

**ORDINANCE 2025-002**  
**AN ORDINANCE REVISING/ADOPTING VARIOUS FEES**

**WHEREAS**, Tennessee Code Annotated Section 6-2-201 provides that units of local government may adopt regulations designed to promote the public welfare of its citizenry; an

**WHEREAS**, Tennessee Code Annotated Section 6-19-101 authorizes the Board of Mayor and Aldermen to provide for infrastructure needs of the Town, to make special assessments for local improvements, and generally to promote the health safety and welfare of inhabitants of the Town and provide for orderly development of the Town; and

**WHEREAS**, the Rossville Board of Mayor and Aldermen deems it necessary and in the best interests of the Town to revise and adopt various fees, in order to defray the cost to the Town of providing such services; in its entirety; and

**WHEREAS**, the Rossville Board of Mayor and Aldermen desires to adopt each of the fees and charges set out below:

**THEREFORE, BE IT ORDAINED** by the Rossville Board of Mayor and Aldermen that Ordinance 2018-014, revising/adopting various fees for Town of Rossville, be and the same is hereby repealed in its entirety.

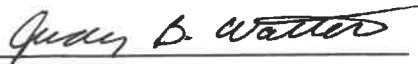
**BE IT FURTHER ORDAINED** by the Rossville Board of Mayor and Aldermen that the fees and charges set out on the attached schedules (Schedules One – Four) are hereby adopted for the purposes described for each such fee or charge.

Approved by the Board of Mayor and Aldermen.

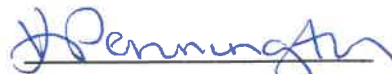
First Reading: January 14, 2025

Public Hearing: February 11, 2025

Second Hearing: February 11, 2025

  
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Judy B. Watters, Mayor

Attested:

  
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Karen L. Pennington, Town Recorder

**SCHEDULE ONE**  
**NEW RESIDENTIAL, COMMERCIAL, OFFICE AND INDUSTRIAL**  
**DEVELOPER FEES**

**Section A – Residential Plan Review and Inspection Fees**

- |    |                          |   |
|----|--------------------------|---|
| 1. | Preliminary Plat Review  | \$500 base fee + \$10/lot               |
| 2. | Final Plat Review        | \$500 base fee + \$10/lot               |
| 3. | Minor Plat Review        | \$250 base fee + \$10/lot               |
| 4. | Construction Plan Review | Estimated outside professional services |
| 5. | Construction Observation | Estimated outside professional services |

**Section B–Commercial, Office and Industrial Plan Review and Inspection Fees**

- |    |  |                           |
|----|--|---------------------------|
| 1. | Preliminary Plat Review  | \$500 base fee + \$25/lot |
| 2. | Final Plat Review  | \$500 base fee + \$50/lot |
| 3. | Planning Commission Issues                                       |                           |
|    | • Minor Site Plan Review   | \$300 base fee            |
|    | • Major Site Plan Review   | \$600 base fee            |
| 4. | Design Review Commission Issues                                  |                           |
|    | • Minor Site Plan Review   | \$300 base fee            |
|    | • Major Site Plan Review   | \$600 base fee            |
| 5. | Reimbursable passthrough expenses based on professional services |                           |
|    | • Construction Plan Reviews                                      |                           |
|    | • Construction Observation                                       |                           |

**Section C – Amendments to Zoning Ordinance and/or Zoning Map**

- |    |   |  |
|----|---|--|
| 1. | Application Filing                                | \$500 for first 5 acres PLUS<br>\$10/acre or fraction of acre or<br>\$10/acre whichever is higher to a \$5,000 maximum   |
| 2. | Planned Developments                              | \$1,000 for first 5 acres PLUS<br>\$10/acre or fraction of acre or<br>\$10/acre whichever is higher to a \$5,000 maximum |
| 3. | Publication for Amendment to Zoning Ordinance/Map | \$200  |

**Section D – Water System Fees**

1. Residential (New development) per lot fees payable as follows:
  - a. \$2,000 paid by developer at execution of Development Agreement
  - b. If off-site water system improvements are required Developer shall pay all costs plus 15% of construction cost. Development Agreement will be required.

2. Commercial, Office or Industrial (New development) per lot fees payable as follows:
  - a. \$4,000 paid by developer/owner per lot prior to issuance of building permit.
  - b. If off-site water system improvements are required Developer shall pay all costs plus 15% of construction cost. Development Agreement will be required.
3. New Water Pressure Booster Station Fee payable as follows:
  - a. \$25,000 maintenance fee payable to Town at time of Development Agreement if Developer is required to install new water pressure booster station.

