

AN ORDINANCE AMENDING ORDINANCE 2008-06 BUILDING AND PLUMBING FEES TO INCLUDE FEES CHARGED  
FOR MATTERS BROUGHT BEFORE THE BULL SHOALS, ARKANSAS PLANNING COMMISSION AND THE BULL  
SHOALS, ARKANSAS BOARD OF ZONING ADJUSTMENT  
REPEALING ORDINANCE 2008-06, SESQUICENTENNIAL PLANNING AND ZONING  
PERMIT FEES

**WHEREAS** the fees for matters brought before the Planning Commission of Bull Shoals have not been updated since April 24<sup>th</sup>, 2008, and

**WHEREAS** the fees for these matters were formerly included in an ordinance setting building and plumbing fees with a 5% increase per year since 2009, and

**WHEREAS** there is a need to amend Ordinance 2008-06,

BE IT ORDAINED BY THE CITY COUNCIL OF BULL SHOALS, ARKANSAS

Section 1 Ordinance 164 is hereby repealed.

Section 2. Ordinance 2006-4 is hereby repealed.

**Section 3. Fee schedule**

Building Permit Fees	Fee	Notes
Outbuilding fee	\$74 00 +\$0.34 sq ft over 80 sq ft	
New residential construction and additions for single family multi-family and manufactured homes	\$0.50/sq ft	Based on exterior square footage, all floor space Including garages, attics, basements, living space and decks
New commercial structures and additions	\$0.75/sq ft	Based on exterior square footage, all floor space Including garages, attics, basements, living space and decks
Mechanical inspection fee per unit, such as heating and air condition	\$121.00	
Fence fee	\$75 00	
<b>Land Use Fees</b>		
Clearing or filling	\$75 00	
Grading or drainage	\$75 00	
<b>Electrical Permit Fees</b>		
New construction, building additions, building upgrades	\$121 00 + \$2.25 per circuit breaker	Maximum Inspections - 3
Change entrance service	\$90.00	
Motors and generators	\$75 00	
Reinspection	\$50.00	If the building inspector must reinspect after red tag given out.

Misc. Signs, light poles)	\$90 00	
Temporary loop	\$75 00	
Trailer connection	\$97 00	
Meter Inspections	\$16 00	
<b>Plumbing Fee Schedule</b>		
Sewer line	\$47 00	
Water line	\$47 00	
Multi-user line	\$75 00	
Plumbing --- Single family dwelling	\$121 00	
Plumbing --- Multi-family dwelling	\$121 00 +\$75 00 per unit	
Plumbing --- churches	1% plumbing cost (bid)	
Plumbing --- commercial	1% plumbing cost (bid)	
Plumbing ---Additions and remodeling	\$74 00	
<b>Project</b>	<b>Bull Shoals Fee</b>	
Accessory Use Permit	\$70 00	
Conditional Use Permit (Special Use Permit)	\$210 00 + publication fee	
Annexation	\$325 00 + map fee + publication fee	
Rezoning	\$210 00 + map fee + publication fee	
Street Abandonment	\$346 00 + map fee + publication fee	
Lot Split	\$210 00 + \$25 00 per lot + map fee	
Subdivision Sketch Plat	\$0 00	
Subdivision Preliminary Plat	\$210 00 + \$12 00 per lot	
Subdivision Final Plat	\$210 00 + map fee	
Administrative Appeal Board of Zoning Adjustment	\$115 00	
Temporary Use Permit -- Board of Zoning Adjustment	Non-profit \$70 00 For profit \$573 00	
Variance --- Board of Zoning Adjustment	\$115 00 + publication fee	

Any project requiring a change on the City maps shall include a map change fee of \$250 00 or actual cost, whichever is greater.

Any project requiring publication of public notice shall Include a publication fee of \$150 00, or actual cost, whichever is greater (Ord. No 2025-04, Sec.3 )

#### **Section 4 Automatic Increases of Fees**

All permit fees shall Increase 2% per year or whatever the CPI rate is according to Federal publication, whichever is greater beginning in 2026 This amount shall be rounded up to the next higher dollar amount, except for the per square foot charge for residential and commercial building permits and per circuit charge on electrical permits which shall be rounded to the next higher cents.

#### **Section 5 Distribution of fees beginning in 2025.**

The Building Inspector/Official shall receive 50% of permit fees for new residential building permits and additions, 50% of new commercial construction permits and 60% of permit fees collected for other permits within his/her jurisdiction.

The plumbing inspector ~~or his/her designated representative~~ shall receive 50% of permit fees except water and sewer tap fees.

Any person, firm, corporation, or other identity found violating any of the provisions of this ordinance shall be subject to a fine, not less than \$200 00, not more than \$1,000 00 for each day for which a violation continues to exist.

#### **Section 6. SEVERABILITY**

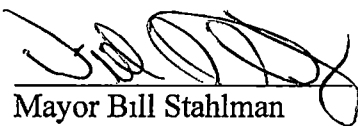
The provisions of this ordinance are hereby declared to be severable. If any part of this ordinance is declared unconstitutional or invalid for any reason, such declaration shall not be held to invalidate or impair the validity, force, or effect of any other part of the ordinance.

#### **Section 7 Emergency Clause**

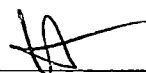
That this Ordinance being necessary to continue operation of the City of Bull Shoals in compliance with the laws of the State of Arkansas and to preserve the public peace, health and safety, an emergency is hereby declared and this Ordinance shall be in full force and effect upon the date of its passage and approval.

Passed by the City Council of the City of Bull Shoals, Arkansas, on this 24<sup>th</sup> of April 2025

APPROVED

  
\_\_\_\_\_  
Mayor Bill Stahlman  
City of Bull Shoals

ATTEST

  
\_\_\_\_\_  
Paula Reynolds  
Recorder-Treasurer

✓ Pursuant to Ordinance 93-10 and permitted by Act 295 of 1993, I, Paula Reynolds —  
Recorder-Treasurer, certify I have posted this ordinance in five of the most public places of the city (City Hall,  
First Security Bank, Harp's bulletin board, and the Meeting Place bulletin board, and Bull Shoals Library)

Posted. \_\_\_\_\_, 2025

Signed. \_\_\_\_\_

Building and land use fees  
Adopted April 24<sup>th</sup>, 2025