the balance of the project.

Approved Permits Not Picked Up

Staff will call the applicants at the time permits have been reviewed and approved for issuance. The department will hold these permits for 180 days. After that time, the department will contact the applicant. If contact cannot be made, the permit will be nullified, and the documents will be destroyed. Refunds will be given on the same criteria as permit cancellations. Future submissions or re-submissions of the same project will be the same as required for new applications.

Inspection Costs

Extra inspections or partial inspections are based on \$80 each
Contract Inspectors will be paid \$80 per inspection.

LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE EFFECTIVE (TBD 2025)

Changes or Modifications to an Existing Permit or a Continuation Permit

If a permit can be modified by a staff member at the counter, there will be no charge. If a permit requires changes significant enough to require re-entry into the plan review que, the cost will be determined by the plan reviewer, based on effort at \$75 per hour.

Adding Additional Work to an Existing Permit or Continuation Permit

If the scope for additional work requires re-entry into the plan review que, the plan review cost will be \$75 per hour. One hour minimum.

Permit Holder's Agents

Any person applying for or picking up permits on behalf of a permit applicant must present documents authorizing them to act on behalf of the permit applicant. The authorization document shall be signed and dated by the permit applicant and notarized by a licensed Notary Public. The notarized document shall bear the seal or stamp of the notary or be deemed acceptable by the permit intake staff. The agent shall present photo identification satisfactory to the building department. The building department reserves the right to deny any permit agent's request based on incomplete or unclear submittals.

Homeowner's Permit Policy

A permit can be issued to a homeowner for their own use and occupancy if the applicant owns the property and the property is registered in the applicant's name. A copy of the registered deed shall be presented as proof to the building department. Alternatively, the building department may request a certified copy from the register of deeds.

Copies of Plans

Large format copies (plotter) will only be made, if necessary, at \$6.00 per page. Printing documents up to 11" X 17" for on-line permits will be \$0.50 per page. The total cost will be rounded to the nearest dollar.

Construction Board of Appeals

Application to the Construction Board of Appeals shall be \$1000. Each Board member will receive a stipend of \$200 each for each meeting. Board membership will expire every 5 years.

Special Inspection Fee

Special inspection fees to investigate work performed without a permit shall be \$250

Returned Checks

Return checks will be charged the rate of the bank.

Temporary Certificate of Occupancies

Fees for temporary C of O's will be \$100

**LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE
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Plan Review Fees

FIXED PLAN REVIEW FEES

| | |
|---|-------|
| New residential buildings including additions | \$150 |
| Remodeling (including basements) | \$100 |
| Decks | \$150 |
| Pole barns, garages storage buildings | \$75 |
| Modular home | \$100 |
| Mobiler home set up-in park or acreage | \$100 |
| Pools | \$125 |
| Hot tubs | \$75 |
| Foundations | \$75 |
| Mobile home foundations and piers | \$75 |
| Demolitions | \$75 |
| Solar panels | \$100 |
| Commercial re-occupancy | \$100 |
| Other projects not listed | \$75 |
| Signs | \$75 |
| Retaining walls | \$75 |
| Basement egress windows | \$75 |
| Foundations including repair and alteration | \$75 |

CALCULATED COMMERCIAL PLAN REVIEW FEES

| | |
|--|--|
| Commercial projects with a construction value of \$300,000 or less | \$450 |
| Commercial projects building permits with a construction value more than \$300,000 up to \$2,500,000 | .0015 of the project value |
| Commercial projects with a construction value of \$2.5-\$5 million | \$3750 plus .0005 of valuation over \$2.5 million |
| Commercial projects with a construction value over \$5 million | \$5000 + .0004 of valuation over \$5 million |
| Commercial electrical, mechanical, plumbing plan reviews | 25% of the building plan review fee for each trade |

LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE EFFECTIVE (TBD 2025)

PERMIT FEES

FIXED RATE PERMIT FEES *

| | |
|---|-------|
| Residential re-roof | \$100 |
| Decks | \$150 |
| Above ground swimming pools –includes fences and covers** | \$150 |
| In ground swimming pools - use Calculated permit values | |
| Hot tubs** | \$100 |
| Mobile home set up | \$125 |
| Mobile home piers only | \$100 |
| Solar panels | \$150 |
| Signs | \$100 |
| Commercial re-occupancy | \$100 |
| Demo-residential & commercial | \$200 |
| Basement egress windows | \$100 |
| Retaining walls | \$100 |
| Foundations including repairs and alterations | \$100 |
| Other minor permits not listed | \$100 |

*Fees for fixed rate projects will be calculated using the project value or the number of inspections x \$80 whichever is higher

**Swimming pool permits will not be issued unless the electrical, fence or ASTM compliant cover is addressed with and permitted with the pool permit. The fence, electrical or ASTM cover can be issued under a different contractor, but the fence or ASTM cover permit(s) must be issued prior to issuance of the pool permit.