### **Section F - Sewer System Fees**

1. Residential (New Development) per lot fees payable as follows:
  - a. \$3,000 per lot paid by developer at time of execution of Development Agreement
  - b. If off-site sewer system improvements are required Developer shall pay all costs plus 15% of construction cost. Development Agreement will be required.
2. Commercial/Office/Industrial (New Development) per lot fees Payable as follows:
  - a. \$4,000 per unit or lot prior to issuance of building permit.
  - b. If off-site sewer system improvements are required Developer shall pay all costs plus 15% of construction cost. Development Agreement will be required.
3. New Sewage Pumping Station Fee payable as follows:
  - a. \$25,000 maintenance fee payable to Town at time of Development Agreement if Developer is required to install a new sewage pumping station.

### **Section G – Electric and Streetlight Fees**

1. Residential, Commercial, Office and Industrial Developer shall pay directly to Chickasaw Electric all costs associated with the extension of new electric service and installation of streetlights into development.

### **Section H – Natural Gas Fees**

1. Residential, Commercial, Office and Industrial Developer shall pay directly to Hardeman Fayette Utility District all costs associated with the extension of new natural gas service into development.

### **Section I – Signs**

1. Residential, Commercial, Office and Industrial Developer shall pay the following

fees for permanent and/or temporary development signs:

- a. Permanent: \$5.00 per square foot – minimum \$100.00
- b. Temporary:
  - i. Accompanying Permanent Sign: \$50.00
  - ii. Not accompanying Permanent Sign: \$100.00

### **Section J – Amendment to Comprehensive Land Use and/or Major Road Plan**

- 1. \$500 each request

### **Section K – Board of Zoning Appeals**

- 1. After matters have been reviewed and recommended by Rossville Planning Commission:
  - a. Request for Administrative Variance: \$400
  - b. Request for Special Exception: \$400
  - c. All other matters referred to Board: \$400

### **Section L – Performance within Public Rights-of-Way**

- 1. All work within an existing public right-of-way must be accompanied by a Letter of Credit equal to 100% of the estimated value of the work.

### **Section M – Land Disturbance Activities (Grading, demolition, etc.)**

- 1. Five (5) acres or less: \$300.00
- 2. Over five (5) acres: \$500 plus cost incurred for professional services associated with review and construction observation.
- 3. These fees do not apply to any land disturbance activities covered under another review process, specifically the site plan review process and subdivision review process.

### **Section N – Preparation of Development Agreements**

- 1. Development Agreement Preparation Fee: \$500
- 2. Utility Extension Agreement Preparation Fee: \$500

## SCHEDULE TWO

### NEW RESIDENTIAL, COMMERCIAL, OFFICE AND INDUSTRIAL BUILDER FEES

#### Section A – Building Plan Review, Permit and Inspection Fees

1. General:
  - a. All new buildings, accessory buildings, additions, alterations and/or renovations to existing buildings, or demolition of an existing building, relocated buildings from another site and all other structures, permanent, temporary, or mobile mounted on permanent foundations, whether on, above or below grade, will require a permit and be inspected.
  - b. The installation of any gas, mechanical and/or plumbing components will require a permit and be inspected.
  - c. Permit fees are non-refundable.
  - d. Electrical permits and inspections are through Chickasaw Electric Cooperative, 17970 Highway 64, Somerville, TN.
  - e. All permits have a processing fee of \$20.
  - f. Re-inspection fees are \$50 each.
2. Residential Buildings (New, additions, renovations, alterations and repairs)
  - a. **New construction or addition** \$0.15/S.F under roof (\$135 minimum)
  - b. Demolition of structure \$125
  - c. Moving of Structure \$225
  - d. Certificate of Occupancy (CO) \$ 50
  - e. Temporary/Partial CO \$100
  - f. Plan Review Fee 15% of building permit
3. Residential Accessory Buildings and Structures, New construction
  - a. Outbuildings/Structures \$0.10/S.F. under roof (\$100 minimum)
  - b. Pools \$12/\$1,000 valuation of pool
  - c. Construction Trailer \$125
  - d. Curb cuts/Driveway entrances \$60
  - e. Fences, walls & hedges \$100
4. Commercial/Industrial (New, additions, renovations, alterations, repairs and accessory structures)
  - a. \$6.00 per \$1,000 valuation \$125 minimum
  - b. Certificate of Occupancy (CO) \$ 50
  - c. Temporary/Partial CO \$300
  - d. Plans Review Fee 30% of building permit
5. Plumbing Permit and Inspection Fees
  - a. Processing Fee \$20
  - b. Unit fees (Minimum \$34.00)
    1. Air Conditioning \$7.50
    2. Bathtubs \$7.50
    3. Closets \$7.50
    4. Deep Seal Traps \$7.50
    5. Dishwashers \$7.50
    6. Drinking Fountains \$7.50

