

ACTION NO. _____

ITEM NO. G.1

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER

MEETING DATE: May 28, 2024

AGENDA ITEM: ORDINANCE AMENDING CHAPTER 7 (BUILDING REGULATIONS), ARTICLE V (FEES), SECTION 7-71 (BUILDING PERMIT FEES) OF THE ROANOKE COUNTY CODE

SUBMITTED BY: Peter S. Lubeck
County Attorney

APPROVED BY: Richard L. Caywood
County Administrator

ISSUE:

Amendment to Section 7-71 of the Roanoke County Code.

BACKGROUND:

Section 7-71 of the Roanoke County Code, last amended in September 2004, establishes the fee schedule for building and demolition permits by incorporating, by reference, the fee schedule attached to ordinance No. 092804-7 (adopted by the Board of Supervisors on September 28, 2004).

DISCUSSION:

It is proposed that, after 20 years with no increase, the Board approve fee increases for building permit fees. Insofar as the County code references the fee schedule adopted in 2004, the code must be amended to reference a newly adopted fee schedule.

It is proposed that under the new fee schedule, building fees would be as follows:

- 1) for structures valued from \$1,000 to \$100,000, a “base fee” of \$40 shall be imposed, along with a “multiplier” of \$6 per each \$1,000 of value, beginning at \$6,000 of value;
- 2) for structures valued from \$101,000 to \$500,000, a “base fee” of \$610 shall be imposed, along with a “multiplier” of \$2.50 per \$1,000 of value;
- 3) for structures valued from \$501,000 to \$1,000,000, a “base fee” of \$1,610 shall be imposed, along with a “multiplier” of \$1.50 per \$1,000 of value; and

4) for structures valued over \$1,000,000, a “base fee” of \$2,360 shall be imposed, along with a “multiplier” of \$0.50 per \$1,000 in value.

Attached to this report are two charts:

A) a comparison chart, showing the current fees charged, compared to the proposed fees, along with applicable state and technology fees for building projects, and

B) a chart showing the new proposed fee schedule, as it will be attached and incorporated by reference to the proposed ordinance amending the County Code

FISCAL IMPACT:

Based on the average fees collected in prior years, we anticipate an increase in the range of \$160,000 +/- of building fees collection for fiscal year 2024/25.

STAFF RECOMMENDATION:

Staff recommends that the Board conduct the required public hearing on this matter and subsequently approve ordinance as proposed.

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE
COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION
CENTER ON TUESDAY, MAY 28, 2024

**ORDINANCE AMENDING CHAPTER 7 (BUILDING REGULATIONS),
ARTICLE V (FEES), SECTION 7-71 (BUILDING PERMIT FEES) OF THE
ROANOKE COUNTY CODE**

WHEREAS, Section 7-71 of the Roanoke County Code, last amended in
September 2004, establishes the fee schedule for building and demolition permits by
incorporating, by reference, the fee schedule attached to Ordinance No. 092804-7; and

WHEREAS, after 20 years with no increase, and upon recommendation of the
Director of Development Services and the Building Commissioner, it is proposed that the
Board adopt an updated fee schedule for building fees as set forth on the attached fee
schedule; and

WHEREAS, the County Code references the fee schedule adopted in 2004, the
Code must be amended to reference the newly adopted fee schedule; and

WHEREAS, the first reading of this ordinance was held on May 14, 2024, and the
second reading and public hearing were held on May 28, 2024.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, that
the Roanoke County Code is hereby amended to read and provide as follows:

Sec. 7-71. - Building permit fees.

Permit fees are determined by calculating a value of construction. In order to derive this
valuation, the square footage of the structure is multiplied by the building construction value
base rates as adjusted annually by the county real estate valuation office.

An estimated cost of construction is obtained from the applicant and is used to determine the
permit fees for applications that do not correspond to the square footage construction value

base rates as described above. This includes, but is not limited to, interior and exterior alterations, roofing and siding construction, and demolitions.

There is hereby established the following schedule for fees for building and demolition permits as set out on Attachment A to Ord. No. ~~092804~~ 7052824-.

This ordinance shall be in full force and effect from and after its adoption.

Proposed Building Permit Fees Increase
4/1/2024 for 2024/2025 FY
Roanoke County, VA

Valuation		Fee		State	Tech	Total Charge
Min Cost		Current	Proposed (\$40)	2%	5%	
Base		\$ 30.00	\$ 40.00	\$ 0.80	\$ 2.00	\$ 42.80
\$ 1,000.00		\$ 30.00	\$ 40.00	\$ 0.80	\$ 2.00	\$ 42.80
\$ 2,000.00		\$ 30.00	\$ 40.00	\$ 0.80	\$ 2.00	\$ 42.80
\$ 3,000.00		\$ 30.00	\$ 40.00	\$ 0.80	\$ 2.00	\$ 42.80
\$ 4,000.00		\$ 30.00	\$ 40.00	\$ 0.80	\$ 2.00	\$ 42.80
\$ 5,000.00		\$ 30.00	\$ 40.00	\$ 0.80	\$ 2.00	\$ 42.80
\$ 6,000.00		\$ 36.00	\$ 46.00	\$ 0.92	\$ 2.30	\$ 49.22
\$ 7,000.00		\$ 42.00	\$ 52.00	\$ 1.04	\$ 2.60	\$ 55.64
\$ 8,000.00		\$ 48.00	\$ 58.00	\$ 1.16	\$ 2.90	\$ 62.06
\$ 9,000.00		\$ 54.00	\$ 64.00	\$ 1.28	\$ 3.20	\$ 68.48
\$ 10,000.00		\$ 60.00	\$ 70.00	\$ 1.40	\$ 3.50	\$ 74.90
\$ 11,000.00		\$ 66.00	\$ 76.00	\$ 1.52	\$ 3.80	\$ 81.32
\$ 12,000.00		\$ 72.00	\$ 82.00	\$ 1.64	\$ 4.10	\$ 87.74
\$ 13,000.00		\$ 78.00	\$ 88.00	\$ 1.76	\$ 4.40	\$ 94.16
\$ 14,000.00		\$ 84.00	\$ 94.00	\$ 1.88	\$ 4.70	\$ 100.58
\$ 15,000.00		\$ 90.00	\$ 100.00	\$ 2.00	\$ 5.00	\$ 107.00
\$ 16,000.00		\$ 96.00	\$ 106.00	\$ 2.12	\$ 5.30	\$ 113.42
\$ 17,000.00		\$ 102.00	\$ 112.00	\$ 2.24	\$ 5.60	\$ 119.84
\$ 18,000.00		\$ 108.00	\$ 118.00	\$ 2.36	\$ 5.90	\$ 126.26
\$ 19,000.00		\$ 114.00	\$ 124.00	\$ 2.48	\$ 6.20	\$ 132.68
\$ 20,000.00		\$ 120.00	\$ 130.00	\$ 2.60	\$ 6.50	\$ 139.10
\$ 21,000.00		\$ 125.00	\$ 136.00	\$ 2.72	\$ 6.80	\$ 145.52
\$ 22,000.00		\$ 130.00	\$ 142.00	\$ 2.84	\$ 7.10	\$ 151.94
\$ 23,000.00		\$ 135.00	\$ 148.00	\$ 2.96	\$ 7.40	\$ 158.36
\$ 24,000.00		\$ 140.00	\$ 154.00	\$ 3.08	\$ 7.70	\$ 164.78
\$ 25,000.00		\$ 145.00	\$ 160.00	\$ 3.20	\$ 8.00	\$ 171.20
\$ 26,000.00		\$ 150.00	\$ 166.00	\$ 3.32	\$ 8.30	\$ 177.62
\$ 27,000.00		\$ 155.00	\$ 172.00	\$ 3.44	\$ 8.60	\$ 184.04
\$ 28,000.00		\$ 160.00	\$ 178.00	\$ 3.56	\$ 8.90	\$ 190.46
\$ 29,000.00		\$ 165.00	\$ 184.00	\$ 3.68	\$ 9.20	\$ 196.88
\$ 30,000.00		\$ 170.00	\$ 190.00	\$ 3.80	\$ 9.50	\$ 203.30
\$ 31,000.00		\$ 175.00	\$ 196.00	\$ 3.92	\$ 9.80	\$ 209.72
\$ 32,000.00		\$ 180.00	\$ 202.00	\$ 4.04	\$ 10.10	\$ 216.14
\$ 33,000.00		\$ 185.00	\$ 208.00	\$ 4.16	\$ 10.40	\$ 222.56
\$ 34,000.00		\$ 190.00	\$ 214.00	\$ 4.28	\$ 10.70	\$ 228.98
\$ 35,000.00		\$ 195.00	\$ 220.00	\$ 4.40	\$ 11.00	\$ 235.40
\$ 36,000.00		\$ 200.00	\$ 226.00	\$ 4.52	\$ 11.30	\$ 241.82
\$ 37,000.00		\$ 205.00	\$ 232.00	\$ 4.64	\$ 11.60	\$ 248.24
\$ 38,000.00		\$ 210.00	\$ 238.00	\$ 4.76	\$ 11.90	\$ 254.66
\$ 39,000.00		\$ 215.00	\$ 244.00	\$ 4.88	\$ 12.20	\$ 261.08
\$ 40,000.00		\$ 220.00	\$ 250.00	\$ 5.00	\$ 12.50	\$ 267.50

