WEBSTER COUNTY PLANNING & ZONING/ ENVIRONMENTAL HEALTH FEE SCHEDULE

Established 7-1-2009 and updated on 6-18-2019 per County Resolution No. 2019-26 and updated on 3-14-2023 per County Resolution 2023-12 and updated on 1-30-2024 per County Resolution 2024-04

Main Structure:

Includes new single-family homes, replacing an existing home, moving an already established home to a new location, moving a manufactured house onto site, and moving a modular home onto a site. Also includes commercial or non-residential structures in which the structure or building operates as the only or primary structure on the property.

Structure Size	**Fee**
Less than 1500 sq.ft	$ 350.00
1500 to 2499 sq. ft	$ 750.00
2500 sq. ft. or more	$ 1,000.00

Alteration or Accessory Structures:

Includes garages, sheds, additions, free-standing solar panels, decks, pergolas, etc. Also includes commercial or non-residential structures in which the structure or buildings that functions as the secondary or accessory structure or building to the primary structure, as well as temporary structures or buildings.

Structure Size	**Fee**
Less than 200 sq. ft	$ 50.00
200 sq. ft to 2499 sq. ft	$ 200.00
2500 sq. ft. or more	$ 300.00

Board of Adjustment Fees:

Application	**Fee**
Conditional Use Permit	$ 400.00
Variance Request	$ 300.00
Board of Adjustment Appeal	$ 300.00

Planning & Zoning Commission Fees:

Application	**Fee**
Zoning Ordinance Amendment	$ 500.00
Rezoning	$ 500.00

Administrative Variance:

Defined as a process for an applicant to apply for a limited minor exception (dimensional relief) to certain specific zoning standards, including building setbacks, lot width and depth, and building height. All other dimensional relief requests such as lot area, lot coverage, etc. would require a review and final decision by the Webster County Board of Adjustments

Fee
$ 150.00

Signage:		
Includes roof sign, wall sign, free-standing sign, billboard, ground sign, and temporary sign. This does NOT include temporary real estate “for sale” signs or political signs.		
Size/Type		**Fee**
5 sq.ft. or less		$ 50.00
Greater than 5 sq.ft. or home business		$ 100.00
Commercial		$ 200.00
Billboards		$ 500.00

Mineral Extraction:		
Application		**Fee**
Extraction Permit		$ 500.00

Tower Fees:		
Application		**Fee**
Cellular Tower		$ 500.00
Co-Locates		$ 500.00
Temporary Meteorological		$ 300.00
Commercial WEC's		$ 500.00
Residential WEC's		$ 300.00

Private Sewage Disposal System Fees:		
Application		**Fee**
Whole System Installation		$ 200.00
Partial System Installation		$ 100.00
Alternative Systems		
Systems that require a maintenance agreement and/or sampling		$ 300.00
Variance Request		$ 100.00
Permit fees will double in price in the event that a homeowner/property owner elects to install a sewage disposal system privately		
Effluent Sampling Fees:		
Sample Type		**Fee**
Carbonaceous Biochemical Oxygen Demand 5-Day (CBOD5)		$ 30.00
Total Suspended Solids (TSS)		$ 30.00
Escherichia coli (E. coli)		$ 30.00

Private Well Water Supply Related Services:		
Application		**Fee**
Well Water Supply System		$ 150.00
Variance Request		$ 100.00

Change of Use (No Construction)	
Includes changing the use of any land or building that does not involve that would increase the already existing structure or building footprint. Examples include but are not limited to: starting a home-based business, converting a house into a restaurant, converting a storefront to a residential duplex, and starting a camping area out of farmland. This also includes converting an existing agricultural-exempt building into a non-agricultural related structure or building.	
	Fee
	$ 100.00

WHEREAS in the event that any construction activities have started without the proper permits required by Webster County, this includes but is not limited to beginning the construction of the building or structure, private sewage disposal system, or private well other than normal grading of soil. Fees associated with the required permits will be **TRIPLED.**

WHEREAS government-related buildings or structures are exempted from COUNTY-required permit fees. The construction of a well will require the following permit fee if associated with a government entity, for example, Secondary Road Sheds, Local, State or Federal Parks.

Renewal Fees – As per WEBSTER COUNTY RESOLUTION NO. 2019-26, Zoning/Building permits renewed the first time will not be charged a fee provided the nature and scope, and size of work has not altered from the originally approved permit. For a second permit renewal (a third permit) the fee shall **DOUBLE** of that of the original zoning/building permit fee.