

BILL NO. 1356

ORDINANCE NO. 1322

AN ORDINANCE REGARDING REFUNDS RELATING TO BUILDING, PLANNING AND ZONING, STORMWATER, AND WATER AND SEWER CONNECTION FEES AND PRIVACY POLICY REGARDING INFORMATION SUBMITTED BY APPLICANTS

WHEREAS, the City of Troy, Missouri has certain fees which are payable under its Ordinances to the City of Troy for building, planning and zoning, stormwater, and water and sewer connection fees;

WHEREAS, certain applicants are required to provide payment for building fees, subdivision and planning and zoning fees, stormwater management facilities fees, and charges for right to connect to the sewer and water system to the City of Troy, Missouri;

WHEREAS, the City of Troy, Missouri is performing updates to its building department software and a formalized Ordinance is necessary to address refundability of fees;

WHEREAS, a privacy policy is needed regarding the conveyance of information regarding permits applied for an fees paid;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TROY, MISSOURI AS FOLLOWS:

SECTION 1: The City of Troy, Missouri in general will not transfer or refund any fees paid to the City of Troy, Missouri for or by any property address, property owner, contractor, or user. If construction has not commenced on a property for which a fee has been paid and a refund is sought, no refund may be given except with the consent of the Board of Aldermen. The fees payable to the City of Troy are outlined in Table 1 which reads as follows:

**TABLE 1
BUILDING, PLANNING AND ZONING, STORMWATER
AND WATER AND SEWER CONNECTION FEES**
[R.O. 2006 Table 1 to Title IV; Ord. No. 972 §§3-- 4, 9-20-2004; Ord. No. 1000 §§1 - 2,
10-17-2005; Ord. No. 1111 §1, 12-21-2009; Ord. No. 1229 §2, 7-18-2016; Ord. No. 1230 §1,
7-18-2016; Ord. No. 1275, 7-15-2019; Ord. No. 1294, 12-21-2020]

Building Fees:	
The minimum permit fee charged for any Building Department permit shall be fifty dollars (\$50.00).	
<i>Residential Building Permit:</i>	
0 — 2,500 square feet	square feet x 0.51 per square foot
2,501 — 5,000 square feet	square feet x 0.49 per square foot
5,001 square feet and over	square feet x 0.47 per square foot
<i>Commercial Building Permit:</i>	
0 — 2,500 square feet	square feet x 0.67 per square foot
2,501 — 5,000 square feet	square feet x 0.65 per square foot
5,001 square feet and over	square feet x 0.63 per square foot
2nd reinspection fee of	\$50.00
Proceeding with work without the required inspection or permit	\$500.00
Miscellaneous permits/pools/spas/hot tubs/demo permits, meter bases, decks and basement finishes	\$50.00
Residential plan review fee	\$50.00
Commercial plan review fee	\$100.00
Subdivision and Planning and Zoning:	
<i>Residential Review Fees:</i>	
Preliminary plan	minimum review fee of \$80.00 or
Final plan/construction documents	minimum review fee of \$80.00 or
Single-family residential	\$4.00 per lot
Single-family attached units duplexes	\$3.00 per unit
Multi-family residential units	\$2.50 per unit
<i>Commercial/Industrial Review Fees:</i>	
Preliminary plan	minimum review fee of \$200.00 or \$5.00 per acre
Final plan/construction documents commercial/industrial	minimum review fee of \$200.00 or \$5.00 per acre
Plan Developments Review Fees:	
Preliminary plan	minimum review fee of \$100.00
Final plan/construction documents	minimum review fee of \$100.00
Single-family residential	\$5.00 per lot
Single-family attached units duplexes	\$4.00 per unit
Multi-family residential units	\$3.00 per unit
Commercial/industrial	minimum review fee of \$250.00 or \$5.00 per acre
Plat variance any development	\$100.00
Floodplain development permit any development	\$75.00
<i>City of Troy Planning and Zoning Fees:</i>	
Rezoning filing fee	\$200.00
Conditional use permit	\$150.00
<i>Variances/Appeals:</i>	
Blasting	\$100.00
Planning and Zoning rezoning	\$200.00
Conditional use permit	\$200.00
Voluntary annexation	\$200.00
Board of Zoning Adjustment	\$200.00
The petitioner shall be responsible for the payment of any publication costs, costs of certified mailings, and any costs of providing notices required for a conditional use permit under Chapter 405. The petitioner shall pay all costs prior to the notices being sent out or published by the City and prior to the City acting upon the petitioner's application.	
Zoning confirmation letters	\$10.00
<i>Cost per copy for the following items:</i>	
Planning and Zoning Regulations (93 pages)	\$20.00
Planning and Zoning color map	\$35.00
Water main color map	\$15.00
Sewer main color map	\$15.00
Color street map	\$15.00
Any copied item	\$.10 per sheet

Stormwater Management Facilities Fees:	
1.	A fee of twenty-five dollars (\$25.00) shall accompany each drainage permit application for repairs to existing facilities, minor grading, or any work on a single-family residential tract less than two (2) acres.
2.	The permit application fee for a drainage permit for development on non-residential tracts:
a.	Less than five (5) acres shall be one hundred dollars (\$100.00).
b.	Between five (5) acres and ten (10) acres shall be one hundred fifty dollars (\$150.00).
c.	Over ten (10) acres shall be two hundred dollars (\$200.00).
3.	A fee of one hundred dollars (\$100.00) shall accompany a final stormwater management plan for subdivision plats with five (5) lots or less, plus an additional five dollars (\$5.00) for each lot over ten (10) in the plat.
Charges for Right to Connect to Sewer and Water System	
<i>Tap-On Charges for Right to Connect to Water System:</i>	
Tap-On charges for the right to connect to the City water system shall be based on meter size. All materials shall be supplied by the contractor, with the exception of the meters which shall be supplied by the City of Troy. The fee for the meter sizes shall be:	
<i>Meter Size</i>	<i>Water Right to Connect Fee</i>
3/4"	\$300.00
1"	\$544.00
1 1/2"	\$864.00
2"	\$1,024.00
3"	\$3,004.00
4"	\$3,784.00
6"	\$6,104.00
<i>Sewer Right to Connect Fee:</i>	
Residential/Commercial	\$4,000.00
Before connection to the City of Troy water or sewer system, the contractor or owner seeking the connection shall pay the right to connect fee as set forth above	

SECTION 2: The City of Troy, Missouri Building Department shall inform individuals or entities who are paying fees by posting on the City website and posting in its software that there will be no transfer or refunds of fees paid to the City of Troy, Missouri absent authority granted by the Board of Aldermen.

SECTION 3: The City of Troy, Missouri Building Department shall comply with the Missouri Sunshine Law regarding the information conveyed to it via any applications or software utilized by the public to interact with the City of Troy Building Department.

The Building Department shall post the following notice on its webpage and on any application or software utilized: "ALL INFORMATION PROVIDED BY YOU FOR A PERMIT APPLICATION IS PUBLIC INFORMATION SUBJECT TO THE MISSOURI SUNSHINE LAW. Your credit card information, personal identification, personal email address, and personal phone number may be redacted to the extent allowed by Missouri law.

SECTION 4: Conflicts: All ordinances or parts of ordinances in conflict herewith are hereby repealed, but shall otherwise remain in full force and effect.

SECTION 5: Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.


SECTION 5: Effective Date: This Ordinance shall be in full force and effect after its passage and approval as provided by law.

PASSED AND APPROVED THIS 18th DAY OF April, 2022.



Mayor Ron Sconce, City of Troy

ATTEST:



Tonya Hawkins, City Clerk

1st Reading:

2nd Reading: