

Town costs associated with new construction in the Town of Ocean View, DE

- Building permit fees for structures
 - \$ 1.25 per sq. ft. covered (dwellings, screen porches, etc.)
 - \$ 0.50 per sq. ft. open (decks, patios, pools, etc.)
- Emergency services enhancement fee
 - 0.5% of construction costs (*e.g.* \$1000.00 (*const. costs*) \times .005 = \$5.00)
- Review of documents submitted for compliance with single lot development requirements (SLD) per §140-100 (*if applicable*)
 - ✓ Proposed grading plan
 - \$ 175.00 includes two revised submittals for a total of three submittals. Additional submittals are \$75 per submittal.
 - ✓ As Built grading plan
 - \$ 175.00 includes two revised submittals for a total of three submittals. Additional submittals are \$75 per submittal.
 - ✓ Revision of a proposed or as built grading plan such as a new house or an additional structure
 - \$ 175.00 includes two revised submittals for a total of three submittals. Additional submittals are \$75 per submittal.
- Reviews by outside professional(s):
 - fee charged plus Town administrative fee of 10%.
- Recordation of Single Lot Development Plats
 - \$ 75.00
- Tap of main and placement of a 5/8" water meter
 - \$ 1,900.00 (§ 213-5-D).
- Tap of main for larger water supply line(s)
 - as indicated in Town water rates (§ 213-5-D).
- Water permit from Town
 - \$ 140.00
- Impact fee
 - \$ 1,936.00 for a single lot owned less than 2 years, a condominium unit at any time and any lot or condominium unit brought within the Town by annexation.
- Real Estate Transfer Tax
 - 1.5% of construction costs if property owned for less than 1 year.
- Business License (*required for all contractors and sub contractors, etc.*)
 - \$ 150.00 annually (January 1st thru December 31st)

Note: Construction Costs are based on current International Code Council, Building Valuation Data (ICC BVD) rate per sq. ft.

Non Town costs that may be associated with new construction in the Town of Ocean View, DE

- Preparation of a proposed grading plan prior to issuance of a building permit and an as built grading plan upon completion of construction by a professional surveyor, architect or engineer licensed in the State of DE as required by §140-100 of the Code - as determined by contract with professional
- Sussex County building permit - as determined by Sussex County
- Plumber to connect water meter to structure - as determined by contract with plumber
- Plumber for sewer tap and connection to structure - as determined by contract with plumber
- Impact fee for sewer tie in - as determined by Sussex County
- Real Estate Transfer Tax - 1.5% of construction costs if property owned for less than 1 year
- Fire Marshall review for commercial uses - as determined by the Fire Marshal's Office
- Wetlands Delineation requirement - as determined by contract with professional
- Army Corps or DNREC reviews - as determined by the agency