

BILL NO. _____

ORDINANCE NO. _____

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.

WHEREAS, the Board of Aldermen is authorized by Section 79.110 of the Revised Statutes of Missouri to enact ordinances expedient for the good government of the City of Branson and to benefit the trade, commerce, and health of the Branson residents; and

WHEREAS, the Board of Aldermen is authorized by Section 79.450, RSMo. to make all ordinances, not inconsistent with the laws of the state, expedient for maintaining peace, good government, and welfare of the City and its trade and commerce; and

WHEREAS, the Board of Aldermen want to create new permit fees and fee calculations regarding Chapter 18 – Buildings and Building Regulations for an objective determination of the costs for fees based on of the complexity of the review of permit applications and inspections required for building permits in a manner that will be consistent and clear; and

WHEREAS, the Board of Aldermen have determined the ordinance should be adopted to revise and clarify the fees for permits in Chapter 18.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:

Section 1: It is the intention of the Board of Aldermen, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Branson Municipal Code, and the sections of this ordinance may be renumbered to accomplish such intention.

Section 2: That Chapter 18, *Building and Building Regulation*; Article I – *In General*, Sec. 18-2. *Fees* and Appendix A *Fee Schedule* of the Branson Municipal Code are hereby amended to include the following:

**CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS
ARTICLE I. – IN GENERAL**

Sec. 18-2. - Fees.

Shall be in the amount provided in the city fee schedule, Appendix A, unless otherwise provided herein.

(a) *Exemption.* The Branson R-IV School District shall be exempt from any fee in this section.

(b) **Certificate of occupancy. A certificate of occupancy will not be issued until all fees are paid.**

(1) Change of use/occupancy permit is subject to a permit fee in the amount provided in the city fee schedule. If work is performed that is subject to a separate permit, the change of certificate of occupancy permit fee will be waived.

(2) Temporary certificate occupancy may be issued for a reasonable period but no more than 60 days. No more than three temporary certificates of occupancy may be issued. The temporary certificate of occupancy fees shall be in the amount provided in the city fee schedule.

~~[(b)]~~(c) *Fees.* ~~[(1) Shall be in the amount provided in the city fee schedule,]~~ An application fee and a technology fee are assessed for all applications and is non-refundable.

(1) Building plan review fee: Except for stand-alone permits, the plan review fee for all permits pursuant to this chapter, shall be 50 percent of the applicable building permit fee. Stand-alone permit fees are subject to plan review addendum fees.

(2) Addendum fee:

a. Will be assessed for repeated comments from the city plan reviewers to the applicant due to an inadequate response to the comments of the plan reviewer.

b. Will be assessed for any change to the approved plan because of failure to follow the approved plan; changes in material; changes of the size, shape or footprint of the structure; or failure to follow Branson Municipal Code~~[-International Code Council (ICC), and National Electrical Code (NEC).]~~

c. Will not be assessed for:

1. The applicant's first response to comments from the city.

2. Architectural supplemental instructions required by the building inspector or contractor for details in the approved plan.

~~[3. Changes due to unforeseen conditions as determined by the planning and development director for those plans reviewed under the ICC Existing Building Code.]~~

~~[(3) Inspection fee:~~

~~a. An additional fee will be assessed for the following required reinspections:~~

~~1. Work not ready for inspection at the time of request (i.e., not installed or constructed when inspector arrives on-site).~~

~~2. Inspection of work that has not been corrected.~~

~~3. Jobsite not accessible when contractor has control of access.~~

~~(i) First time: Warning.~~

~~(ii) Second and all future times: Reinspection fee will be assessed.~~

~~(c) Certificate of occupancy. A certificate of occupancy will not be issued until all fees are paid.]~~

98 **(3) Building permit fees:**

99
100 **a. Definitions:**

- 101
- 102 **1. Local Multiplier.** The local multiplier variable employed within the
- 103 formulas contained herein shall be reviewed annually by the planning
- 104 and development director and if an adjustment is deemed necessary
- 105 such recommendation shall be forwarded to the board of aldermen for
- 106 their consideration. The required local multiplier shall be in the fee
- 107 schedule. The multiplier shall be determined according to careful
- 108 evaluation and projection of the ensuing fiscal year in order to
- 109 determine a multiplier that, based upon projections, will adequately
- 110 fund the building services program of the planning and development
- 111 department.
- 112
- 113 **2. Square Foot Construction Cost.** The square foot construction cost
- 114 variable employed within the formulas as provided shall be determined
- 115 according to the Building Valuation Data Table published by the
- 116 International Code Council (ICC). The Building Valuation Data Table
- 117 version shall be reviewed annually by the planning and development
- 118 director and if an adjustment is deemed necessary such
- 119 recommendation shall be forwarded to the board of aldermen for their
- 120 consideration. The version adopted shall be in the fee schedule. Where
- 121 buildings contain varied square foot construction costs, the permit
- 122 formula shall account for varied construction costs for certain areas of
- 123 the building.
- 124

125 **b. Building fees by type:**

- 126
- 127 **1. New residential buildings (dwellings) and additions.** The fee for a new
- 128 residential dwelling building or addition permit shall be calculated as
- 129 follows:
- 130

131 Fee = Gross Floor Area x Square Foot Construction Cost x Local

132 Multiplier.

133

- 134 **2. Residential remodels.** The fee for residential remodel, alteration, or
- 135 renovation requiring multiple inspections shall be calculated as follows:
- 136

137 Fee = Area of Work x Square Foot Construction Cost x Local Multiplier

138 x .75.

