

ALLEN COUNTY and FORT WAYNE

DEPARTMENT OF PLANNING SERVICES FEE SCHEDULE

Effective January 1, 2026

PERMITS	FEE
ILP: Improvement Location Permit - Residential	
Accessory Building of 200 square feet or less (example: shed) (* location & floodplain standards apply)	* No Permit
Accessory Structure of 200 square feet or less (example: carport, deck, gazebo, open porch)	\$70
Attached Building or Structure of 200 square feet or less	\$70
Building or Structure of over 200 square feet	\$120
SFR: Residential	
New Single Family Residence	\$200
New Duplex	\$200
New Group Residential Facility (Small)	\$200
ADU: Accessory Dwelling Unit	
New Integrated Accessory Dwelling Unit	\$150
New Freestanding Accessory Dwelling Unit	\$150
FEN: Fence	
Residential Fence (A and R Districts)	\$50
Commercial Fence (B, C and I Districts)	\$200
SIGN: Signs - All Zoning Districts	
On-premise or Off-premise; separate fee per façade and per sign type	\$200
SWIM: Swimming Pools	
Residential	\$200
Non-Residential	\$1,000
SITE: Site Plan Review (Non-Residential or Multiple Family Dwelling)	
Temporary Construction Trailer with No Water or Sewer Facilities (* permit required)	* No Fee
Temporary Construction Trailer with Water or Sewer Facilities	\$750
Outdoor Eating/Drinking/Smoking Areas, Façade/Parapets, Scoreboards, Gas Station Canopies, Parking Lots and Projects under 1,000 Square Feet	\$750
All other Projects and Infrastructure Only	\$1,500
COU: Certificate of Use	
Certificate of Use	\$100
Certificate of Use for child care license renewal	\$50
DPSF: Floodplain Development Permit	
In an agricultural or residential zoning district, not part of another permit or process	\$100
In commercial or industrial zoning district, not part of another permit or process	\$200
In any zoning district, as part of another permit or process	\$0
Zoning Ordinance "Exceptions to Compensation Requirements", not part of another permit or process	\$100
Finished project grade changes in the floodplain and not qualifying for the Zoning Ordinance "Exceptions to Compensation Requirements, not part of another permit or process	\$300

PLAN COMMISSION		FEE
PDP: Development Plan		
Primary or Secondary Development Plan or Master Sign Plan		\$1,250
REZ: Rezoning		
Rezoning requests		\$1,250
Downzoning an existing SFR use to R1 Zoning		\$350
PP/SP: Major Plat		
Primary or Secondary Major Plat - No Per Lot Fee		\$1,250
Single Lot Primary or Secondary Plat Amendment		\$350
PMP/SMP: Minor Plat		
Primary or Secondary Minor Plat		\$1,250
VALY/VROW/VEAS: Vacation		
Petition for Vacation (Plat, Right of Way, or Easement)		\$1,250
DTPR: Downtown Pre-Review		
Minor Façade Renovation		\$50
Major Façade Renovation		\$350
New Construction/Addition		\$350
Other P.O.S		
Written Commitment Amendment		\$600
Amendment to Restrictive Covenants		\$125
Correction of Scrivener's Error		\$125
BOARD OF ZONING APPEALS		FEE
DSV: Development Standards Variance		
A and R Districts for One and Two Family Dwelling Use Only		\$500
All Other Request		\$750
UVAR: Use Variance - All Requests		\$1,250
SU: Special Use		
A and R District ADUs; Container Homes; Class II Child Care Home		\$350
All Other Requests		\$1,250
CU: Contingent Use - All Requests		\$1,250
Other P.O.S		
Renewal or modification of conditions of Hearing Officer or Board of Zoning Appeals approvals		\$1,250
Appeal of Hearing Officer decision to the Board of Zoning Appeals		\$1,250
Petition to appeal a Zoning Administrator determination, interpretation or decision		\$1,250
ADMINISTRATION		FEE
Zoning Verification P.O.S		
Zoning verification general (zoning only)		\$50
Zoning verification research (zoning, adjacent zoning, violations, overlay, BZA history)		\$300
Nonconforming Use Determination		\$500
Administration P.O.S		
Administrative Property Split (Incorporated Areas Only)		\$200
Roadway Easement Agreement		\$200
Sale of Photocopies		\$0.10 per copy
Economic Development (Allen County Only)		
Petition for Economic Redevelopment Area (ERA) Designation	contact staff for fee information	