

VILLAGE OF CORRALES
PROPOSED BUILDING
PERMIT FEES



April 13th, 2021

BUILDING PERMIT CHARGES OVERVIEW

The calculation of fees for builders and contractors involves a permit fee schedule and a valuation table with construction costs per square foot for a variety of structures. The Village is amending building permit fees to make them more consistent for builders, homeowners and Village staff. Typically our fees involve one-family residential homes, remodels and/or additions.

A. BUILDING VALUATION DATA

On page 3 the Building Valuation Data Table and Square Foot Construction Costs is shown. This table is used to determine the valuation of proposed construction types. The valuation is used as a consistent method of determining fees. Currently we follow the 2015 International Building Code Square Foot Construction Costs Table as modified by the Regional Cost Multiplier for New Mexico, as shown in Exhibit A. The Village adopted the Square Foot Construction Costs Table on page 3, which comes from the International Building Code Council's Journal of 2009. This is to remain unchanged.

B. BUILDING PERMIT FEE SCHEDULE

The top of page 4 contains the Building Permit Fee Schedule. This Schedule originated from the 1997 Uniform Building Code and is presently being used. **This schedule will remain unchanged.** The figures in this table were compared to several other jurisdictions and it was determined the figures in the present table work well. To increase clarity and consistency, a couple items are being added to the Building Permit Fee Schedule. Pools are being removed from the Special Permit Fees Schedule and will be now be based off of value. Reroofs are being removed from the Special Permit Fees Schedule and will be now be based off of value.

C. SPECIAL PERMIT FEES AND INSPECTIONS SCHEDULE

The bottom of page 3 is the proposed Special Permit Fees and Inspections Schedule. This table indicates fees to be charged that are not outlined in the Building Valuation Data Table. Part of this table was developed from an existing table used previously for these fees. The cost was raised from \$47 to \$55 per hour for inspections in 2009. Fence permits will remain the same due to many issues which have been raised by many residents, Councilors, and P&Z Commissioners. The fence fee is based on \$55.00 per hour charge using three hours of staff time: 1 hour for plan review, 1 hour for 1st inspection to prove proper location with footing inspection and 1 hour for final inspection at a total of \$165. As stated above, Pools and Reroofs will be removed from the Special Permit Category and will be based off of the valuation of the project and use Building Permit Fee Schedule. Ground mounted solar will be added to

the Special Permit section for a flat rate of \$250. Roof mounted solar will be added to the Special Permit section for a flat rate of \$150.

D. SPECIFIC BUILDING VALUATION DATA

Page 3 also shows a table for specific Building Valuation. The only data in this table is roof conversions. The present valuation amount is \$9.50 and will remain unchanged.

E. PLAN REVIEW FEES

As shown in the Building Permit Fee Schedule, a plan review fee can be charged for both residential and commercial buildings. The residential plan review fee will be an additional 50% of the building permit fee. The commercial plan review fee will be an additional 75% of the building permit fee. Plan review fees will be assessed **to any new construction (barns, greenhouses, attached or detached garages, single family dwellings, etc.)**, additions, remodels with drawings and accessory buildings. In addition commercial remodels or tenant improvements will be assessed a plan review fee.

Items that may not be assessed a plan review fee dependent on scope and size are pools, window/door replacements, demolition, portals, carports, solar or any other special permits listed in the table.

F. EXAMPLE OF FEES FOR CONSTRUCTION OF A 5000 SQ. FT. RESIDENCE

EXISTING FEE EXAMPLE 5000 SQFT SINGLE FAMILY DWELLING

Determine Valuation: $5000\text{sqft} \times 101.95 = \$509,750.00$ (Using Valuation Table: R-3, 5B)

Use Building Permit Fee Schedule:

\$3,233.75 for the first \$500,000

\$9,750 remaining

\$4.75 for each additional \$1000 or fraction thereof $(9,750 / 1,000 = 9.75)$

$\$3,233.75 + (9.75 \times \$4.75) = \$3,233.75 + 46.21 = \3279.96

Add Plan Review Fee

$\$3279.96 \times 50\% = \1639.98

Total Permit Cost

$\$3279.96 + \$1639.98 = \$4914.94$

a, b, c, d

Effective July 1, 2009

Group (2006 International Building Code)	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1 Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
A-1 Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2 Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2 Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3 Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3 Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4 Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1 Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2 Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1 High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	0.00
H234 High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5 HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1 Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2 Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	0.00	247.66	223.51	0.00
I-2 Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	0.00	166.08	143.05	0.00
I-3 Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4 Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1 Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2 Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3 Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4 Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1 Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2 Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

- a. Private garages, carports, porches, use Utility, miscellaneous
- b. Unfinished basements (all group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. not permitted

SPECIFIC BUILDING VALUATION DATA	
Roof Conversions	\$9.50sqft

VILLAGE OF CORRALES BUILDING PERMIT FEE SCHEDULE			
TOTAL VALUATION	BUILDING FEE	RESIDENTIAL PLAN REVIEW FEE	COMMERCIAL PLAN REVIEW FEE
\$1.00 to \$500.00	\$23.50	50%	75%
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	50%	75%
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	50%	75%
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	50%	75%
\$50,001.00 to \$100,000.000	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	50%	75%
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	50%	75%
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	50%	75%
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof.	50%	75%

SPECIAL PERMIT FEES AND INSPECTIONS		
1	Any building permit for which no fee is specifically indicated (minumum 2 hours)	\$55/hour
2	Inspections for which no fee is specifically indicated (minimum one half hour)	\$55/hour
3	Inspections ouside of normal business hours (minimum 2 hours)	\$55/hour
4	Re-inspection fee assessed	\$55/hour
5	Additional plan review required by changs, additions, or revisions to approved plans (minimum one half hour)	\$55/hour
6	Hot Tub, Spas	\$110
7	Mobile Homes, Manufactured Homes	\$110
8	Fences which are placed within the required setback area	\$165
9	Ground Mounted Solar	\$250
10	Roof Mounted Solar	\$150