

RESOLUTION # _____

**NOTICE AND FINDING AS TO NEED FOR EMERGENCY RULE REGARDING
MODIFICATIONS TO THE LARAMIE COUNTY BUILDING PERMIT FEE
SCHEDULE IN REGARD TO FEES FOR COMMERCIAL SOLAR PROJECTS**

WHEREAS, Wyoming Statutes §§ 18-5-201 to 18-5-208; §§ 18-5-301 to 19-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and,

WHEREAS, W.S. § 35-9-121 authorizes Laramie County to adopt electrical, mechanical and building codes applicable in unincorporated Laramie County establishing minimum regulations governing the conditions and maintenance of all property, buildings and structures essential to ensure that property, buildings and structures are safe, sanitary and fit for occupation and use; and,

WHEREAS, The Laramie County Board of Commissioners adopted the 2018 Edition of the International Building Code with modifications, where Section 109.2, Schedule of Fees permits the annual adoption and publication of fees by the Board of County Commissioners; and,

WHEREAS, W.S. § 16-3-103(b) authorizes the Board of Laramie County Commissioners to adopt emergency rules in advance of the provision of notice and opportunity to be heard by the public pursuant to W.S. § 16-3-103(a); and,

WHEREAS, the current Laramie County Building Permit Fee Schedule does not provide for a clear fee requirement for commercial solar energy building permits; and,

WHEREAS, based on the expertise of the Laramie County Planning & Development Department, an amendment to the Laramie County Building Permit Fee Schedule is required in the interest of public health, safety and general welfare; and,

WHEREAS, the Board of Laramie County Commissioners find that the impact to the health, safety and welfare to citizens of the County is significant enough to invoke emergency rules as promulgated under W.S. § 16-3-103;

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, that the following findings and action are hereby made:

Findings:

Based on evidence provided to the Board of Laramie County Commissioners concerning the health, safety and welfare impacts resulting from the operation, construction and expansion of commercial solar energy operations in Laramie County the Board finds that:

1. As written, the current Laramie County Building Permit Fee Schedule does not fairly address the construction or expansion of commercial solar energy operations in Laramie County.
2. As written, the current Laramie County Building Permit Fee Schedule overcharges companies far beyond industry standards for necessary building permits to construct or expand commercial solar energy operations in Laramie County.

3. There is an immediate need to adopt equitable building permit fees in keeping with industry standards for solar energy development in Laramie County.
4. A company developing a commercial solar energy operation in Laramie County has contacted County officials regarding the inequitable fee structure of the current Laramie County Building Permit Fee Schedule as applied to the construction and expansion of commercial solar operations.
5. Commercial solar operations represent economic diversification for Laramie County and the current Laramie County Building Permit Fee Schedule unnecessarily penalizes companies investing in commercial solar operations.
6. Time is of the essence. A commercial solar energy project is due to be permitted by Laramie County and there is an immediate need to assess the fees for necessary building permits in order to not delay the project.

Action:

Based on the above findings, and pursuant to the authority of W.S. § 35-9-121; W.S. § 16-3-103; §§ 18-5-201 to 18-5-208; §§ 18-5-301 to 19-5-315, and the 2018 Edition of the International Building Code with modifications, Section 109.2, Schedule of Fees the Board of Laramie County Commissioners hereby amends and adopts the modified Laramie County Building Permit Fee Schedule, attached hereto, and invokes emergency rules as promulgated under W.S. § 16-3-103 for the immediate adoption of this resolution.

PRESENTED, READ AND ADOPTED this _____ day of _____, 2021.

BOARD OF LARAMIE COUNTY COMMISSIONERS

Chairman

ATTEST:

Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney



Laramie County Building Permits



Building and Plan Review Fee Schedule

Valuation Low	Valuation High	Building Permit Fee	Plan Review Fee	Sum of Building & Review Fees
\$1	to \$300	\$35.00	\$0.00	\$35.00
\$301	to \$500	\$55.00	\$0.00	\$55.00
\$501	to \$1,000	\$75.00	\$0.00	\$75.00
\$1,001	to \$5,000	\$100.00	\$0.00	\$100.00
\$5,001	to \$10,000	\$147.42	\$95.82	\$243.24
\$10,001	to \$20,000	\$260.82	\$169.53	\$430.35
\$20,001	to \$30,000	\$358.47	\$233.01	\$591.48
\$30,001	to \$40,000	\$440.37	\$286.24	\$726.61
\$40,001	to \$50,000	\$522.27	\$339.48	\$861.75
\$50,001	to \$60,000	\$578.97	\$376.33	\$955.30
\$60,001	to \$70,000	\$637.67	\$414.49	\$1,052.16
\$70,001	to \$80,000	\$692.37	\$450.04	\$1,142.41
\$80,001	to \$90,000	\$749.07	\$486.90	\$1,235.97
\$90,001	to \$100,000	\$805.77	\$523.75	\$1,329.52
\$100,001 to \$500,000		Building Permit Fee is \$805.77 for the first \$100,000 plus \$4.41 for each additional \$1,000 or fraction thereof including \$500,000*		
\$500,001 to \$1,000,000		Building Permit Fee is \$2,569.77 for the first \$500,000 plus \$3.78 for each additional \$1,000 or fraction thereof including \$1,000,000*		
\$1,000,001 and up		Building Permit Fee is \$4,459.77 for the first \$1,000,000 plus \$2.52 for each additional \$1,000 or fraction thereof*		

*** THE PLAN REVIEW FEE, IF REQUIRED, IS IN ADDITION TO THE PERMIT FEE AND IS EQUAL TO SIXTY-FIVE PERCENT OF THE PERMIT FEE**

*** THE PERMIT VALUATION IS BASED ON ESTIMATED COST OF MATERIALS AND LABOR. FOR RESIDENTIAL PERMITS, ACTUAL LABOR COSTS MAY BE USED.**

Inspections outside of normal business hours (minimum charge - 2 hours)	\$35.00 per hour
Re-inspection fees	\$50.00 per hour
Inspections for which no fee is specifically indicated (minimum charge - 1/2 hour)	\$35.00 per hour
Additional plan review required by changes, additions or revisions (min charge - 1/2 hour)	\$35.00 per hour
Residential Detached Accessory Structures (basic structure with no additional interior rooms, includes a maximum of 4 trips)	\$100
Mobile Home set in a park (block, set, skirt and connect to utilities)	\$100
For use of outside consultants for plan checking and inspections, or both	Actual Costs
Large Wind Turbines	\$500.00 per tower
Commercial Solar	\$100.00 per string for first 20. \$20.00 per string thereafter

Other Miscellaneous Fees

Inspections for childcare and fire or electrical safety	\$35.00
Electrical Meter Tag Inspection (non-agricultural)	\$50.00
Alternative Energy Permit (Residential Wind Turbines / non-traditional energy production)	\$90.00