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|-----|------------------------|--------|
| 7.  | Floor and Roof Drains  | \$7.50 |
| 8.  | Hot Water Heaters      | \$7.50 |
| 9.  | Kitchen Sinks          | \$7.50 |
| 10. | Lavatories             | \$7.50 |
| 11. | Service/Bar Sinks      | \$7.50 |
| 12. | Showers                | \$7.50 |
| 13. | Sumps                  | \$7.50 |
| 14. | Urinals                | \$7.50 |
| 15. | Washing Machines       | \$7.50 |
| 16. | Garbage Disposals      | \$7.50 |
| 17. | House Sewer Line Repl. | \$7.50 |
| 18. | Septic Tank            | \$20   |
| 19. | Hot Tub                | \$20   |
| 20. | Backflow Preventer     | \$20   |
| 21. | Irrigation Systems     | \$20   |
| 22. | Vacuum Breakers        | \$20   |
| c.  | Gas Lines              | \$30   |
| d.  | Water Service Lines    |        |
| 1.  | ¾" to 1"               | \$20   |
| 2.  | 1-1/4" to 2"           | \$30   |
| 3.  | 2-1/2" and larger      | \$200  |
6. Mechanical Permit and Inspection Fees
- a. \$25 per \$1,000 for first \$2,000 value of equipment installed and \$10.00 per \$1,000 value thereafter; \$67.50 minimum fee.

## Section B – Fire Protection Fees (Commercial, Office and Industrial)

1. Fire Development Fee \$0.12/S.F. enclosed area up to 500,000 S.F. max.
2. Fire Tap Inspection Fee \$250
3. Plans Review, inspections and tests of the alarm and sprinkler systems \$150. Each and \$50 for each reinspection required.
4. Any commercial or industrial entity having a flammable or combustible tank is required to obtain a permit for each tank at \$25 per tank.

## Section C – Water System Fees

1. Residential Service Connection Fee (New Development): \$1,000 payable at time of building permit issuance
2. Residential Service Connection Fee (Existing): \$1,500 per tap
3. Commercial, Office and Industrial Connection Fees:
  - a. The sum of the following charges:
    1. Cost of Meter Assembly and Box (incl. 15% mark-up on material)
    2. Installation cost by Town at \$1,000 per meter size in inches. If builder installs there is no installation charge.
    3. Fire Hydrant Meter Rental: \$500 refundable deposit plus water use

## Section D – Sewer System Fees

1. Residential Service Connection Fee (New Development): \$1,000 payable at time of building permit issuance
2. Residential Service Connection (Existing): \$1,500 payable at time of building permit issuance

## Section E – Electric Service Fees

1. Builders of Residential, Commercial, Office and Industrial buildings shall pay directly to Chickasaw Electric Cooperative all costs associated with the establishment of new electric service.

## Section F – Natural Gas Service Fees

1. Builders of Residential, Commercial, Office and Industrial buildings shall pay directly to Hardeman Fayette Utility District all costs associated with the establishment of new natural gas service.

## Section G – Town Labor and Equipment Fees

1. If a builder damages or otherwise causes Town owned infrastructure to be repaired by the Town, the Town will bill total costs to builder at the following rates. **NOTE: ALL LABOR COSTS WILL BE BILLED WITH A TWO HOUR MINIMUM AND TWO EMPLOYEES WILL BE ASSIGNED TO ALL JOBS FOR SAFETY REASONS.**

a.	Backhoe/trackhoe	\$75.00/Hr.
b.	Dump Truck (Tandem axle)	\$45.00/Hr.
c.	Dump Truck (Single axle)	\$40.00/Hr.
d.	Pick-up Truck (1/2 Ton)	\$20.00/Hr.
e.	Pick-up Truck (3/4 Ton)	\$40.00/Hr.
f.	Air Compressor	\$25.00/Hr.
g.	Tamper	\$30.00/Hr.
h.	Trencher	\$30.00/Hr.
i.	Labor	\$30.00/Hr./man (straight time–2 hour min.) \$45.00/Hr./man (overtime –2 hour min.)
j.	Labor (meter/box setting)	\$50.00/Each
k.	Asphalt	Cost plus 15%
l.	Water Meter 5/8"x3/4"	\$300 Each
m.	Water Meters 1"	Cost plus 15% (Special Order)
n.	Water Meters > 1"	Cost plus 15% (Special Order)
o.	Meter Box	\$100 Each
p.	Meter Yoke (3/4")	\$225 Each
q.	Meter Yoke (1")	\$275 Each
r.	Couplings	Cost plus 15%
s.	PE Piping all sizes	Cost plus 15%
t.	Sand/Rock/Soil	Cost plus 15%
u.	Fire Hydrants and valves	Cost plus 15%

- v. Sewer/Water Pipe all sizes                      Cost plus 15%
  - w. Chainsaw    \$25/Hr.
  - x. Concrete/Asphalt                      Cost plus 15%
2. Damage to sewer/water system without locate call:
- a. First Offense                      \$250 fine plus actual cost to repair
  - b. Second Offense                      \$500 fine plus actual cost to repair
  - c. Third Offense                      \$1,000 fine plus actual cost to repair
3. If the Town is unable to repair damaged infrastructure and has to hire a general contractor to perform the work, builder will be responsible for all costs plus 15%.



