

CITY OF VAN BUREN, ARKANSAS

ORDINANCE NO. 18 -2024

BE IT ENACTED BY THE CITY COUNCIL, FOR THE CITY OF VAN BUREN, ARKANSAS AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE AMENDING THE VAN BUREN MUNICIPAL CODE FOR THE PURPOSE OF AMENDING THE BUILDING PERMIT FEES FOR BUILDING CONSTRUCTION, SIGN CONSTRUCTION, MOVING AND DEMOLITION PERMITS, ROOFING AND SIDING PERMITS, SOLAR PERMITS, POOL PERMITS, FENCING PERMITS, DRIVEWAY PERMITS AND RETAINING WALL PERMITS, AND OTHER RELATED PROJECTS REQUIRING A BUILDING PERMIT AND REPEALING ALL ORDINANCES IN CONFLICTS THEREWITH.

WHEREAS, the Van Buren City Council has determined that it is in the best interest of the city of Van Buren and its citizens to update the fee schedules associated with building and sign construction to better reflect the costs for providing oversight of such construction and related work; and

WHEREAS, section 11.04.7 of the Van Buren municipal code authorizes the City Council to establish a fee for each building permit issued according to a schedule established by the City Council; and

WHEREAS, the Van Buren planning commission held five public hearings for the purpose of reviewing the building permit fees and recommended revisions to the existing fee schedule. The public hearings were held on March 5th, 2024, April 2nd, 2024, May 7th, 2024, July 2nd, 2024, and September 3rd, 2024; and

WHEREAS, following the September public hearing a majority vote of the entire planning commission approved a permit fee schedule to be forwarded to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VAN BUREN, ARKANSAS, THAT:

SECTION 1: The Consolidated Schedule of Permit Fees attached hereto as “Exhibit A” and incorporated herein as if set forth word for word, is hereby adopted.

SECTION 2: Section 11.32.08 Fees of the Van Buren Municipal Code is amended to read as follows:

- A. For residential construction (single-family and duplex, new construction, remodel, repair, additions, alternations). Multiple duplexes on the same lot or parcel are a multi-family development. See “Exhibit A” Consolidated Schedule of Permit Fees.
- B. For Nonresidential construction (multi-family, commercial, industrial, institutional, etc. new construction, remodel, repair, additions, alterations). See “Exhibit A” Consolidated Schedule of Permit Fees.
- C. Fifteen (15) per cent of each building permit fee for residential and nonresidential construction described in paragraphs A and B of this section and for swimming pool

permits shall be appropriated and deposited in the Sidewalk Construction and Maintenance Fund.

- D. Any owner or an authorized agent who commences any work without first obtaining the required permit shall be subject to a permit fee of \$250.00 plus the required permit fee or double the required permit fee which is greater.

SECTION 3: Section 11.32.09 is amended to read as follows:

Reinspection fees. If any building or structure fails for any reason, to pass the Building Inspector's inspection and the Building Inspector must re-inspect said building or structure, there will be an additional charge of Fifty Dollars (\$50.00) for each inspection.

SECTION 4: Section 7.68.06, Fees paragraph, of the Van Buren Municipal Code is amended to read as follows:

Fees - No permit shall be issued until the appropriate application has been filed and fees have been paid for each sign installed. The permit fees to be paid shall be in accordance with the Consolidated Schedule of Permit Fees in section 11.32.08 of this Code.

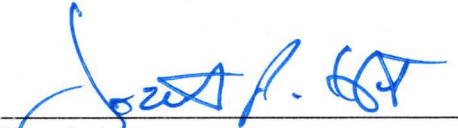
SECTION 5: All laws, ordinances, resolutions, or parts of same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6: The various provisions and parts of this Ordinance are hereby declared to be severable, and, if any section or part of a section, or any provision or part of a provision herein, is declared to be unconstitutional, inappropriate, or invalid by any court of competent jurisdiction such holding shall not invalidate or affect the remainder of this Ordinance and to that extent the provisions hereto are declared to be severable

SECTION 7: The effective date of this Ordinance is December 1, 2024.


IN WITNESS WHEREOF, the City of Van Buren, Arkansas, by its City Council, did pass, approve, and adopt, by a vote of 5 for and 0 against, the foregoing Ordinance at its meeting held on the 23rd day of September 2024.





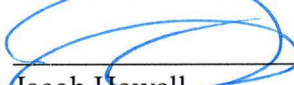
Joseph P. Hurst
Mayor

ATTESTED:



Shawna Reynolds
Clerk/Treasurer

APPROVED AS TO FORM:



Jacob Howell
City Attorney



“Exhibit A”

Consolidated Schedule of Permit Fees

The definition of the term “cost of construction” includes all labor, material, subcontracts, overhead, profit and other costs necessary to properly complete the job for its intended use. All permit cost of construction valuations shall include all sitework including parking lots.

The term “multi-family” shall mean three (3) or more dwelling units in one or more buildings on the same lot or parcel of land.

The minimum cost of construction valuations for new residential construction shall be as set forth in the following chart unless modified by the method as described in the next sentence:

0	To	1,800 Square feet	=	\$140 per square foot
1,801	To	2,500 square feet	=	\$150 per square foot
2,501	To	3,500 square feet	=	\$175 per square foot
3,501 and larger			=	\$200 per square foot

1. The square footage is calculated based on the conditioned space (heated and cooled) of the house.

When a claim is made that the foregoing costs are not appropriate to the project, the owner/contractor must establish a lesser figure by using the current Marshal and Swift Evaluation report or the current International Code Council Building Evaluation Data.

The following fee schedule is adopted:

1. Residential construction (single-family and duplex, new construction, remodel, repair additions, alterations). A duplex is a single structure on a lot or parcel of land. Multiple duplexes on the same lot or parcel of land is considered a multi-family development.

\$50.00 – \$500.00.....	\$20.00
\$501.00 - \$1,000.00.....	\$30.00
\$1,001.00 - \$1,500.00.....	\$40.00
\$1,501.00 - \$2,000.00.....	\$50.00
\$2,001 - over.....	\$2 for each \$1,000 valuation or fraction thereof with a \$60 minimum fee

2. Nonresidential construction (Multifamily, commercial, industrial, institutional, etc. new construction, remodel, repair, additions, alterations):

\$50.00 – \$500.00.....	\$20.00
\$501.00 - \$1,000.00.....	\$40.00
\$1,001.00 - \$1,500.00.....	\$50.00
\$1,501.00 - \$2,000.00.....	\$60.00
\$2,001 - over.....	\$3 for each \$1,000 valuation or fraction thereof with a \$70 minimum fee

3. Sign Permitbased on cost of construction for nonresidential construction.

4. Moving Permit \$100.00

5. Demolition Permit \$100.00 plus a refundable \$2,000 bond

6. Roofing and Siding

a. Residential.....\$100.00

b. Nonresidential..... based on Cost of construction for nonresidential construction (\$100 minimum)

7. Solar Projects

a. Residential\$150.00

b. Nonresidential.....based on Cost of construction for nonresidential construction (\$150 minimum)

8. Pools

a. Residential\$100.00

b. Nonresidential.....based on cost of construction for nonresidential construction (\$100 minimum)

9. Fencing \$50.00

10. Driveways

.....\$100.00

Note: A separate Driveway permit is not required when a building permit is issued for "new" residential or nonresidential construction.

11. Retaining Walls

a. Residential.....\$100.00

b. Nonresidential.....based on Cost of Construction for nonresidential construction (\$100 minimum)

12. Reinspection\$50.00

