



STAFF REPORT

Board of Aldermen

AN ORDINANCE AMENDING CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, SECTION 18-2 FEES OF THE BRANSON MUNICIPAL CODE TO REVISE PERMIT FEES AND APPENDIX A – FEE SCHEDULE TO REFLECT A FAIR DETERMINATION OF THE FEES BASED ON THE COMPLEXITY OF THE PERMIT REVIEW AND INSPECTION PROCESS.

FIRST READING: **APRIL 22, 2025**

FINAL READING: **MAY 13, 2025**

Initiated By: Planning and Development

Approved By: *Cathy Stepp*

Financial Impact: No Impact/Not Applicable

Community Plan 2030: G-3: Transparency

FACTS:

This proposed Ordinance revises the City's building permit fee structure to enhance accuracy, fairness, and alignment with industry standards. The current system relies on applicant-provided estimated construction values, which can be subjective and inconsistent. The proposed changes introduce a standardized approach based on the International Code Council's (ICC) Building Valuation Data (BVD), ensuring equitable and transparent fee assessments.

DETAILED ANALYSIS:

The code amendment affects the Chapter 18 –Buildings and Building Regulations, Article I –In General, Sec. 18-2 and Appendix A - Fee Schedule

The proposed changes establish two distinct permit categories: Stand-Alone Permits, which will carry flat fees for specific project types such as decks, pools, solar panels, and demolitions; and Building Work Area Permits, which will use a new fee calculation based on square footage multiplied by the August 2024 ICC Building Valuation Data and a permit fee multiplier of 0.0055. Remodels and white box or shell permits will be assessed at 75% of the calculated permit fee to reflect reduced scope. Plan review fees (50% of the permit fee), the \$30 technology fee, and the \$50 application fee will remain unchanged. The update also adjusts and introduces other fees: reinspection fees will increase to \$100 for the first and \$150 for subsequent reinspections; Temporary Certificates of Occupancy will be assessed at \$250 for residential and \$500 for commercial; work without a permit will be penalized at twice the standard permit fee or a minimum of \$200 for residential and \$250 for commercial; and a fee of \$10 per \$1,000 of estimated value will apply to uncategorized work. To support these changes, the Citizenserve platform will be updated to require applicants to provide square footage, occupancy group, and construction type to ensure accurate fee assessments. The effective date of the changes is August 1, 2025

BACKUP DOCUMENTATION:

No Additional Information