

**ORDINANCE NO 2025-XX
CITY OF OAK GROVE, KENTUCKY**

**AN ORDINANCE BY THE CITY OF OAK GROVE, KENTUCKY ESTABLISHING
BUILDING REGULATIONS AND FEE SCHEDULES.**

WHEREAS, the City of Oak Grove has previously enacted Ordinance Nos. 1988-3, 1990-10, 1992-9, 1993-11, 1995-7, 1995-8, 1996-16, 2000-23, 2001-25, 2015-01, and 2022-02, each establishing or amending various regulations; and

WHEREAS, the City Council deems it necessary to consolidate these regulations into one comprehensive ordinance to provide clarity and eliminate confusion;

WHEREAS, the City Council further finds that periodic review and adjustment of related fees are necessary to ensure they remain consistent with current economic conditions, operational costs, and the evolving needs of the community; and

WHEREAS, the City Council believes these changes are in the best interest of the City of Oak Grove and its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAK GROVE, KENTUCKY AS FOLLOWS:

SECTION I- ADOPTION OF KENTUCKY BUILDING CODE STANDARDS

The Kentucky Building Code and all subsequent additions, as contained in Chapter 7, Title 815 of the Kentucky Administrative Regulations; the Kentucky Plumbing Code, contained in Chapter 20, Title 815 of the Kentucky Administrative Regulations; the Kentucky Standards of Safety, as contained in Chapter 10, Title 815 of the Kentucky Administrative Regulations, together with any amendments, are hereby adopted by reference as if fully set forth this ordinance. Copies of the above codes and any amendments thereto shall be placed on file at Oak Grove City Hall where they shall be available for public inspection during normal business hours.

SECTION II- IDENTIFICATION OF SUBCONTRACTORS REQUIRED

(A) Each general contractor or principal builder shall notify the Public Works Director and/or Zoning Administrator of the name, address, telephone number, and federal and state employee identification numbers of each subcontractor, independent contractor, and individual who performs any work or services on any construction or building project within the city prior to said subcontractor, independent contractor, or individual performing any work thereon. For purposes of this section the general contractor or principal builder is not required to identify the employees or workmen on his payroll.

(B) If a general contractor of principal builder shall fail to identify said subcontractors, independent contractors, or individuals, the Public Works Director and/or Zoning Administrator shall forthwith issue a stop work order which shall be served on the general contractor or builder by the Code Enforcement Officer/Zoning Inspector and all work of those unidentified subcontractors, independent contractors, or individuals on said construction or building project shall cease until such time as said general contractor or builder has properly identified those subcontractors, independent contractors, or individuals performing work on said project.

SECTION III- BUILDING/ZONING PERMITS; WHERE OBTAINED; FEES

(A) Building/Zoning permits are to be obtained from the City of Oak Grove. Except where specifically noted, there shall be a fee collected by the City of Oak Grove for all building/zoning permits issued and other building, planning, or zoning reviews/approval based as follows:

(1.) Building/Zoning permit for construction payable to the City of Oak Grove covered by the Kentucky Building Code: (Commercial)

Total Valuation

Fee

\$1,000 and less

No fee, unless inspection required, in which a \$50.00 fee for each inspection shall be charged.

\$1,000 to \$50,000

\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.

\$50,000 to \$100,000

\$260.00 for the first \$50,000 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.

\$100,000 to \$500,000

\$460.00 for the first \$100,000 plus \$3.00 for each additional thousand or fraction thereof. To and including \$500,000.00

\$500,000 and up

\$1,660.00 for the first \$500,000 plus \$2.00 for each additional thousand.

(2.) Building/Zoning permit for construction payable to the City of Oak Grove covered by the Kentucky Residential Code: (Residential)

One- and Two-Family Dwelling	\$0.13 per square foot
Multi-Family Dwelling (Subject to review under the Kentucky Residential Code)	\$0.13 per square foot
Accessory Structures (Garages, Carports, Additions, Inground Pools, Permanent Storage Buildings excluding Portable Storage Buildings and Above Ground Pools)	\$90.00
Partial Release Permit (Footer/Foundation, etc.)	\$65.00
(3.) Moving a Structure	\$65.00
(4.) Manufactured Home Permit	\$125.00
(5.) Site Plan Review	\$375.00(2 acres or less) \$625.00(2-5 acres) \$1850.00(5 acres or more)
(6.) Site Plan Review (Expedited) fees in section (5) for expedited review.	\$125.00 fee added to the
(7.) Home Occupation (Administrative)	\$65.00
(8.) Permanent Sign	\$90.00 plus \$1.00 per square foot
(9.) Rezoning*	\$625.00 plus Certified Mail Postage Fee per adjoining property owner
(10.) Conditional Use	\$300.00 plus Certified Mail Postage Fee per adjoining property owner
(11.) Variance	\$300.00 plus Certified Mail Postage Fee per adjoining property owner
(12.) Appeal/Interpretation of Zoning	\$300.00
(13.) Street Dedication	\$.50 per linear foot
Closure	\$125.00
Change	\$125.00

(14.) Preliminary Plat**	\$500.00
Final Plat**	\$500.00 plus \$5 per lot
Minor Plat***	\$30.00 per lot
(15.) Electrical Permits	\$65.00 each to Oak Grove

* Rezoning fees are collected by the City of Oak Grove for reimbursement to the Hopkinsville-Christian County Planning Commission.

