

**City of Lakeview Heights
385 Circle Drive
Morehead, Kentucky 40351**

Ordinance Number:	9
Date:	June 7, 1983
Revision:	October 7, 2014/ February 6, 2020/ September 29, 2020
Merge:	

**AN ORDINANCE RELATING TO A SCHEDULE OF PERMIT FEES FOR BUILDINGS,
ADDITIONS, REHABILITATIONS, SIGNS, AND
DEMOLITIONS IN THE CITY OF LAKEVIEW HEIGHTS, KY**

WHEREAS, the zoning ordinance for the City of Lakeview Heights states that all applications for building permits, which shall include not only applications for new construction, but applications for additions, rehabilitation, demolitions, and signs as well, shall be accompanied by a fee in accordance with a fee schedule established by ordinance by the City, and

WHEREAS, KRS 198B.060(10) provides for a city to collect building permit fees as necessary to offset the costs of enforcing a building code;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAKEVIEW HEIGHTS, KENTUCKY THAT A PERMIT FEE SCHEDULE BE ADOPTED AS FOLLOWS:

Section 1. BUILDING PERMIT FEES.

(A) The following building permit fees are established:

1. Lakeview Heights has an interlocal, government agreement with the City of Maysville for Building Inspector Services.
2. Lakeview Heights will use fees, schedules and rules set forth below:
 - a. When a conditional use or dimensional variance is required, no building permit shall be issued without applicable approvals.
 - b. All applications where building permits are required shall be accompanied by plans in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon; the exact size and location on the lot of any existing principal uses and buildings; the lines within which the proposed buildings or structures are to be erected or altered; the proposed height; the existing and intended use of each building; and other information with regard to the lot and

neighboring lots as may be necessary to determine and provide for the enforcement of the City of Lakeview Heights zoning code.

- c. No person shall use or permit the use of any structure or premises or part thereof hereafter created, erected, changed, converted, enlarged or moved, wholly or partly, until a certificate of occupancy shall have been issued by the Building Inspector.
- d. Upon written application from the owner or tenant, and upon inspection to determine the facts in the case, the Building Inspector, shall issue a certificate of occupancy for any building, premises, or use, certifying that the building, premises, or use are in conformity with the provisions of this zoning code, or that a legal nonconformity exists as specified herein.
- e. No application shall be processed, or permit issued until the established fee has been paid by the applicant. Fees shall be paid to the City of Lakeview Heights, Kentucky in accordance with the City's payment policies.
- f. Application fees are not refundable, except where the Building Inspector determines that an application was accepted in error, or the fee paid exceeded the amount due. In such cases, the amount of overpayment shall be refunded to the applicant.
- g. Licensed Electrical and Plumbing inspections are separate costs, paid by the owner/affiliate/contractor to fulfill the requirements of the building permit and certificate of occupancy.
- h. In the event a homeowner does not obtain a valid building permit, they shall be considered as non-compliant and a work stop order will be issued by the building inspector. A fee of \$200.00 will be assessed from the homeowner for the cost of the building inspectors non-compliant visit.
- i. In the event of a re-inspection, due to non-compliance issues to the building code, which adds to the required inspections outlined in the table below, the homeowner shall pay the additional inspection fee of \$200.00 to the City of Lakeview Heights before the re-inspection takes place and the building permit released in full.

3. The table below shall account for all fees for plan review, administration and inspections (hourly rate plus travel).

City of Lakeview Heights Building Inspection Permit Fee Schedule		
Single Family Dwelling		Cost
Plan Review		\$120.00
Non-Compliant Visit (Work Stop Order, extra visit, etc.)		\$200 per visit
New Construction (4-5 required)		\$200 per inspection
Additions (includes Detached Garages) (Typically 3)		
Decks and Swimming Pools (in-ground) (2-3 required)		\$200 per inspection
Zoning Permit Fee (Setback inspections – Fence, Accessory/ Storage Building, etc)		\$55.00
Demolition		\$50.00

Section 2. This ordinance shall become effective upon adoption and publication.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAKEVIEW HEIGHTS, KENTUCKY, this SEVENTH DAY OF OCTOBER 2014 BY A VOTE OF 5 AYES AND 0 NAYS.

First Reading: September 2, 2014
 Second Reading: October 7, 2014

Revision First Reading: January 9, 2020
 Revision Second Reading: February 6, 2020

Revision First Reading: September 1, 2020
 Revision Second Reading: September 29, 2020

City of Lakeview Heights

 Sam Mason, Mayor

ATTEST: _____
 Amanda Mason, City Clerk