Valuation		Fee		State	Tech	Total Charge
Min Cost		Current	Proposed (\$40)	2%	5%	
\$ 41,000.00		\$ 225.00	\$ 256.00	\$ 5.12	\$ 12.80	\$ 273.92
\$ 42,000.00		\$ 230.00	\$ 262.00	\$ 5.24	\$ 13.10	\$ 280.34
\$ 43,000.00		\$ 235.00	\$ 268.00	\$ 5.36	\$ 13.40	\$ 286.76
\$ 44,000.00		\$ 240.00	\$ 274.00	\$ 5.48	\$ 13.70	\$ 293.18
\$ 45,000.00		\$ 245.00	\$ 280.00	\$ 5.60	\$ 14.00	\$ 299.60
\$ 46,000.00		\$ 250.00	\$ 286.00	\$ 5.72	\$ 14.30	\$ 306.02
\$ 47,000.00		\$ 255.00	\$ 292.00	\$ 5.84	\$ 14.60	\$ 312.44
\$ 48,000.00		\$ 260.00	\$ 298.00	\$ 5.96	\$ 14.90	\$ 318.86
\$ 49,000.00		\$ 265.00	\$ 304.00	\$ 6.08	\$ 15.20	\$ 325.28
\$ 50,000.00		\$ 270.00	\$ 310.00	\$ 6.20	\$ 15.50	\$ 331.70
\$ 51,000.00		\$ 275.00	\$ 316.00	\$ 6.32	\$ 15.80	\$ 338.12
\$ 52,000.00		\$ 280.00	\$ 322.00	\$ 6.44	\$ 16.10	\$ 344.54
\$ 53,000.00		\$ 285.00	\$ 328.00	\$ 6.56	\$ 16.40	\$ 350.96
\$ 54,000.00		\$ 290.00	\$ 334.00	\$ 6.68	\$ 16.70	\$ 357.38
\$ 55,000.00		\$ 295.00	\$ 340.00	\$ 6.80	\$ 17.00	\$ 363.80
\$ 56,000.00		\$ 300.00	\$ 346.00	\$ 6.92	\$ 17.30	\$ 370.22
\$ 57,000.00		\$ 305.00	\$ 352.00	\$ 7.04	\$ 17.60	\$ 376.64
\$ 58,000.00		\$ 310.00	\$ 358.00	\$ 7.16	\$ 17.90	\$ 383.06
\$ 59,000.00		\$ 315.00	\$ 364.00	\$ 7.28	\$ 18.20	\$ 389.48
\$ 60,000.00		\$ 320.00	\$ 370.00	\$ 7.40	\$ 18.50	\$ 395.90
\$ 61,000.00		\$ 325.00	\$ 376.00	\$ 7.52	\$ 18.80	\$ 402.32
\$ 62,000.00		\$ 330.00	\$ 382.00	\$ 7.64	\$ 19.10	\$ 408.74
\$ 63,000.00		\$ 335.00	\$ 388.00	\$ 7.76	\$ 19.40	\$ 415.16
\$ 64,000.00		\$ 340.00	\$ 394.00	\$ 7.88	\$ 19.70	\$ 421.58
\$ 65,000.00		\$ 345.00	\$ 400.00	\$ 8.00	\$ 20.00	\$ 428.00
\$ 66,000.00		\$ 350.00	\$ 406.00	\$ 8.12	\$ 20.30	\$ 434.42
\$ 67,000.00		\$ 355.00	\$ 412.00	\$ 8.24	\$ 20.60	\$ 440.84
\$ 68,000.00		\$ 360.00	\$ 418.00	\$ 8.36	\$ 20.90	\$ 447.26
\$ 69,000.00		\$ 365.00	\$ 424.00	\$ 8.48	\$ 21.20	\$ 453.68
\$ 70,000.00		\$ 370.00	\$ 430.00	\$ 8.60	\$ 21.50	\$ 460.10
\$ 71,000.00		\$ 375.00	\$ 436.00	\$ 8.72	\$ 21.80	\$ 466.52
\$ 72,000.00		\$ 380.00	\$ 442.00	\$ 8.84	\$ 22.10	\$ 472.94
\$ 73,000.00		\$ 385.00	\$ 448.00	\$ 8.96	\$ 22.40	\$ 479.36
\$ 74,000.00		\$ 390.00	\$ 454.00	\$ 9.08	\$ 22.70	\$ 485.78
\$ 75,000.00		\$ 395.00	\$ 460.00	\$ 9.20	\$ 23.00	\$ 492.20
\$ 76,000.00		\$ 400.00	\$ 466.00	\$ 9.32	\$ 23.30	\$ 498.62
\$ 77,000.00		\$ 405.00	\$ 472.00	\$ 9.44	\$ 23.60	\$ 505.04
\$ 78,000.00		\$ 410.00	\$ 478.00	\$ 9.56	\$ 23.90	\$ 511.46
\$ 79,000.00		\$ 415.00	\$ 484.00	\$ 9.68	\$ 24.20	\$ 517.88
\$ 80,000.00		\$ 420.00	\$ 490.00	\$ 9.80	\$ 24.50	\$ 524.30