139

- 140 **3. New commercial buildings and additions.** The fee for a new commercial
- 141 building or addition permit shall be calculated as follows:
- 142

143 Fee = Gross Floor Area x Square Foot Construction Cost x Local

144 Multiplier.

145

- 146 4. Commercial remodels. The fee for commercial remodel, alteration,
147 renovation or infill requiring multiple inspections shall be calculated as
148 follows:

149
150 Fee = Area of Work x Square Foot Construction Cost x Local Multiplier
151 x .75.
152

153 5. Accessory Structures.
154

- 155 i. Residential. The fee for a permit for a structure accessory to a
156 residential use shall be calculated as follows:

157
158 Detached, one-story residential accessory structures that are not
159 greater than 200 square feet are exempt from permit
160 requirements.

161
162 Greater than 200 square feet or more than one story = Gross
163 Floor Area x Square Foot Construction Cost x Local Multiplier.

- 164
165 ii. Commercial. The fee for a permit for a structure accessory to a
166 commercial use shall be calculated as follows:

167
168 Detached, one-story commercial accessory structures that are
169 not greater than 120 square feet are exempt from permit
170 requirements.

171
172 Greater than 120 square feet or more than one story = Gross
173 Floor Area x Square Foot Construction Cost x Local Multiplier.
174

- 175 6. Uncategorized work. The fee for permitted work unable to be
176 appropriately categorized shall be provided for in the fee schedule.

- 177
178 7. Stand-alone permit fees. Permit fees shall be provided for in the fee
179 schedule.

- 180
181 8. Refund of permit fees. An administrative error resulting in a
182 miscalculated or otherwise erroneously collected fee will be eligible for
183 a refund of any fees collected erroneously.

- 184
185 9. Work without a permit fees. Work requiring permitting that is
186 performed prior to the issuance of any necessary permits shall have
187 the permit fee doubled. If the permit fee is less than \$100, the permit
188 fee when work is performed prior to the issuance of any necessary
189 permits shall be \$200 for residential or \$250 for commercial.

190 (4) Inspection Fees.

a. Inspection fees shall be provided for in the fee schedule.

b. Re-Inspection Fees. A re-inspection fee, as provided for in the fee schedule, shall be collected for the re-inspections caused by the following circumstances:

1. Work not ready for inspection, including, but not limited to, the work not being installed or constructed when the building official arrives on site.
2. Re-inspecting previously inspected work that has not been corrected.
3. Jobsite not accessible to the building official after second attempt.
4. Failure to have a set of approved plans and specifications on site on two or more occasions.

Appendix A FEE SCHEDULE

<i>Code Section</i>	<i>Description</i>	<i>Fee</i>
<u>Chapter 18—Buildings and Building Regulations</u>		
<u>CHANGE OF USE/OCCUPANCY PERMIT FEES</u>		
<u>18-2(b)(1)</u>	<u>Change of use/occupancy permit</u>	<u>25.00</u>
<u>TEMPORARY CERTIFICATE OF OCCUPANCY PERMIT FEES</u>		
<u>18-2(b)(2)</u>	<u>Residential temporary certificate of occupancy</u>	<u>250.00</u>
<u>18-2(b)(2)</u>	<u>Commercial temporary certificate of occupancy</u>	<u>500.00</u>
<u>FEES APPLICABLE TO ALL PERMITS</u>		
<u>18-2(c)(1)</u>	<u>Application fee</u>	<u>50.00</u>
<u>18-2(c)(1)</u>	<u>Technology fee; applied to all non-building permit requests</u>	<u>15.00</u>
<u>18-2(c)(1)</u>	<u>Technology fee; applied to requests for a building permit</u>	<u>30.00</u>
[Work commencing before permit issuance:]		
	[• Commercial]	[228.00]
	[• Residential]	[119.00]
	[Building permit application, per \$1,000.00 of construction value]	[5.30]
	[Building permit application processing]	[50.00]
<u>BUILDING PLAN REVIEW FEES</u>		

