

HARFORD COUNTY BILL NO. 24-039

Brief Title (Chapter 157 Fees)

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Mykia D. Dixon

Council Administrator

Date

12/17/24

ENROLLED

Robert Vincent

Council President

Date

12/17/24

BY THE COUNCIL

Read the third time.

Passed: LSD 24-033

Failed of Passage: _____

By Order

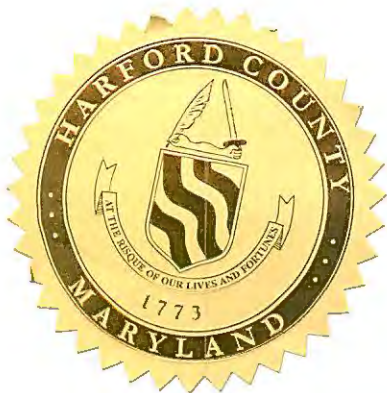
Mykia D. Dixon

Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 18th
Day of December, 2024, at 3:00 p.m.

Mykia D. Dixon

Council Administrator



BY THE EXECUTIVE

[Signature]

COUNTY EXECUTIVE

APPROVED: Date

1-2-2025

BY THE COUNCIL

This Bill No. 24-039 having been approved by the Executive and returned to the Council, becomes law on January 2, 2025.

EFFECTIVE DATE: January 2, 2025

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND
BILL NO. 24-039

Introduced by _____ Council President Vincenti at the request of the County Executive

Legislative Day No. 24-030 Date November 19, 2024

AN EMERGENCY ACT to repeal and reenact, with amendments, Section 157-3, Applications for license; contents; fees, of Article I, General Provisions; to repeal and reenact, with amendments, Section 157-16, Building permits; to repeal and reenact, with amendments, Section 157-17, Plumbing permits, both of Article II, Fees; all of Chapter 157, Licenses and Permits, of the Harford County Code, as amended; to include a partial refund for fees associated with building, plumbing, electrical, and mechanical permits when such permit is disapproved or withdrawn prior to issuance; to lower the application fee associated with new residential construction in certain circumstances; to clarify building permit fees associated with re-roofing certain structures; to increase fees associated with issuing a written notice of violation, working without a valid license or permit, and issuing a stop work order in certain circumstances; to clarify that installing new plumbing fixtures includes reconstruction and additions to existing plumbing fixtures in certain circumstances; to clarify which fees exclusively pertain to commercial utilities in certain circumstances; to reorganize the plumbing fee schedule for clarity; and generally relating to permits and fees in Harford County, Maryland.

By the Council, November 19, 2024

Introduced, read first time, ordered posted and public hearing scheduled

on: December 17, 2024

at: 7:00 PM

By Order: *Mylin A. Dixon*, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on December 17, 2024, and concluded on December 17, 2024.

Mylin A. Dixon, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 WHEREAS, fees incurred in connection with the issuance of licenses and permits, as well
2 as fees associated with certain violations associated therewith, were substantially revised pursuant
3 to Harford County Bill No.: 24-013; and

4 WHEREAS, these revisions were crafted and designed to make the Harford County fee
5 schedule competitive with those of other Maryland counties; and

6 WHEREAS, Harford County Bill No.: 24-013 becomes effective on January 1, 2025; and

7 WHEREAS, certain additional revisions and corrections are necessary to clarify the
8 County's intent regarding the fee schedule set forth in Harford County Bill No.: 24-013, which are
9 reflected herein; and

10 WHEREAS, in order to avoid any inconsistencies with the application of Bill No.: 24-013
11 and the Bill herein, the effective date of this Bill must coincide with the effective date of Bill No.:
12 24-013, namely January 1, 2025; and

13 WHEREAS, it is in the best interests of the County that this Bill be effective on January 1,
14 2025.

15 NOW THEREFORE,

16 Section 1. Be It Enacted By The County Council of Harford County, Maryland that Section
17 157-3, Applications for license; contents; fees, of Article I, General Provisions, be, and it is hereby,
18 repealed and reenacted, with amendments; that Section 157-16, Building permits, and Section 157-
19 17, Plumbing permits, both of Article II, Fees, be, and they are hereby, repealed and reenacted, with
20 amendments; all of Chapter 157, Licenses and Permits, of the Harford County Code, as amended,
21 all to read as follows:

22 **Chapter 157. Licenses and Permits**

Article I. General Provisions

§ 157-3 Applications for license; contents; fees.

