



City of Lancaster- Building Department
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Web site: www.ci.lancaster.oh.us/dept/building

New Residential Home Estimator

1/1/08

The following information is a cost breakdown of fees charged in order to construct a new single family home within the City of Lancaster. Understand this is an estimator which reflects most of the charges prior to, and during construction.

Each new home site has it's own unique physical parameters and challenges to provide the utilities required on the site. Your particular site, depending on the subdivision and availability of utilities, may or may not require line extensions or special provisions for connections; therefore this guide is only an estimate.

Building Permits:

Building permit fees are based on square feet of occupied space, along with if a fireplace is to be installed. A typical new home with a square footage of 2,001 to 4,000 square feet will cost \$135.00 for plan review and \$689.00 (plus \$53 if it will have a fireplace installed) for the building permit/inspections.

Estimated cost of building permits and inspections = \$877.00

Municipal Water Fees:

Connection to the municipal water distribution system requires the payment of capacity rates established by City Council. Currently the capacity fee for a $\frac{3}{4}$ inch water meter is \$3,690 plus a tap fee determined by the City of Lancaster Division of Water (740-687-6631, request the Distribution Supervisor). The tap fee is based on time and material necessary to install the tap and curb box. Some taps are provided by the developer. Taps not installed by the developer and installed by the City Division of Water can cost from \$1,000 to \$2,500 or more depending on length of the service line and service location as well as pavement replacement if required during installation. Water Tap applications are obtained at the Certified Building Department office .

Estimated cost to connect to municipal water = \$3,690 + tap fee

Municipal Sanitary Sewer Fees:

Connection to the municipal sewer system requires the payment of capacity rates established by City Council. Currently the capacity fee for a residential sewer connection (assuming the water meter is $\frac{3}{4}$ inch) is \$4,844.00 (as of 1/1/08) plus a tap inspection fee of \$25. The builder should contact the City Engineer's office at 740-687-6614 prior to application to determine the availability of sewer service. Sewer Tap applications are obtained at the Certified Building Department Office. Estimated cost to connect to the municipal sewer system = \$4,869.00.

Fire Impact Fees:

As of July 1, 2005, Lancaster City Council enacted a fire impact fee ordinance that requires the Building Department to collect fees in Lancaster's fire district for each new residential home constructed. The current fee is \$2,223.00.

Estimated cost for the Fire Impact Fee = \$2,223

Cost Summary:

Building Plan Review, Permits & Inspections	\$877.00
Water Capacity & Tap	\$3,690.00 + (Install Tap)
Sewer Capacity & Tap	\$4,869.00
Fire Impact Fee	<u>\$2,223.00</u>
Total Estimated Cost	\$11,659.00

Most building forms, fee tables and information are available to download at our web site: www.ci.lancaster.oh.us/dept/building

Note: The figures shown and described above are only estimates figured on a new home between 2,001 and 4,000 square feet in size, fireplace and available utilities. Actual figures will vary depending on home size, site or subdivision location, water line size installed and sewer service. Fees are adjusted periodically; therefore you should look at the fee schedules currently in use and on-line.