CALCULATED PERMIT FEES

Calculated permit fees shall be used to determine the permit cost for:

- New residential or commercial projects that increase the footprint
- Residential or commercial alterations where the valuation of the work exceeds \$100,000.
- Inground pools

The formula for calculated fees shall be:

The current ICC Data Valuation table * project square footage * our multiplier (.0040)

For small projects with a calculated value of \$75,000 and less than less than \$100,000, the cost will be \$400.

For projects less than \$50,000, the cost will be determined by the number of required inspections x \$80.

Permit fees will be rounded to the nearest dollar to eliminate handling change.

EXAMPLE

| | | | |
|---|---|--------|-----------|
| 1200sf first floor | x | 169.09 | \$202,908 |
| 1200sf unfinished basement | x | 31.50 | \$37,800 |
| 300sf porch | x | 66.20 | \$19,860 |
| 600sf garage | x | 66.20 | \$39,720 |
| Total Valuation | | | \$300,288 |
| Total permit cost = Total Valuation \$300,288 x .0040 | | | \$1201.15 |

*Plus plan review fee, plus administration fee

Commercial Alterations

To determine project value, commercial alterations and / or build outs will be calculated as follows:

Level 1 alterations will be calculated at 20% of the ICC data valuation chart * square footage * .0040.

Level 2 alterations will be calculated at 40% of the ICC data valuation chart * square footage * .0040.

Level 3 alterations will be calculated at 60% of the ICC data valuation chart * square footage * .0040.

The County Building Department will adjust the table used to calculate fees annually to coincide with the most recent published February ICC data valuation table.

LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE EFFECTIVE (TBD 2025)

| February 2025 International Building Code | IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A-1 Assembly, theaters, with stage | 337.41 | 325.4 | 315.8 | 303.35 | 283.46 | 275.24 | 292.98 | 264.14 | 254.04 |
| A-1 Assembly, theaters, without stage | 309.77 | 297.76 | 288.16 | 275.71 | 256.07 | 247.85 | 265.35 | 236.75 | 226.65 |
| A-2 Assembly, nightclubs | 269.42 | 261.52 | 253.31 | 243.65 | 228.21 | 222.01 | 235.29 | 207.53 | 199.66 |
| A-2 Assembly, restaurants, bars, banquet halls | 268.42 | 260.52 | 251.31 | 242.65 | 226.21 | 221.01 | 234.29 | 205.53 | 198.66 |
| A-3 Assembly, churches | 314.4 | 302.4 | 292.8 | 280.35 | 260.82 | 252.61 | 269.98 | 241.51 | 231.4 |
| A-3 Assembly, general, community halls, libraries, museums | 264.03 | 252.03 | 241.42 | 229.98 | 209.33 | 202.12 | 219.61 | 190.01 | 180.91 |
| A-4 Assembly, arenas | 308.77 | 296.76 | 286.16 | 274.71 | 254.07 | 246.85 | 264.35 | 234.75 | 225.65 |
| B Business | 298.43 | 287.83 | 277.5 | 265.76 | 242.7 | 234.06 | 255.55 | 216.9 | 206.96 |
| E Educational | 282.06 | 272.26 | 263.65 | 252.74 | 235.87 | 223.82 | 244.04 | 206.65 | 200.02 |
| F-1 Factory and industrial, moderate hazard | 164.17 | 156.25 | 146.41 | 140.89 | 125.45 | 119.36 | 134.33 | 104.02 | 96.87 |
| F-2 Factory and industrial, low hazard | 163.17 | 155.25 | 146.41 | 139.89 | 125.45 | 118.36 | 133.33 | 104.02 | 95.87 |
| H-1 High Hazard, explosives | 153.17 | 145.25 | 136.41 | 129.89 | 115.76 | 108.67 | 123.33 | 94.33 | N.P. |
| H234 High Hazard | 153.17 | 145.25 | 136.41 | 129.89 | 115.76 | 108.67 | 123.33 | 94.33 | 86.17 |
| H-5 HPM | 298.43 | 287.83 | 277.5 | 265.76 | 242.7 | 234.06 | 255.55 | 216.9 | 206.96 |
| I-1 Institutional, supervised environment | 274.98 | 265.13 | 255.66 | 246 | 225.17 | 219.12 | 245.49 | 202.8 | 195.56 |
| I-2 Institutional, hospitals | 469.18 | 458.58 | 448.25 | 436.51 | 411.45 | N.P. | 426.3 | 385.65 | N.P. |
| I-2 Institutional, nursing homes | 323.68 | 313.08 | 302.75 | 291.01 | 269.45 | N.P. | 280.8 | 243.65 | N.P. |
| I-3 Institutional, restrained | 314.93 | 304.33 | 294 | 282.26 | 261.7 | 252.06 | 272.05 | 255.55 | 223.96 |
| I-4 Institutional, day care facilities | 274.98 | 265.13 | 255.66 | 246 | 225.17 | 219.12 | 245.49 | 202.8 | 195.56 |
| M Mercantile | 201.08 | 193.18 | 183.97 | 175.31 | 159.52 | 154.32 | 166.95 | 138.84 | 131.97 |
| R-1 Residential, hotels | 278.14 | 268.29 | 258.82 | 249.16 | 227.83 | 221.78 | 248.64 | 205.46 | 198.22 |
| R-2 Residential, multiple family | 232.26 | 222.41 | 212.94 | 203.28 | 183.19 | 177.15 | 202.77 | 160.82 | 153.58 |
| R-3 Residential, one- and two-family | 215.9 | 210.16 | 205.11 | 200.73 | 194.02 | 187.11 | 204.78 | 180.41 | 169.09 |
| R-4 Residential, care/assisted living facilities | 274.98 | 265.13 | 255.66 | 246 | 225.17 | 219.12 | 245.49 | 202.8 | 195.56 |
| S-1 Storage, moderate hazard | 152.17 | 144.25 | 134.41 | 128.89 | 113.76 | 107.67 | 122.33 | 92.33 | 85.17 |
| S-2 Storage, low hazard | 151.17 | 143.25 | 134.41 | 127.89 | 113.76 | 106.67 | 121.33 | 92.33 | 84.17 |
| U Utility, miscellaneous | 117.65 | 110.72 | 103 | 98.58 | 87.79 | 82.02 | 93.83 | 69.49 | 66.2 |

