

Building Permit Fees

What fees do I have to pay to build a home in North Logan?

Building permit fees in North Logan are made up of a combination of (1) impact fees, and (3) inspection fees. The impact fees are the buy-in cost for the entire system and the cost, or impact, new customers put on the existing infrastructure. Water and sewer systems were developed with projected growth in mind or new projects that are planned for the future to accommodate new growth and impact fees are used to help pay for that development. Parks and roads impact fees are used to set aside funds for future expansion when new roads and park facilities are needed to accommodate the new growth. Inspection fees are a reimbursement to the city for the cost of the inspection process. Inspections are conducted by licensed inspectors and are to ensure your home is built in accordance with internationally accepted building codes.

How much are the various fees?

Inspection fees are the most variable portion of your total fees and are dependent on the value of the building being built. North Logan's fees match county-wide standards and are modified each year based on the Consumer Price Index. The structural portion of the inspection fee is based on the square footage of your home multiplied by a value for that square footage in accordance with averages adjusted annually. This "home valuation" is then used to determine the building permit fee in accordance with a table developed for all inspectors in Cache County. The inspection fees for electrical, mechanical, and plumbing inspections are similarly based on a county-wide fee schedule. The total fees for a home vary widely according to the home being built.

North Logan's impact fees for water, sewer, parks and roads are established by the City Council through resolution and ordinance and are determined through a process outlined in the Utah Impact Fee Act. Current fees will depend on the type of facility, the size of water line, etc. See the city's master fee schedule for details

Can I get an estimate on my total fees without complete house plans?

The city can give you a **rough** estimate if you know the type of construction and the approximate square footage. This figure should be close enough for planning purposes but the precise cost of a building permit cannot be determined without completed house plans.

These fees seem different than neighboring cities' fees, why is that?

The impact fees are unique to each city and are based on so many factors that comparison with other communities is not always very meaningful. The inspection portion of the fees should be the same if the other cities are using the county-wide standards. Impact fees are dependent on the value of the infrastructure or level of service desired such as is the case with the parks impact fee and a variety of other factors unique to each city. Keep in mind that other communities may have other fees that are paid separately from the building permit, so make sure you compare "apples to apples".

Need more Information? Contact the North Logan City Building Official 752-1310 ext 18 or 19.