** Preliminary and final plat fees are collected by the City of Oak Grove for reimbursement to the Hopkinsville-Christian County Planning Commission.

*** Minor plat fees are collected by and payable to the Hopkinsville-Christian County Planning Commission.

(B.) Late charge for commencing construction without a building/zoning permit will be \$250.00 in addition to the normal permit fee. In no instance will the late charge be less than \$250.00 or exceed \$625.00. Construction begins when concrete is poured and/or material are utilized on site. A \$25.00 penalty will also be levied against the contractor/owner for not posting the building/zoning permit in a visible place which can viewed from the street.

SECTION IV-BUILDING INSPECTOR'S INSPECTION FEES

- (1.) Plan review fee will be calculated by the prevailing fee section of the Kentucky Building Code as established by the Department of Housing, Buildings and Construction.
- (2.) Inspection fee for construction covered by the Kentucky Building Code based as follows:

Square Feet	FEE
0-5000 sq ft	\$.10 per sq ft
5001-7500 sq ft	\$.0975 per sq ft
7501-10000 sq ft	\$.0950 per sq ft
10001-12500 sq ft	\$.0925 per sq ft
12501-15000 sq ft	\$.0900 per sq ft
15001-17500 sq ft	\$.0875 per sq ft
17501-20000 sq ft	\$.0850 per sq ft
20001 sq ft and up	\$.0825 per sq ft
(3.) Minimum Inspection Fee	\$200.00

(4.) Reinspection Fee

\$50 per inspection

SECTION V-LICENSE TAX AND LIABILITY INSURANCE

(A.) No permanent residence or commercial building shall be moved over or upon the streets of the city until and unless the owner of such building, or the person engaged in moving same, shall apply to and receive from the Public Works Director and/or Zoning Administrator a permit for each such building to be moved. In each such case, a license tax is hereby established of \$125.00 for residential buildings, and \$250.00 for commercial buildings.

(B.) Before obtaining such permit, the owner of any building to be moved, or his agent, shall post bond in the amount of \$1250.00 with the City as indemnity for any damage done in such moving to city streets, or other public property, and shall exhibit to the Public Works Director and/or Zoning Administrator a liability insurance policy covering injury and damage to the public.

(C.) The building/zoning permits provided herein will be void one (1) year from the date of issue. If construction has not been completed, then another permit will be required.

(D.) All permits are to be posted on the outside of the structure clearly visible from the road.

(E.) If any construction or activity for which a building/zoning permit is required under this section begins without a building/zoning permit or license tax being first obtained, the Public Works Director and/or Zoning Administrator shall immediately issue a stop work order which shall be served upon the violator by the Code Enforcement Officer/Zoning Inspector. All work shall cease until the required permit or license tax is obtained.

SECTION VI- ENFORCEMENT

Enforcement of this ordinance shall be handled by the Code Enforcement Officer/Zoning Inspector. Any violations of this ordinance are to be submitted to the Code Enforcement and Nuisance Board.

SECTION VII- PENALTIES

Any person violating any of the provisions of this ordinance shall be fined in accordance with the following schedule:

First Offense:	\$65.00
Second Offense:	\$200.00
Third Offense:	\$300.00

SECTION VIII-SEVERABILITY

It is the legislative body's intent that the provisions of this ordinance are to be severable and that if a part of this ordinance is to be invalid, the findings do not necessarily invalidate the entire ordinance.

SECTION IX- EFFECTIVE DATE

This ordinance shall take effect after its passage and publication according to law

Date of First Reading: November 4, 2025

Date of Second Reading: November 18, 2025

Date of Publication:

Ordinance published in: The Kentucky New Era

Jacqueline Oliver, Mayor

ATTEST:

Lorelynn Fisher, City Clerk

The City of Oak Grove paid for this advertisement using taxpayers' dollars, which totaled \$_____.

Certification

I, Lorelynn Fisher, do hereby certify that I am the duly appointed City Clerk of the City of Oak Grove, Kentucky and that the foregoing Ordinance is a true and correct copy of an ordinance duly adopted at a meeting of the City Council on _____, that the Ordinance referred to therein is in the form presented to said meeting and in the form executed, and the said ordinance appears as a matter of public record in the Official City Ordinance Book and is in full force and effect.

IN TESTIMONY WHEREOF, witness my signature on this ____ day of _____ 2025.

Lorelynn Fisher, City Clerk