

Oakley City Council Staff Report



New Construction Building Valuations

To: Oakley City Council
From: Stephanie Woolstenhulme, City Planner
Date of Meeting: March 27, 2024
Type of Item: Legislative Action

2009 Adopted Current Valuation/Fee Schedule

Building Valuations

Agricultural Buildings: \$20 per square foot

Residential based on sq ft.

250-1300 = \$98.95 to

3001 and up = \$116.76

Permit Fees (based on above valuation)

\$501 - \$2,000 \$24 for the first \$500 plus \$3 for each additional \$1000

\$2,001 - \$40,000 \$69 for first \$2,000 plus \$11 for each additional \$1000

\$40,001 - \$100,000 \$487 for first \$40,000 plus \$9 for each additional \$1000

\$100,001 - \$500,000 \$1,027 for first \$100,000 plus \$7 for each additional \$1000

\$500,001-\$1,000,000 \$3,827 for the first \$500,000 plus \$5 for each additional \$1000

\$1,000,001 – to \$5 million \$6,327 for the first \$1,000,000 plus \$3 for each additional \$1000

Agricultural: \$6 per \$1000 of valuation

Garages: \$37.87 per square foot

Plumbing fee: \$0.025 per square foot

Mechanical fee: \$0.025 per square foot

Electrical fee: \$0.03 per square foot

State Sales tax: 1%

2024 Proposed Building Valuation/Fee schedule

Building Valuations

Agricultural Buildings: \$20 per square foot

Residential based on International Residential/Building Code

Primarily "VB" building – residential \$167.37 per square foot

Permit Fees (based on valuation)

Less than \$2000 \$24 for the first \$500 plus \$4 for each additional \$100

\$2001 - \$25,000 \$76.50 for the first \$2000 plus \$16.50 for each additional \$1000

\$25,001-\$50,000 \$456 for the first \$25,000 plus \$10.10 for each additional \$1000

\$50,001-\$100,000 \$756 for the first \$50,000 plus \$8.50 for each additional \$1000

\$100,001-\$500,000 \$1,181 for the first \$100,000 plus \$6.50 for each additional \$1000

\$500,000-\$1,000,000 \$3,781 for the first \$500,000 plus \$5.50 for each additional \$1000

\$1,000,001 and up \$6,531 for the first \$1,000,000 plus \$4.50 for each additional \$1000

Agricultural: \$6 per \$1000 of valuation

Garages: \$49.88 per square foot
 Plumbing fee: \$10 + \$0.03 per square foot
 Mechanical fee: \$10 + \$0.03 per square foot
 Electrical fee: \$10 + \$0.035 per square foot
 State Sales Tax: 1%

For example:

3,500 sq foot residential building

Old fee schedule

Valuation: 3500 x \$116.76 = \$408,660
 Fees: \$1,027 for first \$100,000
 \$308,600/\$1000 = 308.6 x 7 = \$2160.20
 \$1027 + \$2160.20 = \$3187.20
 Plumbing: 3500 x .025 = \$87.50
 Mechanical: 3500 x .025 = \$87.50
 Electrical: 3500 x .03 = \$105

 Total: \$3467.20
 City take 10%: \$346.72

Proposed fee schedule

Valuation: 3500 x \$167.37 = \$585,795
 Fees: \$3781 for first \$500,000
 \$85,795/\$1000 = 85.8 x \$5.50 = \$471.87
 \$3781 + 471.87 = \$4252.87
 Plumbing: 3500 x .03 = \$105
 Mechanical: 3500 x .03 = \$105
 Electrical: 3500 x .035 = \$122.50

 Total: \$4585.37
 City take 10%: \$458.54

Reasons for increasing building valuations/fees:

- Stick with current cost of construction
 - Less of a large scale jump down the road
- Increased revenue for the city
- Cover competitive wages for building official and inspector
 - This will be even more imperative down the road when we need to bring on a new individual for either of these positions
- Help control growth

Other Local City Comparisons:

- Kamas – old fee schedule
- Francis – old fee schedule
- Summit County – similar to old schedule. Similar valuation calculation but fees calculated at a rate of .0075 of valuation.

- **Coalville – same as proposed fee current IRC/IBC building valuations.**
- **Henefer – old fee schedule**

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schedule. They have listed that they will follow