

Charter Township of Orion

Ordinance No. 41

Review Fees

Adopted August 23, 1976

AMENDED

April 16, 1984

July 1, 1985

November 18, 1985

April 7, 1986

August 21, 1989

June 7, 1993

June 22, 1994

September 2, 1997

December 20, 1999

AN ORDINANCE TO PROVIDE FOR THE PAYMENT OF FEES AND COSTS FOR THE PROCESSING OF APPLICATIONS TO REVIEW, INVESTIGATE OR INSPECT PROJECTS FOR THE DEVELOPMENT OF LAND WITHIN THE TOWNSHIP OF ORION.

Section 1 - Applicant to Pay Fees and Costs

Whenever, pursuant to any State Law or Township Ordinance, the Township or any official or board thereof is required to review any plans, specifications or other documents or is required to make investigations or inspections relating to the development or improvement of any real property within the Township, the person seeking such review, investigation or inspection shall pay to the Township the filing fees and costs as provided for in **the fee schedule adopted by the Township Board.** *(amended 09.11.97)*

Section 2 - Costs

In addition to the filing fee provided for in Section 2, the applicant shall pay all costs incurred by the Township in processing such application, plus ten percent (10%) thereof. The costs incurred by the Township shall consist of the actual amounts paid to third persons for services rendered. Such costs shall be computed and paid in accordance with the following:

- A. Upon the receipt of an application and filing fee, the Township shall cause an estimate of the cost of processing the application to be made, which estimate shall be made to the extent possible from schedules therefor provided from time to time by resolution of the Township Board. In instances where the application can be divided into stages or phases, the Township shall, upon the request of the applicant, estimate the cost of processing only the stage or phase of the application to be considered next by the Township.
- B. Upon the estimated cost of processing being determined, the applicant shall be advised thereof in writing and the applicant shall forthwith pay the estimated cost to the Township. No further processing of an application for which an estimated cost payment is required shall take place until such estimated cost is paid to the Township.
- C. If during the process of the application it is determined that the estimated cost on deposit with the Township will not cover the total cost of processing the application through the stage or phase requested by the applicant, the Township shall make a new estimate of cost and furnish it to the applicant. The application shall not be further processed until such time as the applicant has increased the deposit with the Township to an amount equal to the newly computed cost estimate.
- D. *(amended 08.21.89)*
 1. At such time as the processing of the application has been completed and all required inspections and investigations have been made, the Township shall compute all costs which it has incurred in the processing of the application, and if the costs are less than the estimated cost paid to the Township, the difference shall be refunded to the applicant. If the costs of processing exceed the estimated cost paid to the Township, the applicant shall, upon being billed therefor, forthwith pay the difference to the Township.
 2. In the event a balance due hereunder remains outstanding for a period in excess of thirty (30) days, the Township Treasurer shall immediately notify the applicant, certified mail return receipt requested, that if it is not paid within thirty (30) days, the outstanding balance will be added to the next property tax roll, and that non-payment shall result in work and/or reviews being stopped on the project. *(amended 09.11.97)*
 3. If the applicant is not the property owner of record, the Township Treasurer shall also send notification as provided for in Section 2, D2, to the property owner of record.
 4. The Township Treasurer is authorized to place the outstanding balance on the next property tax roll for collection if that balance is not paid within the thirty (30) day period after certified notification is sent.

Section 3 - Severability *(amended 09.11.97)*

In the event that any section, paragraph, phrase, word or part of this Ordinance shall be held invalid, such holding shall not affect the balance of the provisions herein.

(ESCROW FEE SCHEDULE DELETED, EFFECTIVE 09.11.97)