

City of Bloomfield Hills Building Department Schedule of Fees

RESIDENTIAL FEES

Residential Building Plan Reviews

New Construction:	up to 8,000 sq. ft.	\$500
	8,000 - 12,000 sq. ft.	\$750
	12,001 - 20,000	\$1,000
	Over 20,000 sq. ft.	\$1,500
Additions:	Use new construction schedule	
Alterations:	Minor (no structural or foundation alterations)	\$50 / room
	Major (structural or foundation alterations)	\$75 / room (\$500 max)
Decks:	Decks no higher than two (2) feet above grade level	\$75
	Decks constructed higher than two (2) feet above grade level	\$125
Miscellaneous Reviews:		
	Minor Grading and Retaining Walls	\$100
	Accessory Structures	\$100
	In-ground Pools / Fences	\$100
	Revision Fees (3rd review)	\$100
	Revisions after permit	\$50

Trade Review Fees (Plumbing, Mechanical, Electrical) for Residential Projects

Additions / Alterations:	Up to 12,00 sq. ft.	\$100
	Over 12,00 sq. ft.	\$150
New Construction:	Up to 12,00 sq. ft.	\$100
	Over 12,00 sq. ft.	\$150

Residential Building Permit Fees

Addition / Alteration / Accessory Structure	\$1.00 / sq. ft.
Contractor Registration	\$15
Application Fee	\$50
Basement Waterproofing Permit	\$150 - (2 inspections)
Plumbing permit for subsoil drain if required	\$75 - (1 inspection)

Residential Building Permit Fees (continued)

Demolition:	
Interior Only	\$150 (Minimum)
Structure	\$250 (2 inspections)
Deck	\$150
Minimum Permit Fee (all)	\$150
Minor Grading and Retaining Walls Permit	\$150
New Construction Permit Fee	\$.45 / sq. ft.
Pool Permit Fee	
Dry Laid Deck	\$250 flat rate (2 inspections)
Poured Concrete	\$300 flat rate (3 inspections)
Deck Permit Fee	
Decks no higher than two (2) feet above grade level	\$300
Decks constructed higher than two (2) feet above grade level	\$400
*Note: each permit shall require no less than four (4) inspections	
Fence Permit (for pool installation)	\$150 flat rate (1 inspection)
Roofing, Window Rep., Siding/Veneer Rep. Permit	\$150 - (2 inspections)
Safety & Maintenance Permit	\$100
Side Yard Generator/Air Conditioner Permit	\$150 (1 inspection)
Tennis Courts/Sports Courts	\$250 (1 inspection)
Tree Removal Permit	\$50
Miscellaneous Residential Fees	
Additional Inspections	\$50
Open a closed permit	\$50
Re-Inspection Fee	\$50
Investigation Fee	\$175 (failure to obtain permit)
Project Completion (New Contractor):	
<u>Building Permit</u>	
Foundation approved/no rough inspections	50% of normal fee schedule*
Rough inspection completed	25% of normal fee schedule*
Only final inspection needed	10% of normal fee schedule*
	(*Minimum \$150)

Plan Review Fees

Copies of original plans	\$50	
Original plans w/changes	\$100	Plus see schedule for alterations
New structural plans		Regular fees apply

Trade Permit

Rough approved	50% of normal fee schedule
No rough approved	Regular fees apply

COMMERCIAL FEES

Commercial Plan Review Fees

Note: All fees are rounded to the next \$50.

Build Outs / Alterations:	Up to 10,000 sq. ft.	\$.08 sq. ft.
	10,001 to 20,000 sq. ft.	\$.07 sq. ft.
	20,000 + sq. ft.	\$.06 sq. ft.
New Construction:		\$.10 sq. ft.

Trade Review Fees (Plumbing, Mechanical, Electrical) for Commercial Projects

Interior Alterations	Up to 10,000 sq. ft.	\$100 each trade
	10,001 to 20,000 sq. ft.	\$200 each trade
	20,000 + sq. ft.	\$300 each trade
New Construction	Up to 10,000 sq. ft.	\$250 each trade
	10,001 to 20,000 sq. ft.	\$500 each trade
	20,000 + sq. ft.	\$750 each trade

Commercial Building Permit Fees

Application Fee	\$50
Building Permit Fee (Shell Only)	
Up to 10,000 sq. ft.	\$.55 / sq. ft.
10,001 to 20,000 sq. ft.	\$.50 / sq. ft.
Over 20,000 sq. ft.	\$.45 / sq. ft.

