

ORDINANCE

City of Portland, Tennessee

No. 25 - 46

Second Reading

AN ORDINANCE RESCINDING AND REPLACING ORDINANCE NO. 16-39 IN ITS ENTIRY 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

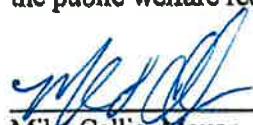
Name	Application	New Proposed Fee
Special Events Permit	Temporary	\$25
Special Event Plan Review	Temporary	\$50

MISC

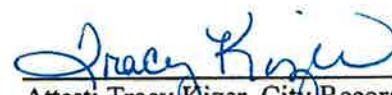
Name	Application	New Proposed Fee
Board of Zoning Appeals	MISC	\$500
Right of Way Abandonment	MISC	\$100
Subdivision Regulations Amendment	MISC	\$100
Land Use Plan Amendment	MISC	\$100
Plan Amendment	MISC	\$100
Zoning Ordinance Amendment	MISC	\$200
Zoning Letter	MISC	\$50

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.



Mike Callis, Mayor



Attest: Tracy Kizer, City Recorder

Passed First Reading: July 21, 2025

Passed Second Reading: August 18, 2025