A. Every application for a license or permit SUBJECT TO FEES [required] under this chapter, except [for those] FEES FOR licenses or permits specifically excepted, shall be [made] PAID to the Department of Inspections, Licenses and Permits or other issuing agency, which shall provide forms for that purpose.

B. Every application for a license or permit shall contain the name of the applicant and the place of business of such applicant. If the applicant is a sole proprietorship, the application shall contain the name and residence address of its owner; if a limited liability company, the application shall contain the names and residence addresses of all its members; if a partnership, general partnership, limited partnership, or limited liability partnership, the names and residence addresses of the partners; and if a corporation, the names and residence addresses of its principal officers. In addition to such statements, there shall be set forth such other material information as the Department of Inspections, Licenses and Permits or other issuing agency prescribes.

C. Prior to the issuance of any permit or license [under this chapter], the applicant shall pay to the County a fee in accordance with the schedule of fees set forth in the Harford County Code. Fees shall be reasonably calculated to COLLECT sufficient funds proportionate to the cost of administering and enforcing the codes and laws of the County.

D. Where no work has been done under [a] AN ISSUED permit [issued] SUBJECT TO FEES under this chapter, the holder of the permit may deliver the permit to the Department and upon cancellation thereof, shall be refunded 50% of the fee paid therefor, or such other

amount as specified herein, provided that application of the refund is made within 6 months of the issuance of the permit.

E. WHEN A PERMIT SUBJECT TO THE FEE SCHEDULE SET FORTH IN § 157-16, § 157-17, § 157-20, OR § 157-30 IS DISAPPROVED OR WITHDRAWN PRIOR TO ISSUANCE, THE APPLICANT SHALL BE REFUNDED 50% OF THE FEE PAID.

[E]F. Application fees paid pursuant to this chapter shall be [nonrefundable] NON-REFUNDABLE unless otherwise specified herein.

Article II. Fees

§ 157-16 Building permits.

A. The following fees shall be charged for building permits. All fees apply to each unit. However, square foot costs include those usable portions of a structure that are enclosed, including basement or cellars. Attics and top-half storage, where the ceiling is less than 7 1/3 feet (88 inches), are excluded.

Type of Building	New Construction, Additions, Alterations
Residential new construction	
Additions, Alterations	\$0.15 Per sq. ft., plus [\$200] \$100 non-refundable application fee
Residential Permits without a square footage	
Flat fee for permits without a square footage	\$160
Pellet/wood stove	\$160
Sump pump	\$160
Basement gutter	\$160
Foundation repair	\$160

Type of Building	New Construction, Additions, Alterations
1- and 2-family dwelling accessory structure	
200 sq. ft. and greater	\$0.15 per sq. ft. plus \$100 non-refundable application fee
Under 200 sq. ft.	\$20 (no certificate of occupancy or inspections required)
Commercial new construction	
Additions, alterations	\$0.15 per sq. ft., plus \$200 non-refundable application fee
Commercial fee multiplier	
Construction Types: 1A; 1B; 2A; 3A; 3B; 5A	50%
Use Groups: A-1; A-2; A-4; A-5; All Group H uses; I-2; I-3; R-1; R-2	25%
STORAGE BUILDINGS	
Shell building with no declared occupancy (separate permit required for occupancy)	\$0.09 per sq. ft. plus \$200 non-refundable application fee
Shell tenant space to create a tenant or multiple tenant space (addresses must be created for each space; separate permit required for occupancy of each space)	\$0.09 per sq. ft. plus \$200 non-refundable application fee
Tenant permit for first occupancy	\$0.15 per sq. ft. plus \$200 non-refundable application fee
Tenant occupancy with modification (space must be legally	\$0.15 per sq. ft. plus \$200 non-refundable application fee

