

Zoning and Building Fee Schedule

Last updated: 08/08/16

Planning & Zoning Fees	
Rezoning	\$750
Special Land Use	\$500
Site Plan Review	\$75 application fee Non-refundable internal review fee: .005 * development cost Consultant review escrow: .01 * development cost No performance bond required
Variance	\$250
Lot Split	\$100/parcel
Sidewalk Café	\$25

Building Permit Fees	
New construction	Based on ICC permit fee schedule (gross area and type of construction)
Renovations/additions	Based on ICC permit fee multiplier and cost of the project
Plan Review	Renovations: Up to \$30,000 value: No fee \$30,000+ : \$100 New construction/Additions: Up to \$30,000 value: \$100 \$30,000-\$500,000: .0015 * cost of the project Over \$500,000: .001 * cost of the project
Sign	\$100 (no performance bond required)
Demolition	Residential: \$100 Industrial/commercial: \$150
Mobile-Home Set Up	\$75
Deck/porch	\$100
Pools	\$100
Re-Roof	\$100
Re-inspection fee	\$0 for first re-inspection, \$75 for each subsequent inspection
Working Prior to Permit	Double the cost of the required permit

Bonds	
Performance Bonds Refundable upon completion of project	New Single Family Dwelling: \$1000 Cost of Construction \$1000-\$4999: \$250 Cost of Construction \$5000-\$14999: \$750 Cost of Construction > \$15000: 5% of total project cost No performance bond required if site plan review has been completed

Rental Registration: \$25 fee is waived for existing rentals that are sold/transferred to a new owner and re-registered within 30 days of the transfer

Sanitary Sewer Readiness-To-Serve	
Meter Size	Bi-Monthly Charge
5/8	\$10.25
3/4	\$13.50
1	\$21
1 1/2	\$42.75
2	\$70
3	\$133
4	\$218
6	\$420
Sewer usage rate	\$3.75 per 1,000 gallons

Water Readiness-To-Serve	
Meter Size	Bi-Monthly Charge
5/8	\$14.95
3/4	\$21.50
1	\$36
1 1/2	\$70.50
2	\$120
3	\$237
4	\$384
6	\$730
Water usage rate	\$4.10 per 1,000 gallons

Capital Charges	
New water	\$3,000
New sewer	\$3,000



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Tim Schmitt- Community Development Director

TSchmitt@CityofHowell.org

611 E Grand River Ave.

Howell, MI 48843

517-546-3861 fax 517-546-6030

M-F 8 am to 5 pm

The Community Development

Department facilitates and promotes high quality growth and development in the City. Department staff is charged with maintaining high professional standards, quick response times, and customer friendly service. The Department is responsible for coordinating long range planning, current planning and zoning, code enforcement, building inspection, economic development, neighborhood development, brownfield redevelopment. The department provides support to the Planning Commission, Board of Zoning Appeals, and the City Manager.

[Read the 2015 Master Plan and Community Profile](#)

Building Department Inspections - Monday -



Friday 24 hour notice required.

**John Donahue - Code Enforcement
(Part Time)**
Enforcement@CityofHowell.org
517-546-3861

Building and Permits

[Permit forms and guidelines](#)

[Building, planning & zoning fee schedule](#)

In accordance with Public Act 230 of 1972, State of Michigan Construction Code Act, the City of Howell Community Development Department is charged with the administration and enforcement of the Michigan Building Code.

Building permits are required for all construction projects including (but not limited to): roofing, decks, fencing, new construction, renovations/additions, demolitions and signs.

PERFORMANCE BONDS

NOTE: Effective May 31, 2013 the Howell City Council adopted an Ordinance that applies performance bonds to all permits. Information and specifics can be found at the following [link](#).

Keeping of Chickens

Effective October 28, 2013 the City of Howell allows residents to apply for a permit to keep chickens on their property. The maximum number of chickens allowed is six, no roosters are allowed, and the permit application must be accompanied by the signature of all abutting property owners. More information can be found in [Ordinance #883](#).

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Plans and Publications

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[NEW! City of Howell Community Profile 2015](#)

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[NEW! DRAFT Form Based Code for South Michigan Ave. Corridor](#)

[City of Howell Zoning Map](#) (updated December, 2013)

[City of Howell Code of Ordinances](#) (note: The Zoning Ordinance is found under Part Twelve, Title Six)

[Downtown Howell Market Study](#)

[South Michigan Avenue Corridor Plan, March 2008](#)

[Crosstown Trail Study](#)

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Planning Commission Meeting dates:

All meetings 3rd Wednesday of every month

7 p.m. - City Council Chambers

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[2016 Meetings](#)

January 20

February 17

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Rental Rehabilitation Program

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May 7th Meeting Announcement

[May 7th Informational Handouts](#)

BOARD OF ZONING APPEALS

[Rental Registration Forms and Applications](#)

Code Enforcement

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[Code Enforcement Complaint Form](#) (please email to enforcement@ci.howell.mi.us)

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