Building Permit Fee for Interior Build Out (from shell)	
Up to 10,000 sq. ft.	\$.35 / sq. ft.
10,001 to 20,000 sq. ft.	\$.30 / sq. ft.
Over 20,000 sq. ft.	\$.25 / sq. ft.
Building Permit Fee for Interior Renovations / Alterations	
Alterations to an existing suite, no structural changes	\$.25 / sq. ft.
Alterations to an existing suite with structural changes	\$.50 / sq. ft.
Additions to an existing building	\$.75 / sq. ft.
*Note: The \$150 minimum permit fee would still apply in all instances.	
New Construction Permit Fee	\$.70 / sq. ft.

Miscellaneous Commercial Fees

Additional Inspections	\$50
Reinspection Fee	\$50
Investigative Fee (working without permit)	\$175
Sign Permit Fee	
Ground Sign	\$125 (2 inspections)
Wall Sign	\$75 (1 inspection)

BUILDING BOND SCHEDULE

New, single-family residence	\$2,500
Multiple and/or Condominiums	\$2,500 (each unit)
Residential Additions / Accessories	\$1,000
Residential Alterations:	
Exterior alterations, Major	\$1,000
Exterior alterations, Minor	\$250
Interior alterations, Major	\$1,000
Interior alterations, Minor	\$500
Swimming pools, tennis/sports courts	\$1,000
Residential Deck	\$500
Roofing, Window Replacement, Siding and Veneer	
Replacement, & Basement Waterproofing	\$250
New commercial/office building	\$5,000
Alteration or commercial/office space	\$1,000

	Vacant suite build-out (new construction)	\$1,000
	Demolition	
	Residential	\$500
	Commercial (Non-residential)	\$1,000
CONSULTANT ESCROW		
	Major (rezoning, site condos, commercial development, etc.)	\$5,000
	Minor (new SF home, additions +600 sq. ft., etc.)	\$2,500
	Administrative (signs, front yard fence/gate, etc.)	\$1,500
MISCELLANEOUS BUILDING FEES		
Vacant Property Permits		
	Registration	\$25
	Re-registration or revised registration	\$25
	Safety & Maintenance additional inspection - Building	\$50
	Safety & Maintenance additional inspection - Trades	\$50 (each)
	Re-inspection by building or trades	\$50 (each)
	Annual re-inspection of structure	\$50
	Safety & Maintenance Permit	\$100
Soil and Erosion Permits		
	Major development	
	Application fee	\$50
	Plan review fee	\$250
	Permit fee	\$50
	Inspection escrow	\$2,500
	Minor development	
	Application fee	\$50
	Plan review fee	\$100
	Permit fee	\$50
	Inspection escrow	\$1,000
	Minor projects	
	Application fee	\$50
	Plan review fee	\$50
	Permit fee	\$50
	Inspection escrow	\$500

Very low priority	
Application fee	\$50
Plan review fee	\$50
Permit fee	\$50
Inspection escrow	\$250

***Note: Performance bond - a cash or surety bond payable to the city, in an amount equal to the cost of all soil erosion and sedimentation control activities covered by such application.**

Right of Way Permits

Disruption permit	
Application & review processing fee	\$1,250
Disruption permit fee (for each week or fraction of week disruption is scheduled to occur)	\$350
Time extension on disruption permit	\$350
Use permit	
Application & review processing fee	\$1,250
Permit fee:	
(based on lineal ft. of ROW occupied)	
aerial improvements	\$.25 / sq. ft.
underground improvements	\$.40 / sq. ft.
Permit fee:	
(not measured by lineal ft. (multiple locations))	
aerial improvements	\$1.00 / sq. ft.
underground improvements	\$1.60 / sq. ft.
minimum per location fee	\$15
Fee for using ROW without a permit	\$100 / day
Residential ROW	\$250