Type of Building	New Construction, Additions, Alterations
existing)	
MISCELLANEOUS	
Boat pier	\$35
Bulkhead	\$35, per 100 ft.
Fence	\$20 plus \$0.10 per foot over 250 ft.
Marina	\$20 per slip, \$0.09 per sq. ft., minimum \$150
Retaining wall	\$30
Retaining wall (building permit required)	Commercial: \$2.00 per lineal foot plus 200 non-refundable application fee residential: \$2.00 per lineal foot plus \$100 non-refundable application fee
Tank, above-ground or underground	\$40
Tank, above ground or underground (permit required)	\$240, plus \$10 for certificate of occupancy
Replacement of certificate of occupancy	\$30
Re-roofing of a structure when a building permit is required 1- and 2-family dwelling	[\$0.15 per sq. ft. plus \$200 non-refundable application fee] \$0.15 PER SQ. FT. PLUS \$100 NON-REFUNDABLE APPLICATION FEE
Re-roofing of a structure when a building permit is required	[\$0.15 per sq. ft. plus \$100 non-refundable application fee] \$0.15 PER SQ. FT. PLUS \$200 NON-REFUNDABLE APPLICATION FEE
Playground equipment (not associated with a 1- or 2-family dwelling, permit required)	\$300
Demolition, except that no fee shall be required if demolition is performed as a training exercise by	Residential: \$175 Commercial: \$275

Type of Building	New Construction, Additions, Alterations
a Volunteer Fire Company located in Harford County	
Relocation	
Without alterations	\$50
With alterations	\$0.04 per sq. ft., minimum \$50
Mobile home park	
To establish a park	\$500
Each space	\$50
Each permanent service building	Fee same as required for use group in new construction
Signs	
Billboard	\$65 over 300 sq. ft.
Marquee sign	\$25
Roof sign	\$45
Freestanding sign	\$40
Face sign	\$30 on structure
Temporary portable sign	\$40
Swimming pools	
Accessory to 1- and 2-family dwelling	\$160 above-ground \$200 in-ground plus fence @ \$0.10 per linear foot
Hot tub	\$160
Swim spa	\$160 plus fence @ \$0.10/linear foot
Pools not accessory to a 1- and 2-family dwelling	\$360 plus fence @ \$0.10/linear foot
Utilities, public or private, each structure (tower, transformer, pole, etc.)	\$20
Utility or communication tower	\$750

Type of Building	New Construction, Additions, Alterations
Utility or communication tower, replacement or addition of equipment (tower must be legally existing)	\$320
Amendment to permit application	\$30
Amendment to issued permit	Residential: \$90 Commercial: \$210
Permit extension	\$50
Transfer permit	\$50
Reissue expired permit, with Department approval	Residential: \$100 Commercial: \$200
Preliminary plan review to be invoiced upon completion; must be paid prior to releasing results to applicant.	\$60 per hour charged in ½ hour increments
Reinspection or unnecessary trip	\$50
Reinspection fee, upon receipt of temporary certificate of occupancy	\$50
Investigation fee (in addition to regular permit and license fees)	\$100
Written notice of violation, working without a valid license or permit, issuance of a stop work order, in addition to regular fee	\$500 first occurrence [\$700] \$750 second occurrence \$1,000 subsequent occurrence (with administrative hearing)
Penalty charged for proceeding without the prior inspection	\$50
Hourly rate	\$60

1 § 157-17 Plumbing permits.

