



# TOWN OF WINSLOW, MAINE

(207) 872-2776 Phone  
(207) 872-1999 Fax

www.winslow-me.gov

114 Benton Avenue  
Winslow, ME 04901

Public Hearing: \_\_\_\_\_

## TOWN COUNCIL

## ORDINANCE NO. 03-2022

### AN ORDINANCE

Providing for: An Amendment to Ordinance 45-1974, Ordinance 06-2012 and Ordinance 08-2012 updating Section 4-3 and 4-4 of the Town Code addressing time limits and fees charged for building permits adding the underlined and deleting the ~~strikethrough~~ language in the attached document.

**BE IT ORDAINED** by the Town Council of the Town of Winslow, as follows:

**WHEREAS**, the Town of Winslow last reviewed and amended sections 4-3 and 4-4 of the Town Code in 2012; and

**WHEREAS**, The Code Enforcement Officer is recommending the time limit to begin construction be extended to 180 days from 150 before a permit expires; and

**WHEREAS**, The Code Enforcement Officer has reviewed the existing fee structure and made adjustments commensurate with inflation and current market; now, therefore

**BE IT ORDAINED** by the Town Council that Ordinance 45-1974, Ordinance 06-2012 and Ordinance 08-2012 be amended updating Section 4-3 and 4-4 of the Town Code addressing time limits and fees charged for building permits adding the underlined and deleting the ~~strikethrough~~ language in the attached document.

**SPONSORED BY:** Administration

### IN THE TOWN COUNCIL

March 14, 2022

First Reading 7 0  
accepted rejected

April 11, 2022

Second Reading 7 0  
adopted rejected

*Lisa Pelton*  
Town Clerk

APPROVED: April 11, 2022

CHAIRMAN:

*[Signature]*  
*Gary Juwion*  
*Joseph Brown*

*[Signature]*  
*[Signature]*  
*Agnes R. Co*

The suggested amendments below may help to provide some clarification to our building permit fee schedule as well as adjust the various fees for inflation. This ordinance was last amended in 2012 and once calculated it was determined that inflation rate has increased by 26.33%. The fees in this amendment were adjusted based on this figure and then most were rounded down to a reasonable value.

**§ 4-3 Building permit required and time limits.**

**[Amended by Town Warrant, 3-10-1959, Art. 81; 12-30-1974 by Ord. No. 45-1974; 8-13-2012 by Ord. No. 8-2012]**

- A. Before any person builds or repairs any structure within the Town, if the cost of such building or repairing is estimated to exceed \$500, he/she shall obtain a building permit from the Town.
- \$2500.00*
- B. Construction must commence within ~~150~~ (180) days and be completed within two years or the permit will expire.

**§ 4-4 Schedule of application filing fees.**

**[Amended 12-30-1974 by Ord. No. 45-1974; 7-9-1990 by Ord. No. 2-1990; 10-5-1992 by Ord. No. 5-1992; 2-14-2005 by Ord. No. 1-2005; 9-10-2007 by Ord. No. 12-2007; 6-11-2012 by Ord. No. 6-2012]**

- A. The fees, which shall be paid before a building permit application will be considered as filed, shall be as follows:

(1) New construction (~~domestic~~) (Residential).

- (a) Major construction: ~~\$0.25~~ (\$0.30) per square foot of finished area; ~~\$0.10~~ (\$0.15) per square foot of unfinished/area (includes basements).

[1] Finished Areas include:

~~[1]~~ [a] New homes, inclusive of garages, sunrooms, decks, and any structures included with the site and construction plan submitted with initial application.

~~[2]~~ [b] Additions, to the exterior of an existing structure which is placed on permanent foundation or creates additional floor space or an additional floor level.

~~[3]~~ [c] Enclosed porches, sunrooms and greenhouses, enclosed, heated, and used for living spaces.

[2] Unfinished Areas include:

~~[4]~~ [a] Garages, ~~attached or detached~~ sheds, and other storage structures.

(2) Remodel construction.

- (a) All remodel construction: ~~\$1.75~~ (\$2.00) per thousand dollars of construction cost (minimum fee \$25).

(3) Commercial and industrial construction.

(a) All construction as classified by the IBC as groups A, B, C, D, E, F, H, I, M, S and U shall be reviewed under this section:

[1] Office/finished area: ~~\$0.25~~ (\$0.30) per square foot.

[2] Open/unfinished area: ~~\$0.10~~ (\$0.15) per square foot.

(b) Office and finished area shall be those areas positioned to create enclosed work area. Open area shall be unfinished or finished spaces of open area for display, storage, or manufacturing.

(4) Shoreland zoning construction: ~~\$75~~ (\$100), plus ~~\$0.25~~ (\$0.30) per square foot.

(5) Demolitions: ~~\$50~~ (\$75).

(6) Signs: (not including real estate signs):

(a) Small signs up to two feet by four feet: ~~\$25~~ (\$30).

(b) All other signs: ~~\$200+~~ (\$250).

(c) Electronic signs: ~~\$300~~ (\$375).

(7) Public sewer connections: ~~\$300~~ (\$375).

(8) Plumbing permits: state fees.

(9) Electrical permits: state fees.

(10) Mineral extraction, including sand and gravel loam: ~~\$500~~ (\$600) plus bond.

(11) Change of use: ~~\$100~~ (\$125).

B. Permits not applied for until after work has been started shall be double the fee in Subsection A above.