## SCHEDULE THREE TYPICAL RESIDENT AND OWNER FEES

### Section A – Water System

1. Non-Refundable Fee for New Customers:
  - a. Residential:

Owner	\$75.00
Renter	\$100.00
  - b. Commercial:

Owner	\$125.00
Renter	\$150.00
2. Water service will be disconnected after the 20<sup>th</sup> of the following month from the date of the bill remittance without additional notice if payment is not received. This notice shall appear on the bill.
3. Reconnect Fees: \$25.00 for initial occurrence, and for each additional occurrence in a rolling twelve (12) month period, the fee will increase by \$25.00; i.e. \$25.00, \$50.00, \$75.00, etc. Reconnect service shall routinely be provided only during normal business hours (8:00 a.m. to 4:30 p.m.). When reconnection service is made available outside business hours an additional \$20.00 shall be charged.
4. Customers must notify the Town to disconnect service when moving. Any customer who fails to so notify the Town shall remain liable for the cost of water service until service has been transferred to a new customer at that address.
5. Bad check penalty fee: \$20.00 each check
6. Conversion Charge: There will be a \$425.00 connection fee for any conversion from owner(s) well system to an existing meter.

### Section B – Residential Sanitation/Garbage Fees

1. Set-up for new customers includes 1 cart delivered to residence. These fees are adjusted annually based on contracted vendor rates.
  - a. Collection fee: \$22.75 per month
  - b. Additional cart: \$9.25 per month

### Section C – Town Labor and Equipment Fees

1. If an owner damages or otherwise causes Town owned infrastructure to be repaired by the Town, the Town will bill total costs to builder at the following rates:
  - a. Backhoe \$75.00/Hr.
  - b. Dump Truck (Tandem axle) \$45.00/Hr.
  - c. Dump Truck (Single axle) \$40.00/Hr.
  - d. Pick-up Truck (1/2 Ton) \$20.00/Hr.
  - e. Pick-up Truck (3/4 Ton) \$40.00/Hr.
  - f. Air Compressor \$25.00/Hr.
  - g. Tamper \$30.00/Hr.
  - h. Trencher \$30.00/Hr.
  - i. Labor \$30.00/Hr./man (straight time)  
\$45.00/Hr./man (overtime)
  - j. Labor (meter/box setting) \$50.00/Each

- |    |                            |                               |
|----|----------------------------|-------------------------------|
| k. | Asphalt                    | Cost plus 15%                 |
| l. | Water Meter 5/8"x3/4"      | \$300 Each                    |
| m. | Water Meters 1"            | Cost plus 15% - Special Order |
| n. | Water Meters > 1"          | Cost plus 15% - Special Order |
| o. | Meter Box                  | \$100 Each                    |
| p. | Meter Yoke (3/4")          | \$225 Each                    |
| q. | Meter Yoke (1")            | \$275 Each                    |
| r. | Couplings                  | Cost plus 15%                 |
| s. | PE Piping all sizes        | Cost plus 15%                 |
| t. | Sand/Rock/Soil             | Cost plus 15%                 |
| u. | Fire Hydrants and valves   | Cost plus 15%                 |
| v. | Sewer/Water Pipe all sizes | Cost plus 15%                 |
| w. | Chainsaw                   | \$25/Hr.                      |
| x. | Concrete/Asphalt           | Cost plus 15%                 |
2. Damage to sewer/water system without locate call:
    - a. First Offense \$250 fine plus actual cost to repair
    - b. Second Offense \$500 fine plus actual cost to repair
    - c. Third Offense \$1,000 fine plus actual cost to repair
  3. If the Town is unable to repair damaged infrastructure and has to hire a general contractor to perform the work, builder will be responsible for all costs plus 15%.

## **SCHEDULE FOUR OTHER FEES**

1. Sexually Oriented Business Fees: The initial license and annual renewal fees for sexually oriented business licenses and sexually oriented business employee licenses shall be as follows:
  - a. \$500.00 for the initial fee for sexually oriented business license
  - b. \$200.00 for annual renewal
2. Special Use/Events Permit Fee: \$500.00
3. Peddlers, Street Barkers, and Solicitors Permit fee: \$50.00
4. Garage Sale Permit fee: \$5.00
5. Professional Services fee: Actual cost of Service