2 The following fees shall be charged for plumbing permits:

3 A. A \$30 non-refundable application fee shall be assessed to all permit applications in this
4 section.

5 [B. Commercial water fee: \$100

6 C. Commercial sewer fee: \$100]

7 [D]B. [Permit for] RESIDENTIAL new installation, RECONSTRUCTION, OR ADDITIONS TO
8 EXISTING PLUMBING:

9 (1) First fixture: \$75

10 (2) Each additional fixture: \$10

11 C. SEWER AND WATER:

12 (1) SEWER CONNECTION: \$60

13 (2) WATER SERVICE CONNECTION: \$60

14 (3) SEWER AND WATER COMBINED: \$120

15 (4) ABANDON SEWER LINE: \$60

16 (5) ABANDON WATER SERVICE: \$60

17 D. SEWER AND WATER HOOK UP: MANUFACTURED

18 (1) SEWER HOOK UP: \$60

19 (2) WATER HOOK UP: \$60

20 [E. Reconstruction or addition to existing plumbing:

21 (1) First fixture: \$75

22 (2) Each additional fixture: \$10]

[F]E. Business, commercial and industrial NEW INSTALLATION, RECONSTRUCTION, OR
ADDITIONS TO EXISTING PLUMBING:

(1) First fixture: \$200

(2) Each additional fixture: \$10

[G]F. TESTABLE Backflow preventor (each): \$250

[H]G. [Sand trap, filter]FILTER or water conditioner: \$125

[I]H. COMMERCIAL [Interceptor] INTERCEPTOR, oil or grease: \$125

[J]I. Sewer ejector only: \$125

[K. Sewer and water - residential:

(1) Sewer connection: \$60

(2) Water service connection: \$60

(3) Sewer and water combined: \$120

(4) Abandon sewer line: \$60

(5) Abandon water service: \$60]

[L]J. Sump pump: \$40

[M]K. COMMERCIAL [On-site] ON-SITE utilities NEW INSTALLATION:

(1) Storm sewer: \$225

(2) Water: \$225

(3) Sewer: \$225

L. COMMERCIAL ON-SITE UTILITIES REPAIR OR REPLACEMENT:

(1) STORM SEWER: \$100

(2) WATER: \$100

- 1 (3) SEWER: \$100
- 2 [N]M. Gas:
- 3 (1) First fixture, 2" or smaller: \$100
- 4 Each fixture thereafter: \$10.
- 5 (2) First fixture, over 2" and under 3": \$150
- 6 Each fixture thereafter: \$10.
- 7 (3) First fixture, 3" and under 6": \$200
- 8 Each fixture thereafter: \$10.
- 9 (4) First fixture, 6" and over: \$500
- 10 Each fixture thereafter: \$10.
- 11 [O. Water-cooled air conditioner: \$40]
- 12 [P]N. Solar installation: \$75
- 13 [Q]O. Private water system (wells): \$75
- 14 [R]P. Reinspection or unnecessary trips: \$50
- 15 [S]Q. Investigation fee (in addition to regular permit and license fees): \$100
- 16 [T]R. Written notice of violation, working without a valid license or permit, issuance of a stop work
- 17 order, in addition to regular fee:
- 18 (1) First occurrence: \$500
- 19 (2) Second occurrence: \$750
- 20 (3) Subsequent occurrence (with administrative hearing): \$1,000
- 21 [U. Fee for fixtures installed but not listed on permit:
- 22 (1) First fixture: \$60

1 (2) Each fixture thereafter: \$10]

2 [V]S. Plan review -- to be added to permit fee: \$60 per hour charged in 1/2 hour increments.

3 [W]T. Hourly rate: \$60

4 [X]U. Change of master plumber on permit: \$60

5 [Y]V. Amendment of permit: \$30

6 Section 2. And Be It Further Enacted that this Act is declared to be an Emergency Act, necessary
7 to avoid any inconsistencies with the application of Bill 24-013 and ensure continuity therewith, for
8 the public health, safety and welfare of the community.

EFFECTIVE: January 2, 2025

*The Council Administrator does hereby certify that
seven (7) copies of this Bill are immediately available for
distribution to the public and the press.*



Council Administrator