<u>18-2(c)(1)</u>	Building plan reviews fees will be 50 percent of the building permit fee. <u>Stand-alone permit fees are exempt from building plan review fees except stand-alone permit fees are subject to plan review addendum fees.</u>	
[Building plan review addendum:] <u>ADDENDUM FEES</u>		
<u>18-2(c)(2)</u>	• [Commercial] <u>Residential</u> [projects per department] <u>per review type</u>	50.00
<u>18-2(c)(2)</u>	• [Residential] <u>Commercial</u> [projects] <u>per review type</u>	50.00
	[Inspection fees for initial inspection:]	
	[• Inside the city limits] [(Note: For inspections inside the city limits, the inspection fee is included in the building permit fee.)]	
	[• Outside the city limits, per site inspection]	[30.00]
	[Inspection fees, for required reinspection:]	
	[• Mobile home placement]	[35.00]
	[• All other required reinspections]	[94.00]
<u>BUILDING PERMIT FEES</u>		
	<u>See description in 18-2(c)(3)</u>	
<u>18-2(c)(3)</u>	<u>Adopted version of the Building Valuation Data Table published by the International Code Council (ICC).</u>	<u>August 2024</u>
<u>18-2(c)(3)</u>	<u>Local multiplier</u>	<u>.0055</u>
<u>18-2(c)(3)b.6</u>	<u>Uncategorized work</u>	<u>10.00 per \$1,000</u>
<u>STAND-ALONE PERMIT FEE (not included but required additional fees are technology fee and administrative fee above).</u>		
<u>18-2(c)(3)b.7</u>	<u>Stand-alone permit fees are exempt from building plan review fees except are subject to plan review addendum fees, if required.</u>	
<u>18-154</u>	Boarding permits:	
<u>18-154</u>	• Single-family residential structure	50.00
<u>18-154</u>	• Commercial structure	100.00
<u>18-154</u>	• Additional processing fee	50.00
	<u>Deck/Porch - residential</u>	<u>175.00</u>
<u>18-9</u>	<u>Demolition:</u>	
<u>18-9</u>	[• Single-family residential structure] <u>Structure 1 or 2 stories</u>	<u>200.00</u>
<u>18-9</u>	[• Commercial structure] <u>Structure more than 2 stories</u>	<u>500.00</u>
	[• Additional processing fee]	
	[• Buildings under 10,000 square feet]	[250.00]
	[• Buildings 10,000 square feet and larger]	[400.00]
	<u>Fence greater than 7' in height</u>	<u>100.00</u>
<u>18-6</u>	<u>Foundation / Footer:</u>	

<u>18-6</u>	<u>Foundation / Footer - separate permit < 10,000 sq. ft.</u>	<u>50.00</u>
<u>18-6</u>	<u>Foundation / Footer - separate permit = > 10,000 sq. ft.</u>	<u>400.00</u>
	<u>Hot tub/spa</u>	<u>150.00</u>
	<u>Mechanical/Electrical/Plumbing – residential</u>	<u>100.00</u>
	<u>Mobile home placement</u>	<u>50.00</u>
	Paving, resurfacing or re-stripping permits of commercial parking lots	40.00
	<u>Re-roof – residential</u>	<u>100.00</u>
	<u>Retaining wall</u>	<u>100.00</u>
	<u>Sign permit (involving IBC/NEC compliance inspections)</u>	<u>100.00</u>
	<u>Solar installation – Residential</u>	<u>150.00</u>
	<u>Swimming pool – Commercial</u>	<u>750.00</u>
	<u>Swimming pool – Residential – in ground</u>	<u>300.00</u>
	<u>Swimming pool – Residential – above ground</u>	<u>150.00</u>
	<u>Temporary structure – max. 600 sq. Ft.</u>	<u>100.00</u>
	<u>Water heater – residential (direct replacement)</u>	<u>50.00</u>
	[Technology fee; applied to requests for a building permit]	[30.00]
	[Technology fee; applied to all non-building permit requests]	[15.00]
<u>Inspection Fees</u>		
<u>18-2(c)(4)</u>	<u>Inspections outside the city limits</u>	<u>30.00/inspection</u>
<u>18-2(c)(4)</u>	<u>Inspection fees for failed re-inspection</u>	<u>100.00/inspection</u>
<u>18-2(c)(4)</u>	<u>Inspection fees for greater than 2 failed re-inspections</u>	<u>150.00/inspection</u>
<u>Work without a permit fees</u>		
<u>18-2(c)(3)b.10</u>	<u>Work commencing before permit issuance:</u>	
	<u>• Residential - 2 x permit fee or \$200.00 minimum, whichever is greater</u>	
	[Commercial] <u>• Commercial - 2 x permit fee or \$250.00 minimum, whichever is greater</u>	
Board of appeal application		[100.00] <u>250.00</u>

NOTE: LANGUAGE WHICH IS **BOLD, UNDERLINED** HAS BEEN ADDED; LANGUAGE WHICH IS [BRACKETED, STRICKEN] HAS BEEN REMOVED.

Section 3: This ordinance shall be in full force and effect October 1, 2025.

Section 4: That should any section, sentence or clause of this Ordinance be declared invalid

or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences or clauses.

Section 5: That the City Clerk is authorized by this Ordinance to correct any scrivener’s errors identified within this Ordinance.

Read, this first time on this ____ day of _____, 2025.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of City of Branson, Missouri this ____ day of _____, 2025.

Larry D. Milton
Mayor

ATTEST:

APPROVED AS TO FORM:

Hillary Briand
City Clerk

City Attorney