Square Foot Construction Costs ^{a, b, c, d}

Private Garages / Pole barns use Utility, miscellaneous

Unfinished basements (all use group) = \$31.50 per sq. ft.

a. For shell only buildings deduct 20 percent

b. N.P. = not permitted

**LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE
EFFECTIVE (TBD 2025)**

ELECTRICAL FIXTURE BASED FEES

ELECTRICAL FIXTURE BASED PERMIT FEES

| | |
|--|------|
| Application Fee Require (non-refundable) | \$30 |
| Air Conditioning | \$15 |
| Circuits (per circuit) | \$8 |
| Conduit Only/Grounding Only | \$40 |
| Dishwasher | \$10 |
| Electrical Baseboard Heating Units | \$8 |
| Energy Retrofit-Temp Control, Low Voltage | \$40 |
| Feeders-Bus. Ducts, etc (per 50') | \$8 |
| Fire Alarms (per device) - Commercial only | \$8 |
| Furnace - Unit Heater | \$8 |
| Lift Pumps | \$15 |
| Light Fixtures (per 25) | \$8 |
| Mobile Home Park Site Feeder Connection | \$10 |
| Pedestals Only | \$15 |
| Power Outlets (Ranges, Dryers, etc.) | \$8 |
| Recreational Vehicle Park Site | \$10 |
| Units Up to 20 KVA or HP | \$8 |
| Units 21 to 50 KVA or HP | \$8 |
| Units 51 KVA or HP or Over | \$8 |
| Service: Temp or Perm - Thru 200 AMP | \$20 |
| Over 200 AMP Thru 600 AMP | \$30 |
| Over 600 AMP Thru 800 AMP | \$30 |
| Over 800 AMP Thru 1200 AMP | \$30 |
| Over 1000 AMPS (GFI Only - 277 or 480V) | \$45 |
| Roof Top Units | \$30 |
| Signs | \$30 |
| Swimming Pools/Hot Tub | \$90 |
| Additional Inspection | \$50 |
| Final Inspection | \$50 |

**LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE
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MECHANICAL FIXTURE BASED PERMIT FEES

| | |
|--|---------------|
| Application Fee (non-refundable) | \$30 |
| Residential Heating System (including duct & vent pipe & furnace) | \$50 |
| Air Cleaner | \$10 |
| Air Conditioning (Residential) | \$40 |
| Humidifiers | \$10 |
| Fans, Bath & Kitchen Exhaust (Residential) | \$10 |
| Fireplace(s) - Gas Burning (Includes Pressure Test and chimney(s)) | \$35 |
| Fireplace(s) - Solid Fuel (includes chimney(s)) | \$35 |
| Gas Pipe - (Per each opening) | \$10 |
| Pressure Test | \$20 |
| Boiler - Residential only | \$50 |
| Process Piping - \$0.10 / Foot) - Minimum \$25.00 | \$0.10 per ft |
| Duct - (\$0.10 / Foot - Minimum \$25.00) | \$0.15 per ft |
| Gas / Oil Burning Equipment New and/or Conversion Units | \$30 |
| Heat Pumps (Pipe not included) | \$30 |
| Tanks - Fuel (in or above ground) | \$25 |
| Chimney-Factory Built Installed Separately | \$15 |
| Water Heater | \$35 |
| Roof Top Units | \$65 |
| Unit Heaters (Terminal Units) | \$30 |
| Unit Ventilators / Exhaust fans (Commercial) | \$15 |
| Commercial Hoods | \$50 |
| Refrigeration (Split System) | \$30 |
| Evaporator Coils | \$30 |
| Chiller | \$25 |
| Cooling Towers | \$30 |
| Compressor | \$20 |
| Heat Recovery Units | \$20 |
| Flue/Vent Damper | \$10 |
| Mobile Home Park Site | \$10 |
| Fire Suppression / Protection \$45.00 minimum plus \$1 per head | \$1 per head |
| V.A.V. Boxes | \$15 |
| Additional Inspection | \$50 |
| Final Inspection | \$50 |

**LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE
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PLUMBING FIXTURE BASED FEES

| | |
|---|--------------|
| Application Fee (non-refundable) | \$30 |
| Acid Waste Drain | \$10 |
| Autopsy | \$20 |
| Bathtub | \$10 |
| Bed Pan Washer | \$20 |
| Bidet | \$10 |
| Condensate Drain | \$20 |
| Connection Bldg Drain - Sewer | \$10 |
| Connection- Irrigation Sprinkler System | \$25 |
| Cuspidor | \$10 |
| Dishwasher | \$10 |
| Drinking Fountain | \$25 |
| Embalming Table | \$25 |
| Floor drains, special drains, water connected appliance | \$10 |
| Floor Drain | \$10 |
| Grease Trap | \$10 |
| Laundry Tray / Tub | \$10 |
| Lavatories (Bath Sink) | \$10 |
| Mobile Home Park Site | \$10 |
| Modular Home | \$75 |
| Refrigerator | \$10 |
| Roof Drain | \$10 |
| Sewage Ejectors and / or sumps | \$10 |
| Sewers - Residential | \$10 |
| Sewers - Commercial | \$1.50 / ft. |
| Shower Stall | \$10 |
| Sink (other than bath or slop) | \$10 |
| Stacks (soil, waste, vent & conductor) | \$6 |
| Starch Trap | \$10 |
| Sub-soil Drains | \$10 |
| Urinal | \$10 |
| Washing Machine | \$10 |
| Emergency Eye Wash | \$25 |
| Emergency Shower | \$25 |
| Garbage Grinder | \$10 |
| Ice Making Machine | \$10 |
| Manholes, Catch Basins | \$10 |
| Plaster Trap | \$10 |
| Backflow Preventer | \$10 |
| Slop Sink | \$10 |
| Special / Safety Inspection (ie. Medical Gas) | \$50 |
| Toilet(s) - (Water Closets) | \$15 |
| Water Connected Dental Chair | \$20 |
| Water Connected Sterilizer | \$20 |
| Water Connected Still | \$20 |
| Water Connection To Carbonated Beverage Dispenser | \$25 |
| Water Distribution Pipe - 3/4" System | \$35 |
| Water Distribution Pipe - 1" System | \$35 |
| Water Distribution Pipe - 1-1/4" System | \$35 |

**LIVINGSTON COUNTY BUILDING DEPARTMENT FEE SCHEDULE
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PLUMBING FIXTURE BASED FEES CONTINUED

| | |
|--|-------------|
| Water Distribution Pipe - 1-1/2" System | \$35 |
| Water Distribution Pipe - over 1-1/2 " System | \$35 |
| Water Heater | \$35 |
| Water Outlet Cooler | \$35 |
| Water Outlet Or Connection To Make-up Water Tank | \$35 |
| Water Outlet Or Connection To Filters | \$35 |
| Water Outlet Or Connection To Heating System | \$35 |
| Water Service - Residential | \$40 |
| Water Meter - Residential | \$15 |
| Water Service - Commercial | \$1.50 / ft |
| Water Meter - Commercial | \$75 |
| Water Softener | \$50 |
| Additional Inspections | \$50 |
| Final Inspection | \$50 |