Valuation		Fee		State	Tech	Total Charge
Min Cost		Current	Proposed (\$40)	2%	5%	
\$ 81,000.00		\$ 425.00	\$ 496.00	\$ 9.92	\$ 24.80	\$ 530.72
\$ 82,000.00		\$ 430.00	\$ 502.00	\$ 10.04	\$ 25.10	\$ 537.14
\$ 83,000.00		\$ 435.00	\$ 508.00	\$ 10.16	\$ 25.40	\$ 543.56
\$ 84,000.00		\$ 440.00	\$ 514.00	\$ 10.28	\$ 25.70	\$ 549.98
\$ 85,000.00		\$ 445.00	\$ 520.00	\$ 10.40	\$ 26.00	\$ 556.40
\$ 86,000.00		\$ 450.00	\$ 526.00	\$ 10.52	\$ 26.30	\$ 562.82
\$ 87,000.00		\$ 455.00	\$ 532.00	\$ 10.64	\$ 26.60	\$ 569.24
\$ 88,000.00		\$ 460.00	\$ 538.00	\$ 10.76	\$ 26.90	\$ 575.66
\$ 89,000.00		\$ 465.00	\$ 544.00	\$ 10.88	\$ 27.20	\$ 582.08
\$ 90,000.00		\$ 470.00	\$ 550.00	\$ 11.00	\$ 27.50	\$ 588.50
\$ 91,000.00		\$ 475.00	\$ 556.00	\$ 11.12	\$ 27.80	\$ 594.92
\$ 92,000.00		\$ 480.00	\$ 562.00	\$ 11.24	\$ 28.10	\$ 601.34
\$ 93,000.00		\$ 485.00	\$ 568.00	\$ 11.36	\$ 28.40	\$ 607.76
\$ 94,000.00		\$ 490.00	\$ 574.00	\$ 11.48	\$ 28.70	\$ 614.18
\$ 95,000.00		\$ 495.00	\$ 580.00	\$ 11.60	\$ 29.00	\$ 620.60
\$ 96,000.00		\$ 500.00	\$ 586.00	\$ 11.72	\$ 29.30	\$ 627.02
\$ 97,000.00		\$ 505.00	\$ 592.00	\$ 11.84	\$ 29.60	\$ 633.44
\$ 98,000.00		\$ 510.00	\$ 598.00	\$ 11.96	\$ 29.90	\$ 639.86
\$ 99,000.00		\$ 515.00	\$ 604.00	\$ 12.08	\$ 30.20	\$ 646.28
\$ 100,000.00		\$ 520.00	\$ 610.00	\$ 12.20	\$ 30.50	\$ 652.70
		\$520 Plus \$2 Per M	\$610 Plus \$2.50 Per M			
\$ 200,000.00		\$ 720.00	\$ 860.00	\$ 17.20	\$ 43.00	\$ 920.20
\$ 300,000.00		\$ 920.00	\$ 1,110.00	\$ 22.20	\$ 55.50	\$ 1,187.70
\$ 400,000.00		\$ 1,120.00	\$ 1,360.00	\$ 27.20	\$ 68.00	\$ 1,455.20
\$ 500,000.00		\$ 1,320.00	\$ 1,610.00	\$ 32.20	\$ 80.50	\$ 1,722.70
		\$1320 Plus \$1 Per M	\$1610 Plus \$1.5 Per M			
\$ 600,000.00		\$ 1,420.00	\$ 1,760.00	\$ 35.20	\$ 88.00	\$ 1,883.20
\$ 700,000.00		\$ 1,520.00	\$ 1,910.00	\$ 38.20	\$ 95.50	\$ 2,043.70
\$ 800,000.00		\$ 1,620.00	\$ 2,060.00	\$ 41.20	\$ 103.00	\$ 2,204.20
\$ 900,000.00		\$ 1,720.00	\$ 2,210.00	\$ 44.20	\$ 110.50	\$ 2,364.70
\$ 1,000,000.00		\$ 1,820.00	\$ 2,360.00	\$ 47.20	\$ 118.00	\$ 2,525.20
Over \$1,000,000		\$1820 Plus \$0.50 Per M	\$2360 Plus \$0.50 Per M			

