

ORDINANCE NO. 25-210
Sponsored by Council Member Dan Rospert

AN ORDINANCE TO ESTABLISH 2026 FEES FOR SECTIONS 53.16, 97.15, 150.009, 150.078, 150.081, 150.082, 153.054, 153.095, 154.540, 155.05, 155.09, AND 155.10 OF THE CODIFIED ORDINANCES OF THE CITY OF WADSWORTH AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WADSWORTH, STATE OF OHIO:

Section 1. That the 2026 building fees for sections 150.009, 150.078, and 150.081 of the Codified Ordinances of the City of Wadsworth are temporarily suspended because building permits within city limits are administered by Medina County.

Section 2. That the 2026 engineering fees for sections 53.16, 97.15, 153.054, 154.540, 155.05, 155.09, and 155.10 of the Codified Ordinances of the City of Wadsworth are established as follows:

For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- **CONDUIT.** Pipe or other linear facility generally installed by boring or drilling parallel to the road centerline for the purpose of inserting electrical or communication facilities into the conduit at a later time
- **DISTURBED AREA.** The land area being disturbed for the purpose of constructing a specific development phase.
- **MAINS.** Pressurized or gravity linear facility generally installed parallel to the road centerline either through open cutting, boring, or drilling, and used to provide utility service to the surrounding area. Mains may or may not include service lines.
- **SERVICE LINE.** A conduit or a main generally installed perpendicular to the road centerline either through open cutting, boring, or drilling, and used to provide utility service to an individual property or complex.

For the purpose of this section, the following policies shall apply.

- Fixed fees are intended to provide sufficient funding for City permitting and inspection expenses based on a roughly proportional fee assigned to each type of construction work. Fee amounts reflect average costs and are not intended to be adjusted case-by-case based on the unique characteristics of each project. However, fees may be increased or decreased in highly unusual situations where the established fee does not reasonably represent City expenses or where the proposed work does not clearly reflect established fee types at the discretion of the City Engineer.
- Site development fees are intended to simplify budgeting and calculation of plan review and inspection fees for site development projects by combining all applicable fees into one area-based fee. No other plan review or inspection fees apply to projects subject to site development fees unless otherwise specified in these policies.

- Engineering staff review comments should be returned to plan review applicants no more than 10 working days after the date plans are submitted for the initial review and for any subsequent review phase. If engineering staff review comments are not submitted to the applicant within 10 working days, then a 10 percent reduction to the plan review fees will be applied for each instance of delay, up to a 50 percent maximum reduction. This fee reduction does not apply to review processes conducted by outside consultants. The plan review fee reduction will not be eligible for refund, but shall instead be applied at the time of permit issuance.
- Inspection fees generally include an initial inspection, one re-inspection, and one final inspection as appropriate. Where repeated deficiencies in work require multiple re-inspections, additional re-inspection fees may be required at the discretion of the City Engineer.
- Fees in lieu of improvements are non-refundable and are collected when immediate construction of an improvement is not cost effective or not recommended at the discretion of the City Engineer.

Engineering Plan Review fee amounts

<i>Fee Type</i>	<i>Fee</i>	<i>Fee Basis</i>
Site Development <ul style="list-style-type: none"> • Single family dwelling (SFD) • Building and site work (non-SFD) • Site work only (non-SFD) • Subdivision – Township (sewer only) • Subdivision – Minor • Subdivision – Major 	\$88.00 \$83.00 \$52.00 \$31.00 \$52.00 \$105.00	Per site Per 0.1 acre of disturbed area Per 0.1 acre of disturbed area
Utility Work in ROW <ul style="list-style-type: none"> • Mains and conduits • Service line only • Other excavation 	\$105.00 \$52.00 \$26.00 \$10.25 \$52.00 \$20.50	Minimum charge; per foot as follows Per 100 feet of pipe for first 500 feet Per 100 feet of pipe for 501 to 2,000 feet Per 100 feet of pipe for over 2,000 feet Per site Per site
Surface Work in ROW <ul style="list-style-type: none"> • Driveway – New • Driveway – Reconstruction • Sidewalk – All 	\$52.00 \$20.50 No fee	Per driveway Per driveway

Engineering Inspection fee amounts

<i>Fee Type</i>	<i>Fee</i>	<i>Fee Basis</i>
Site Development <ul style="list-style-type: none"> • Single family dwelling (SFD) \$360.00 Per site • Building and site work (non-SFD) \$165.00 Per 0.1 acre of disturbed area • Site work only (non-SFD) \$105.00 Per 0.1 acre of disturbed area • Subdivision – Township (sewer only) \$62.00 Per 0.1 acre of disturbed area • Subdivision – Minor \$105.00 Per 0.1 acre of disturbed area • Subdivision – Major \$205.00 Per 0.1 acre of disturbed area 		
Utility Work in ROW <ul style="list-style-type: none"> • Conduits <ul style="list-style-type: none"> ○ First 200 feet of conduit \$260.00 Minimum charge ○ 201 to 2,000 feet of conduit \$80.00 Per 100 feet add'l from 201 to 2,000 feet ○ Over 2,000 feet of conduit \$40.00 Per 100 feet add'l over 2,000 feet • Mains <ul style="list-style-type: none"> ○ First 50 feet of pipe \$260.00 Minimum charge ○ Depths of 5 feet or less \$52.00 Per 10 feet add'l over 50 feet ○ Depths over 5 feet \$105.00 Per 10 feet add'l over 50 feet • Service line only \$105.00 Per site • Other excavation \$105.00 Per site • Street opening \$105.00 Additional per site 		
Surface Work in ROW <ul style="list-style-type: none"> • Driveway – New \$105.00 Per driveway • Driveway – Reconstruction \$72.00 Per driveway • Sidewalk – All No fee 		
Reinspection – All	\$72.00	Per additional inspection

