



Engineering and Planning
 10 South State Street
 Greenfield, IN, 46140
 (317) 477-4320

IMPROVEMENT LOCATION PERMIT/INSPECTION FEES

<u>RESIDENTIAL</u>	<u>FEE</u>
One story single family dwelling	\$250.00
With basement	(add \$45.00)
With rear porch or deck	(add \$45.00)
More than one story single family dwelling	\$345.00
With basement	(add \$45.00)
With rear porch or deck	(add \$45.00)
Two family dwelling /townhome (per unit)	\$150.00
With basement	(per unit, add \$45.00)
With rear porch or deck	(per unit, add \$45.00)
Multi-family dwelling (per unit)	\$195.00
Remodel (structural changes)	\$90.00
Patio/Porch/Deck	\$70.00
Addition (720 square feet, and under)	\$90.00
Addition (over 720 square feet)	\$225.00
Accessory buildings (199 square feet, and under)	\$45.00
Accessory building (over 200 square feet)	\$90.00
Private communication towers (31 feet tall, and over)	\$45.00
Fences	\$45.00
Private swimming pool	\$150.00
Spa/Whirlpool - Hardwired	\$30.00
Demolition	\$10.00
Renewal of expired permit	½ of original fee
Re-inspection	\$75.00
Improvement Location Permit issued after construction started	Two times original fee if permit under \$60 Three times original fee if permit over \$60.00
Certificate of Occupancy (issuance prior to occupancy)	\$0.00
Certificate of Occupancy (issuance subsequent to occupancy)	\$300.00
Re-Issuance of Improvement Location Permit	\$20.00
Re-Issuance of Certificate of Occupancy	(residential) \$10.00 (multi-family) \$40.00

(Ordinance 2002-23, amended 2004-29, 2006-1, 2006-14, 2015-19)



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FEES FOR UTILITY CONNECTIONS as of September 13, 2023

Sanitary Sewer Connection (based on water meter size)

5/8-3/4 Inch	\$2,200.00
1 Inch	\$5,500.00
1 ½ Inch	\$12,760.00
2 Inch	\$22,000.00
3 Inch	\$55,000.00
4 Inch	\$88,000.00
6 Inch	\$198,000.00

Water Service Connection (based on water meter size)

5/8-3/4 Inch	\$1,850.00
1 Inch	\$4,625.00
1 ½ Inch	\$10,730.00
2 Inch	\$18,500.00
3 Inch	\$42,550.00
4 Inch	\$74,000.00
6 Inch	\$168,350.00

Electric Service Connection

Residential Connection	\$1,000.00
Upgrades: 200 AMP	\$150.00
400 AMP	\$300.00

***Overhead to Underground \$500.00 *excludes cost of trenching**

Availability Fees (paid at plat recording)

Sewer	\$3,000.00 per acre
Water	\$2,000.00 per acre
Electric	\$2,600.00 per lot*

***Power and Light Policy calculates multiple structures on one lot at \$1300 per building.**

An individual check made out to City of Greenfield, specific to the total Utility Fees, separate from all other fees, will be required.



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Park Impact Fee

Effective January 1, 2026

Type of Unit Fee Per Dwelling Unit and Housing Equivalent

Unit Type	2026 Fee Amount (Per Unit)	Equivalent %
Single-Family Dwelling Unit	\$1,852	100% of fee amount
Two-Family Dwelling Unit (per dwelling unit)	\$1,759	95% of fee amount
Multi-Family Dwelling Unit (per dwelling unit)		
One-Bedroom	\$1,204	65% of fee amount
Two-Bedrooms	\$1,574	85% of fee amount
Three-Bedrooms or larger	\$1,852	100% of fee amount
Mobile Home	\$1,205	65% of fee amount

Effective January 1, 2026 SF Park Impact Fee Schedule

2025	\$1,764	2030	\$2,251
2026	\$1852	2031	\$2,364
2027	\$1,945	2032	\$2,482
2028	\$2,042	2033	\$2,606
2029	\$2,144	2034	\$2,736

An individual check, made out to the City of Greenfield, specific to the Park Impact Fee, separate from all other fees, will be required.

(Ordinance 2010-02, amended 2014-09, 2019-04, 2023-18)



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Road Impact Fee

Effective January 1, 2026

Residential Fee Assessment

Land-Use	ITE Code	Average 24-Hour Trips	Road Impact Fee Per 24-Hour Trip (2024)	Road Impact Fee Per Unit
Single-Family Detached	210	9.43	\$225	\$2,121.75
Single-Family Attached <i>(Duplex, Condo, Townhouse)</i>	215	7.2	\$225	\$1,620
Multi-Family Housing <i>(Low-Rise: 1-3 floors)</i>	220	6.74	\$225	\$1,516.50
Multi-Family Housing <i>(Mid-Rise: 4-10 floors)</i>	221	4.54	\$225	\$1,021.50

Commercial-Retail-Office-Industrial Fee Assessment

Commercial, Retail, Office, and Industrial Road Impact Fees to be calculated by the City Engineer, or his designee, based on the estimated total number of new 24-hour trips generated by the new development based on ITE Trip Generation Manual, 11th Edition.

Effective January 1, 2026 Road Impact Fee Schedule

Year	Fee Per 24-Hour Trip
2024	\$204
2025	\$214
2026	\$225
2027	\$236
2028	\$248

An individual check made out to the City of Greenfield, specific to the Road Impact Fee, separate from all other fees, will be required.

(Ordinance 2023-19)



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**CITY OF GREENFIELD
ADVISORY PLAN COMMISSION
BOARD OF ZONING APPEALS
HISTORIC BOARD OF REVIEW
FEE SCHEDULE**

ADVISORY PLAN COMMISSION

Change of Zoning Map	\$400.00
Change of Zoning Text	\$750.00
Development Plan Approval	\$350.00
Preliminary Planned Unit Development	\$500.00 + \$25.00 per lot
Detailed Unit Development Plan	\$350.00
Initial Zoning for Annexed Land	\$400.00
Subdivision Plat Approval	\$500.00 + \$5.00 per lot
(Also see Utility Availability fees)	
(Also see Park Impact Fees)	

BOARD OF ZONING APPEALS

Conditional Use	\$400.00
Variance (Residential)	\$ 50.00
Variance (All Others)	\$200.00 + \$50.00 additional variance

Planning Commission requires 13 full and 2 small sets of plans.
Revised Plans requires 6 full and 2 small sets of plans.
BZA requires 6 full sets of plans plus 6 copies of exhibits, pictures, etc.

HISTORIC BOARD OF REVIEW

Application	\$10.00
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