



## City of Mentor on the Lake Fees/Deposit Costs 2025

<b><u>LARGE PROJECTS</u></b>	<b>Residential</b>	<b>\$625.00</b>
	<b>Commercial</b>	<b>\$1,225.00</b>
<p>Large Project Items: Addition, Change of Grade, Garage, New House/New Building            Required items to submit: Zoning Permit Application - Certified Site Plans with grade (x 2) -            Residential or Commercial Costs</p> <p>** "Large Project Process" page gives more information on the requirements. **</p>		
<b>Addition</b>		<i>See Large Projects</i>
<b>Alteration/ Roofing (50% or more replacing decking)</b>	Less than 600 sq. ft.	\$50.00
	600 sq. ft. or Greater	\$100.00
<b>Business License</b>		\$10.00
<b>Change of Grade</b>		<i>See Large Projects</i>
<b>Contractor Registration</b>		\$50.00
<b>Decks/Slab Patios</b>	(wood decks have to get a permit with Lake County)	\$50.00
<b>Demolition</b>	Zoning permit fee+ Road Bond Deposit	\$75.00
		\$100.00
<b>Driveway - Inspection Required. Must be at least 3 ft. from property line.</b>		\$50.00
<b>Electrical</b>	Permit from Lake County is Required	N/C
<b>Engineer Deposit</b>	Residential	\$500.00
	Commercial	\$1,000.00
<b>Excavation/Waterproofing</b>		\$100.00
<b>Fence - Property line pins must be visible or a survey must be done before permit approval.</b>		\$40.00
<b>Fireplace/Pellet Stove/Wood Burner</b>		\$20.00
<b>Garage (Attached/Detached)</b>		<i>See Large Projects</i>
<b>Gas</b>	Permit from Lake County is Required	N/C
<b>HVAC</b>	Permit from Lake County is Required	N/C



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*Ordinance 1242.10*

<b>Lot Split Proposal</b>		\$50.00
<b>Appeal to Board of Zoning Appeals</b>		\$200.00
<b>Conditional Use Permit</b>		\$225.00
<b>Planning &amp; Zoning Commission Filing</b>		\$200.00
<b>Moving of Building</b>		
	On a Carryall on any Public Street or Portion Thereof	\$150.00
	On Roller on any Public Street	\$500.00
	Without Traversing any Public Street or Portion Thereof	\$50.00
<b>New House/New Building</b>		<i>See Large Projects</i>
<b>Pool - Must be fenced in.</b>	Above Ground	\$35.00
	In ground/ Permanent Residential	\$50.00
<b>Re-Zoning of a Parcel</b>		\$200.00
<b>Sewer/Water Tap</b>		\$15.00 Each
<b>Shed/Utility Building</b>		\$40.00
<b>Signs</b>	Permanent and Temporary	\$55.00
	Sandwich Board	\$25.00
<b>Street Opening</b>		\$100.00
<b>Solar Panels</b>		\$100.00
<b>Utility work in Right of way</b>		\$100.00



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### ZONING PERMIT PROCESS FOR LARGE PROJECTS

#### Step 1

SUBMIT THE FOLLOWING:

- Zoning Permit Application, filled out in its entirety
- Certified Site Plans with grade & Building Plans (2 copies of each)
- Check/Cash for the following fees/deposit:

Residential Project = \$625.00

Commercial Project = \$1,225.00

\$25.00 Review Fee

\$25.00 Review Fee

\$100.00 Grade Plan Fee

\$200.00 Grade Plan Fee

\$500.00 Engineer Deposit

\$1,000.00 Engineer Deposit

**\*\*\* Please allow up to 3 weeks for the return of your site plans \*\*\***

**Your plans are being reviewed by the City Engineer**

#### Step 2

- You will receive a call that your site plans are approved and your zoning permit is prepared
- You may now pick up your approved site plans with grade and zoning permit. You will need to bring check/cash for the following fee/deposit:
  - Zoning Permit Fee
    - Addition - \$50.00 (Less than 600 sq. ft.)
    - \$100.00 (600 sq. ft. or Greater)
    - Change of Grade – No additional fees are needed unless the actual Engineer cost exceeds the original deposit amount.
    - Garage – \$50.00
    - New House/New Building - \$100.00 (Residential)
    - \$0.05 per front foot (Commercial) Minimum Amount of \$100.00
  - Road Bond Deposit
    - Addition - \$5.00 per front foot
    - Garage - \$5.00 per front foot
    - New House/New Building - \$12.50 per front foot (Residential & Commercial)
- Bring your approved site plans with grade and building plans to the Lake County Building Department



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### **Step 3**

YOUR PROJECT IS COMPLETE:

- Submit the as-built for final zoning approval
- The City Engineer and Zoning Inspector will review the as-built plans to verify the completed project

### **Step 4**

- You will receive a call that your as-built plans are approved and available for pickup
- Take the approved as-built to Lake County Building Department for final inspection

### **Step 5**

- Once Lake County Building Department submits it's approved final inspection, your Road Bond and remaining Engineer Deposit will be released
- A permanent Occupancy Certificate will be issued.