Fee-in-lieu of improvement amounts

<i>Fee Type</i>	<i>Fee</i>	<i>Fee Basis</i>
Streets <ul style="list-style-type: none"> • Sidewalks \$10.25 Per square foot • Street trees – New SFD Subdivisions \$415.00 Per lot 		
Stormwater <ul style="list-style-type: none"> • Flow control facility \$1.25 Per SF of new impervious surface • Treatment facility \$1.25 Per SF of new impervious surface 		

Section 3. That the 2026 planning fees for sections 153.095 and 154.540 of the Codified Ordinances of the City of Wadsworth are established as follows:

For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- **MISCELLANEOUS (ZONING CERTIFICATE).** Any construction work not otherwise included in the fee table, including but not limited to accessory structures, building additions, fences, garages, or swimming pools.
- **NEW CONSTRUCTION (DEVELOPMENT PERMIT).** All new non-residential buildings and all multi-family residential buildings with three or more dwelling units.

- WELL APPROVAL. Construction of a new well for oil, gas, brine disposal, or other purpose.

Planning fee amounts

Project Type	Base Fee Plus	Variable Fee	Variable Fee Basis
Subdivisions			
<ul style="list-style-type: none"> • Major – Preliminary plat • Major – Final plat • Minor plat • Consolidation plat • Variance application • Review of special studies 	\$275.00 \$275.00 \$60.00 \$60.00 \$125.00 \$0.00	\$10.00 \$10.00 Varies	Per lot Per lot Actual cost charged
Conditional Zoning Certificates			
<ul style="list-style-type: none"> • Planned Unit Development • Multi-family residential • Senior housing • Well approval • All other 	\$275.00 \$275.00 \$275.00 \$1,200.00 \$150.00	\$10.00 \$10.00 \$10.00	Per lot Per dwelling unit Per unit
Development Permit			
<ul style="list-style-type: none"> • New construction 	\$125.00	\$5.00	Per 100 square feet of floor area
Zoning Certificates – Residential			
<ul style="list-style-type: none"> • New residential dwelling • Miscellaneous 	\$35.00 \$35.00		
Zoning Certificates – Other			
<ul style="list-style-type: none"> • New non-residential building • Building addition • Use change • Signs 	\$60.00 \$60.00 \$35.00 \$75.00 \$150.00 \$250.00		50 square feet or less 51 to 100 square feet Greater than 100 square feet
Zoning – Other			
<ul style="list-style-type: none"> • Map amendment • Variance • Appeal 	\$275.00 \$125.00 \$125.00		

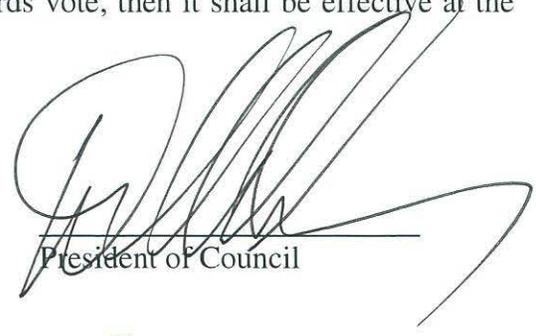
Section 4. That the fees listed above shall be charged to all applicable fees paid on or after January 1, 2026.

Section 5 It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were passed in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were in compliance with all legal requirements.

Section 6. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety in the City of

Wadsworth in order to provide fair and adequate rates and to give adequate notice of those rates; WHEREFORE, this ordinance shall go into immediate effect provided that it receives a two thirds vote of all members of city council. If it receives approval by a majority of the members but less than a two-thirds vote, then it shall be effective at the earliest time permitted by law.

Passed: 12-16-25



President of Council

Attest: Julie Darlington
Clerk of Council

Approved: 12-16-25



Mayor

1st Rdg. 11-18-25
3rd Rdg. 12-16-25
Vote: aye 7 nay 0

2nd Rdg. 12-3-25
Passed: yes no
Immediate Effect: yes no

CERTIFICATE OF PUBLICATION

I, Julie Darlington, Clerk of Council of the City of Wadsworth, State of Ohio, do hereby certify that the forgoing ordinance was duly published in the *Medina Gazette* and at <http://publicnoticesohio.com/> on _____ and _____, which is for two consecutive weeks as required by section 731.21 of the Ohio Revised Code.

Julie Darlington
Clerk of Council
City of Wadsworth