**Building Permit Fees
For
Roanoke County, VA**

*Note: the below fees do not include any additional state-imposed
or technology fees*

Valuation		Fee
For structures valued from \$1,000 to \$100,000, there is a "base fee" of \$40		
For structures valued from \$6,000 to \$100,000 there is an additional "multiplier" of \$6.00 for each \$1,000 of increase in value		
\$	1,000.00	\$ 40.00
\$	2,000.00	\$ 40.00
\$	3,000.00	\$ 40.00
\$	4,000.00	\$ 40.00
\$	5,000.00	\$ 40.00
\$	6,000.00	\$ 46.00
\$	7,000.00	\$ 52.00
\$	8,000.00	\$ 58.00
\$	9,000.00	\$ 64.00
\$	10,000.00	\$ 70.00
\$	11,000.00	\$ 76.00
\$	12,000.00	\$ 82.00
\$	13,000.00	\$ 88.00
\$	14,000.00	\$ 94.00
\$	15,000.00	\$ 100.00
\$	16,000.00	\$ 106.00
\$	17,000.00	\$ 112.00
\$	18,000.00	\$ 118.00
\$	19,000.00	\$ 124.00
\$	20,000.00	\$ 130.00
\$	21,000.00	\$ 136.00
\$	22,000.00	\$ 142.00
\$	23,000.00	\$ 148.00
\$	24,000.00	\$ 154.00
\$	25,000.00	\$ 160.00
\$	26,000.00	\$ 166.00
\$	27,000.00	\$ 172.00
\$	28,000.00	\$ 178.00
\$	29,000.00	\$ 184.00
\$	30,000.00	\$ 190.00
\$	31,000.00	\$ 196.00
\$	32,000.00	\$ 202.00
\$	33,000.00	\$ 208.00
\$	34,000.00	\$ 214.00
\$	35,000.00	\$ 220.00
\$	36,000.00	\$ 226.00
\$	37,000.00	\$ 232.00
\$	38,000.00	\$ 238.00
\$	39,000.00	\$ 244.00
\$	40,000.00	\$ 250.00

