

ORDINANCE 2025-04

ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND § 14-6 (2), (4), (5) (6) AND (14) OF THE CODE OF ORDINANCES FOR THE CITY OF ZACHARY REGARDING PLAN REVIEW, PERMITS, AND IMPACT FEES AND FOR OTHER RELATED MATTERS

WHEREAS, the City of Zachary (the “City”) has determined that amending § 14-6 (2), (4), (5) (6) and (14) of the Code of Ordinances (“CoO”) for the City of Zachary regarding Plan Review, Permits, and Impact Fees with reference to Plan Review, Permitting and selected Impact Fees to reflect changes to keep up with inflation and being in the City’s best interest,

AND WHEREAS, the City recognizes that § 2-09(A)(7) of the Home Rule Charter allows the City Council of the City to regulate the rate or other charges for service by the city,

BE IT ORDAINED by the City Council of the City that it does hereby amend § 14-6 (2), (4), (5) (6) and (14) of the CoO for the City regarding Plan Review, Permits, and Impact Fees with reference to Plan Review, Permitting and selected Impact Fees to reflect increase and changes according to the Exhibit “A” attached hereto and incorporated herein.

All other fees and charges unless reflected on the attached Exhibit shall remain unchanged.

This Ordinance shall become effective at the expiration of ten (10) calendar days after publication by the City Council for the City unless the referenced ordinance shall specify another effective date, all pursuant to § 2-10 (C) of the Home Rule Charter adopted by the electors for the City.

INTRODUCED FOR ADOPTION by the City Council of the City at a regular meeting of the said Council held on this 28th day of February, 2025.

ATTEST:

David McDavid, Mayor

Dana LeJeune - Clerk of the City Council

Jennifer Landry - Mayor Pro Tempore

SUBMITTED FOR FINAL APPROVAL AND ADOPTED by the City Council of the City of Zachary as a regular meeting of the said Council after being duly noticed with a public hearing held on the ____ day of March, 2025 and upon which the foregoing ordinance was read in full, the roll was called on the adoption thereof, and the resolution was adopted.

ATTEST:

David McDavid, Mayor

Dana LeJeune - Clerk of the City Council

Jennifer Landry - Mayor Pro Tempore

Ordinance 2025-04 PRESENTED TO THE MAYOR PURSUANT TO HRC § 2-11(A), this ___ day of _____, 2025 at ___:___, ___ M.

Dana LeJeune, Clerk of the City Council

I DO HEREBY ACT TO ___ ADOPT / ___ VETO THIS ORDINANCE, this ___ day of _____, 2025 at ___:___, ___ M, by my signature below.

David McDavid, Mayor

EXHIBIT "A" - Attached to Ordinance 2025-05

Sec. 14-6. Fees for permits and licenses.

The following fees are required for permits and licenses:

(1) *City license fee:* Contractors who are required by law to obtain a license to do business from the city shall pay the following license fees:

- a. Initial license fee: \$150.00
- b. Annual renewal fee: \$100.00

(2) *Fees for plan reviews:*

- a. Residential: \$50.00
- b. Commercial: \$.03 per sq. ft. or minimum of \$75.00

Review of plans for remodel will be considered to be included in the permit fee, unless the remodel is more than 50 percent of the value of the home or commercial structure, in which event the above fees will apply. Once the review has been completed, no fees will be refunded.

(3) *Residential and commercial building permits:*

- a. Proof of Permit Card Fees (per card) \$5.00
- b. *Residential building permit for new construction and remodel:* Fifty dollars minimum flat rate or \$0.25 per square foot of living area and \$0.10 per square foot of area other than living area. The fee for remodel projects will be based on either the square foot method or the fee schedule referenced in this section.
- c. *Commercial building permit for new construction and remodel:* Permit fee will be based on contract cost. A legal contract will have to be presented at the time of permitting or the living area square footage will be valued at \$75.00 per square foot and \$10.00 per square foot of other area. The following fee schedule shall apply:

Under \$100,000.00 - \$100.00 Greater
Plus, per thousand \$3.00
\$100,001.00—\$500,000.00 \$400.00
Plus, per thousand \$2.00
Over \$500,000.00 \$1,300.00

Plus, per thousand\$1.50

(4) *Plumbing permits:*

a. Minimum flat rate fee: \$50.00

b. The following fixture fees shall apply:

First fixture: \$10.00

Bathtub: \$10.00

Hot water heater: \$10.00

Lavatory: \$10.00

Shower/bath: \$10.00

Water closet: \$10.00

Urinal or bidet: \$10.00

Sink: \$10.00

Dishwasher: \$10.00

Garbage disposal: \$10.00

Washing machine: \$10.00

A/C drain: \$10.00

Sewer—City or other: \$50.00

Gas: \$10.00

Floor drain: \$10.00

Drinking fountain: \$10.00

Lawn sprinkler: \$40.00

Over 100 fixtures: \$7.00 each

c. *Other plumbing fees:*

Mobile home: \$50.00

Swimming pool: \$75.00

Sprinkler system: \$50.00

(5) *Heating and air-conditioning permits:* Fees shall be paid according to the following schedules:

a. Minimum flat rate fee: \$50.00

b. The following cooling/heating unit fees shall apply:

0—4 tons A/C: \$65.00

5—9 tons A/C: \$90.00

10 tons A/C and over: \$8.00 per ton

Heating system: \$45.00

Heater over 25 tons: \$30.00 plus \$8.00 per ton

Refrig. 0—4 h.p.: \$65.00

Refrig. 5—9 h.p.: \$90.00

Refrig. 10 tons and over: \$8.00 per ton

Refrig. cooler/freezer: \$65.00

Cooling tower: \$120.00

Cooling heating coil: \$20.00

c. *Other HVAC fees:*

Hoods: \$65.00

Commercial clothes dryer: \$45.00

Incinerator: \$65.00

Boiler: \$90.00

Fire extinguishing system: \$65.00

Mobile home: \$50.00

(6) *Electrical permits:*

a. Minimum flat rate fee: \$50.00

b. The following service fees shall apply:

Temp pole: \$50.00

60 amps or less: \$15.00

100 amps or less: \$20.00

200 amps or less: \$23.00

400 amps or less: \$25.00

600 amps or less: \$27.00

800 amps or less: \$30.00

1,000 amps or less: \$33.00

1,200 amps or less: \$36.00

1,400 amps or less: \$40.00

1,600 amps or less: \$45.00

1,800 amps or less: \$53.00

2,000 amps or less: \$65.00

Over 2,000 amps: \$70.00

c. The following circuits fees shall apply:

Branch circuit: \$6.00

Feeder circuit: \$10.00

d. The following motor installation fees shall apply:

Motor, less than 1 h.p.: \$7.00

Motor, 1—2 h.p.: \$10.00

Motor, 3—5 h.p.: \$13.00

Motor, 7.5—10 h.p.: \$15.00

Motor, 15—25 h.p.: \$18.00

Motor, 30—100 h.p.: \$25.00

Motor, 150—200 h.p.: \$30.00

Motor, 250+ h.p.: \$35.00

e. Other electrical fees:

Commercial Occupancy \$80.00

Residential Occupancy: \$50.00

Mobile home: \$30.00

Correct wiring: \$30.00

Signs and outside lighting: \$30.00

Swimming pools: \$30.00

Miscellaneous: \$30.00

(7) *All mobile home placements or occupancy:*

a. Mobile home occupancy: \$40.00

- b. Mobile home placement: \$25.00
- (8) *Swimming pools*: Flat rate fee: \$75.00.
- Builder is to call for "rough-in" and "final" inspection. Pool must be completely fenced before final inspection. Licensed electrician is required to obtain separate electrical permit.
- (9) *Reinspections*: Assessed at the following rates when the inspector is called out to do an inspection on a job when that job is not ready for the inspection, or where the deficient, nonconforming item(s) has not been corrected:
- a. First offense: \$50.00
 - b. Second offense: \$100.00
- Each subsequent offense will be increased in fifty dollar-increments for each reinspection.
- (10) *Expiration of permits and re-permitting fees*: Permits shall be valid for 180 days and may be renewed a maximum of three times. Once the original permit has expired, all original fees shall be required and will be assessed to allow for the issuance of permits after such expiration. The city inspector shall be granted the discretion to permit a one-time allowance per permit to reduce the assessment taking into consideration excessive bad weather, "good faith" efforts, or other events beyond the permittee's control to one-half of the original permitted fee. Existing permits shall be deemed to be original permits as of the date of final adoption of this revision so as to provide prospective application of all permits for expiration purposes only. The reissuance of a building permit after the expiration of 180 days shall be considered to be an original permit. The LSUCC in effect at the time of the issuance of the original permit shall control.
- (11) *Optional special inspections*: Flat rate fee: \$50.00.
- The city inspector may, upon special request, schedule a "special inspection" after hours, before hours, on weekends, or holidays. Fifteen dollars of the fee goes to the city to cover the cost of the use of the city vehicle by the inspector, and the remaining \$35.00 will be paid to the inspector.
- (12) *Charges for city maps*:
- a. Map only: \$5.00

- b. Map plus overlay of any one utility service (water lines, sewer, gas, etc.): \$20.00, \$5.00 for each additional utility service
 - c. Map plus school districts, flood zones, zoning, etc.: \$30.00
 - d. Map plus any single issue (fire hydrants, city limits, etc.): \$20.00.
- (13) *Charges for permits to build fences:* Flat rate fee: \$25.00.
- (14) *Transportation ("traffic") impact fees:*
- a. Minimum flat rate fee: \$40.00.
 - b. The following traffic impact fees shall apply:

LAND USE TYPE	UNIT	FEE PER UNIT
RESIDENTIAL	Regardless of size	\$200.00
MULTI-DWELLING		
Townhouse	Dwelling	\$550.00
Multi-Family	Dwelling	\$550.00
Mobile Home Park	Pad	\$300.00