

# ORDINANCE

## City of Portland, Tennessee

No. 25 - 46

Second Reading

**AN ORDINANCE RESCINDING AND REPLACING ORDINANCE NO. 16-39 IN ITS ENTIRTY AND THAT WILL AMEND THE CITY OF PORTLAND MUNICIPAL CODE TITLE 12 ENTITLED "BUILDING, UTILITY, ETC. CODES"**

**WHEREAS**, the City of Portland has reviewed the provisions of Title 12 of the Portland Municipal Code entitled "Building, Utility, Etc. Codes"; and

**WHEREAS**, recommendations for revisions to the said Title 12 are as follows:

### Chapter 1 Building Code

#### **12-102. Modifications.**

(2) Delete the entire text of Section 109.2 and replace it with the following:

**109.2. Schedule of Permit Fees.** On buildings, structures, gas, mechanical, and plumbing systems or alterations/additions requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the City of Portland, TN.

### Chapter 2 Plumbing Code

**12-202. Modifications.** The following sections are hereby revised:

(1) Section 101.1. Insert: City of Portland.

(2) Delete the entire text of Section 106.6.2 Fee Schedule and replace it with the following:

**106.6.2. Fee Schedule.** The fees for all plumbing work shall be as indicated in the City of Portland fee schedule.

(3) Section 106.6.3 Delete: Item 2 & 3 (as added by Ord. #9-38, August 2009)

Chapter 4  
Mechanical Code

**12-402. Modifications.** The following sections are hereby revised:

- (1) Section 101.1. Insert: City of Portland.
- (2) Delete the entire text of Section 106.6.2 Fee Schedule and replace it with the following:  
**106.5.2. Fee Schedule.** The fees for all mechanical work shall be as indicated in the City of Portland fee schedule.
- (3) DOES NOT EXIST IN CODE

Chapter 7  
Residential Code

**12-702. Modifications.** The following sections are hereby revised:

- (1) The name "City of Portland" shall be inserted in Section 101.1.
- (2) Section 106.1.4. Information for construction in flood hazard areas: Revise to read as follows:

**R106.1.4 Information for construction in flood hazard areas.** For buildings and structures located in whole or in part in flood hazard areas, as established on local floodway rate maps, locally adopted flood plain ordinances shall apply.

- (3) **R108.2 Schedule of permit fees.** On buildings, structures, gas, mechanical, and plumbing systems or alterations/additions requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by the City of Portland, TN.

Chapter 15  
Planning and Zoning Fee

**SECTION**

**12-1501. Planning and Zoning Fees.**

12-1501. Planning and Zoning Fees. Planning and Zoning fees shall be charged by the City of Portland as indicated below:

## Planning Fee Schedule

### Subdivisions

Name	Application	New Proposed Fee
Concept	Subdivisions	\$150 Plus \$5 per lot
Preliminary Plat	Subdivisions	\$300 Plus \$25 per lot
Final Plat	Subdivisions	\$500 Plus \$25 per lot

### Site Plans

Name	Application	New Proposed Fee
No Building	Site Plans	\$200
Up to 10,000 Sq. Ft.	Site Plans	\$500
Over 10,000 Sq. Ft.	Site Plans	\$500 plus \$0.10 per Sq. Ft.
Maximum Site Plan Fee	Site Plans	\$2000

### Rezoning and Annexation

Name	Application	Proposed Fee
Annexation	Annexation	\$500
Annexation- Non Contiguous	Annexation	\$1000
Up to 0.99 Acres	Rezoning	\$300
1 - 9 Acres	Rezoning	\$350
10 - 19 Acres	Rezoning	\$400
20 - 49 Acres	Rezoning	\$500
50 - 99 Acres	Rezoning	\$600
100 Acres or more	Rezoning	\$700

### Planned Unit Development

Name	Application	New Proposed Fee
Preliminary Master Development Plan	Planned Unit Development	\$1000 plus \$.02 per sq. ft. of non residential building and \$10/dwelling unit

Final Master Development Plan

Planned Unit Development

\$1000 plus \$.02 per sq.  
ft. of non residential  
building and  
\$10/dwelling unit

### Temporary Uses

Name	Application	New Proposed Fee
Special Events Permit	Temporary	\$25
Special Event Plan Review	Temporary	\$50

### MISC

Name	Application	New Proposed Fee
Board of Zoning Appeals	MISC	\$500
Right of Way Abandonment	MISC	\$100
Subdivision Regulations Amendment	MISC	\$100
Land Use Plan Amendment	MISC	\$100
Plan Amendment	MISC	\$100
Zoning Ordinance Amendment	MISC	\$200
Zoning Letter	MISC	\$50

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Board of Aldermen of the City of Portland, Tennessee that the amendments to Title 12, of the City of Portland Municipal Code is hereby approved; and

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective on October 1, 2025, the public welfare requiring it.

  
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Mike Callis, Mayor

  
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Attest: Tracy Kizer, City Recorder

Passed First Reading: July 21, 2025

Passed Second Reading: August 18, 2025