\$	41,000.00		\$	256.00
\$	42,000.00		\$	262.00
\$	43,000.00		\$	268.00
\$	44,000.00		\$	274.00
\$	45,000.00		\$	280.00
\$	46,000.00		\$	286.00
\$	47,000.00		\$	292.00
\$	48,000.00		\$	298.00
\$	49,000.00		\$	304.00
\$	50,000.00		\$	310.00
\$	51,000.00		\$	316.00
\$	52,000.00		\$	322.00
\$	53,000.00		\$	328.00
\$	54,000.00		\$	334.00
\$	55,000.00		\$	340.00
\$	56,000.00		\$	346.00
\$	57,000.00		\$	352.00
\$	58,000.00		\$	358.00
\$	59,000.00		\$	364.00
\$	60,000.00		\$	370.00
\$	61,000.00		\$	376.00
\$	62,000.00		\$	382.00
\$	63,000.00		\$	388.00
\$	64,000.00		\$	394.00
\$	65,000.00		\$	400.00
\$	66,000.00		\$	406.00
\$	67,000.00		\$	412.00
\$	68,000.00		\$	418.00
\$	69,000.00		\$	424.00
\$	70,000.00		\$	430.00
\$	71,000.00		\$	436.00
\$	72,000.00		\$	442.00
\$	73,000.00		\$	448.00
\$	74,000.00		\$	454.00
\$	75,000.00		\$	460.00
\$	76,000.00		\$	466.00
\$	77,000.00		\$	472.00
\$	78,000.00		\$	478.00
\$	79,000.00		\$	484.00
\$	80,000.00		\$	490.00

\$	81,000.00		\$	496.00
\$	82,000.00		\$	502.00
\$	83,000.00		\$	508.00
\$	84,000.00		\$	514.00
\$	85,000.00		\$	520.00
\$	86,000.00		\$	526.00
\$	87,000.00		\$	532.00
\$	88,000.00		\$	538.00
\$	89,000.00		\$	544.00
\$	90,000.00		\$	550.00
\$	91,000.00		\$	556.00

\$	92,000.00		\$	562.00
\$	93,000.00		\$	568.00
\$	94,000.00		\$	574.00
\$	95,000.00		\$	580.00
\$	96,000.00		\$	586.00
\$	97,000.00		\$	592.00
\$	98,000.00		\$	598.00
\$	99,000.00		\$	604.00
\$	100,000.00		\$	610.00

For structures valued from \$101,000 to \$500,000, a "base fee" of \$610 shall be imposed, along with a "multiplier" of \$2.50 per \$1,000 of increase in value

\$	200,000.00		\$	860.00
\$	300,000.00		\$	1,110.00
\$	400,000.00		\$	1,360.00
\$	500,000.00		\$	1,610.00

For structures valued from \$501,000 to \$1,000,000, a "base fee" of \$1,610 shall be imposed, along with a "multiplier" of \$1.50 per \$1,000 of increase in value

\$	600,000.00		\$	1,760.00
\$	700,000.00		\$	1,910.00
\$	800,000.00		\$	2,060.00
\$	900,000.00		\$	2,210.00
\$	1,000,000.00		\$	2,360.00

For structures valued over \$1,000,000, a "base fee" of \$2,360 shall be imposed, along with a "multiplier" of \$0.50 per \$1,000 of increase in value