

TOWN OF INGALLS, INDIANA FEE SCHEDULE - 2026

Residential Building Permit Fees (Includes Plan Review and all inspections)	
Single-family Residential	\$600 + \$0.15/SF
Two-family & Multi-Family Residential	\$550/unit + \$150 per required inspection
Pre-approved Residential (Single-family & Two-family)	\$500/unit
Accessory Dwelling Unit	\$500
Remodel / Alteration / Addition to residence 0 - 400 SF	\$350
Remodel / Alteration / Addition to residence 401 - 800 SF	\$400
Remodel / Alteration / Addition to residence ≥ 800 SF	\$400 + \$0.10/SF > 800 SF
Accessory Structure < 181 SF and not on permanent foundation	\$0 - Permit Only
Accessory Structure ≥ 181 SF and/or on permanent foundation	\$175 (unfinished), \$225 (finished)
Swimming Pools - > 2ft Deep and 12 ft diameter including deck	\$150
Specific Improvements (Roof, Siding, & Fence)	\$150

Non-Residential Building Permit Fees (Includes Plan Review and non-engineering inspections)	
<i>(Includes all commercial, industrial, institutional, multi-family, & public uses)</i>	
Structures 0 - 2,500 SF	\$900* + \$0.20/SF
Structures > 2,500 SF	\$950* + \$0.20/SF > 2,500 SF
Accessory Structure < 181 SF and not on permanent foundation	\$200
Accessory Structure ≥ 181 SF and/or on permanent foundation	\$275 + \$0.10/SF (unfinished), \$300 + \$0.10/SF (finished)
Remodel / Alteration / Addition to Commercial Structure	\$700* + \$0.20/SF > 2,500 SF
*Engineering fees are billed directly to the permit holder as they are completed ¹	

Other Permit Fees	
General & Site Inspections - Residential	\$150 + \$0.05 per SF over 1,200 SF
General & Site Inspections - Non-residential	\$250 (under 2,500 SF) \$350 (over 2,500 SF)
Earthwork / Site Improvement Permit	\$300 Application Fee - Inspections billed at General Rate
Certificate of Occupancy	\$75
Re-inspections due to failed inspection - Residential	\$175
Re-inspections due to failed inspection - Non-residential	\$275
Permit Extension	\$75 (0 - 6 months)

Permit re-submission (for revision), residential	\$75
Permit re-submission (for revision), non-residential	\$350 + \$.05/SF
Permanent Sign	\$200 + \$1/SF + \$150 Electrical
Temporary Sign	\$50
Telecommunication Facility, New Tower	\$1,000
Telecommunication Facility, Modification/Collocation	\$500
Telecommunication Facility, New Equipment Cabinet (no new tower or colloc.)	\$300
Temporary Use / Structure	\$200/site + \$100 electrical (if needed)
Zoning Verification Letter	\$100
Food Truck Permit	\$25
Demolition - Residential (partial or total)	\$50
Demolition - Non-residential (partial or total)	\$250
Demolition - Accessory Building or Structure \geq 181 SF	\$25
ROW Permit (for any work in ROW)	\$150*
ROW Permit - Boring	\$150* +\$1 per lineal foot
ROW Permit - Open Cut:	<i>Price based on age of surface</i>
0 - 12 Month Old Surface	\$2,000* + \$5 per SQFT
12 - 24 Month Old Surface	\$1,500* + \$5 per SQFT
24+ Month Old Surface	\$1,000* + \$5 per SQFT
Cuts on non-improved surface	\$200* + \$5 per SQFT
*Work in the ROW require performance bonds - check the Performance Bond Guide prior to submitting a permit application.	

Fines and Violations*	
Missed Inspection	\$350
Construction without a Permit	Double permit fee
Stop Work Order Re-instatement Fee	\$300
Violation of a Stop Work Order	\$500 / day
Occupancy without permit or Certificate of Occupancy	\$300 / day
Development Standards (UDO) Violation	Notice 1st, \$100 2nd, \$200 3rd, \$400 4th
Violation of Environmental Standards	Up to \$2,500
Any other violation	Up to \$2,500 / day
*Any and all attorney fees will be in addition to the fines listed above.	

Planning & Zoning Fees¹	
Administrative Subdivision	\$250 + \$15 per lot
Sketch Plat (Minor and Major Subdivisions) (Review with Plat Committee)	\$500
Minor Subdivision - Preliminary Plat	\$400 + \$15 per lot
Minor Subdivision - Final Plat	\$400 + \$15 per lot
Minor Subdivision - Re-plat	\$350 + \$15 per lot
Major Subdivision - Preliminary Plat	\$750 + \$25 per lot
Major Subdivision - Final Plat	\$750 + \$25 per lot
Major Subdivision - Re-plat	\$550 + \$25 per lot
Waiver of Subdivision Regulations	\$500
Subdivision Variance	\$500 + \$150/each additional
PUD Sketch Plan Review with Plat Committee	\$400
PUD Conceptual Plan, Ordinance, & Rezoning	\$1,500 + \$25 per acre
PUD - Amendment	\$750 + \$25 per acre
Development Standard Variance	\$500 + \$50 each additional
Use Variance	\$500
Rezone (Zoning Map Amendment) - Residential < 2 acres	\$250/lot
Rezone (Zoning Map Amendment) - Residential > 2 acres	\$350 + \$25/acre
Rezone (Zoning Map Amendment) - Non-residential	\$600 + \$25/acre
Address Assignment / Varification	\$100
Administrative Appeal	\$250

¹In addition to all applicable fees listed above, the applicant shall reimburse the Town of Ingalls for all direct engineering costs associated with the Town Engineer's review of plans, drawings, and proposals as well as any other inspection fees as required by the engineer or Planning Department. All fees must be paid in full before any Town Utility service will be provided.