



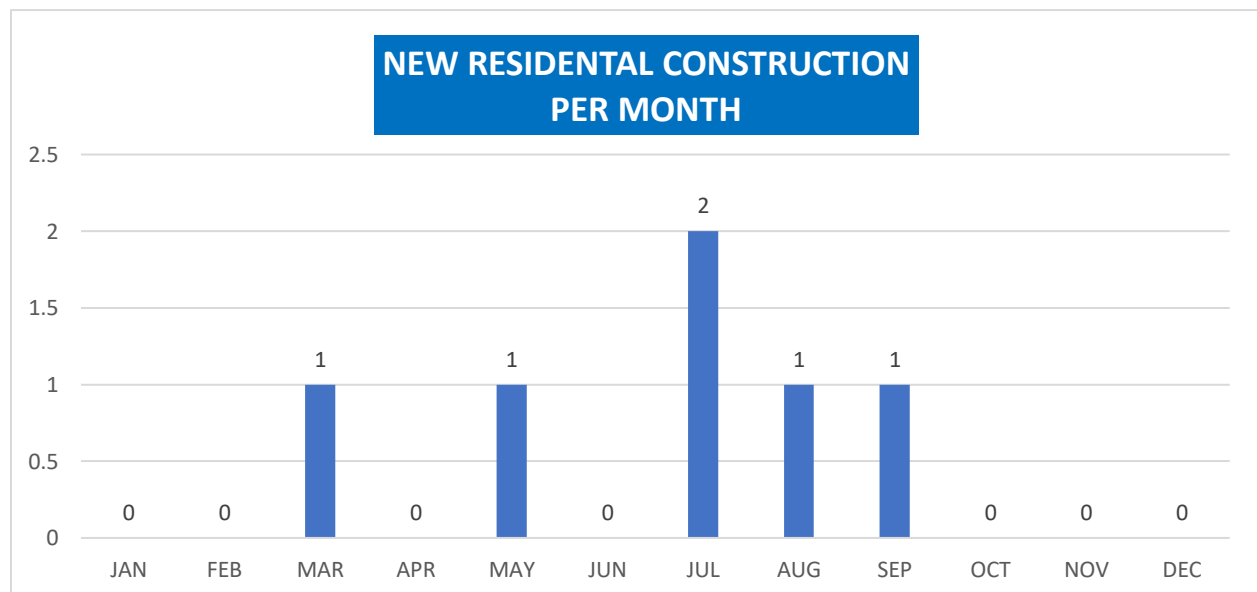
Lincoln Charter
Township
Building and Zoning
Department
2024 Annual Report

The Lincoln Charter Township Building and Zoning Department has developed the following report to provide information and insight into the previous year. This snapshot will give an overview of 2024 and also comparisons to previous years to give a better overall picture of how the department continues to operate in a sector that has seen some tumultuous pricing in both building supplies and property values.

Also, during the course of the year, the building department entered into a partnership with the Village of Stevensville to provide building inspection services to the residents of the Village of Stevensville. The numbers for Lincoln Charter Township do not include the increase in permits from the Village which have been reviewed in a separate section of this report.

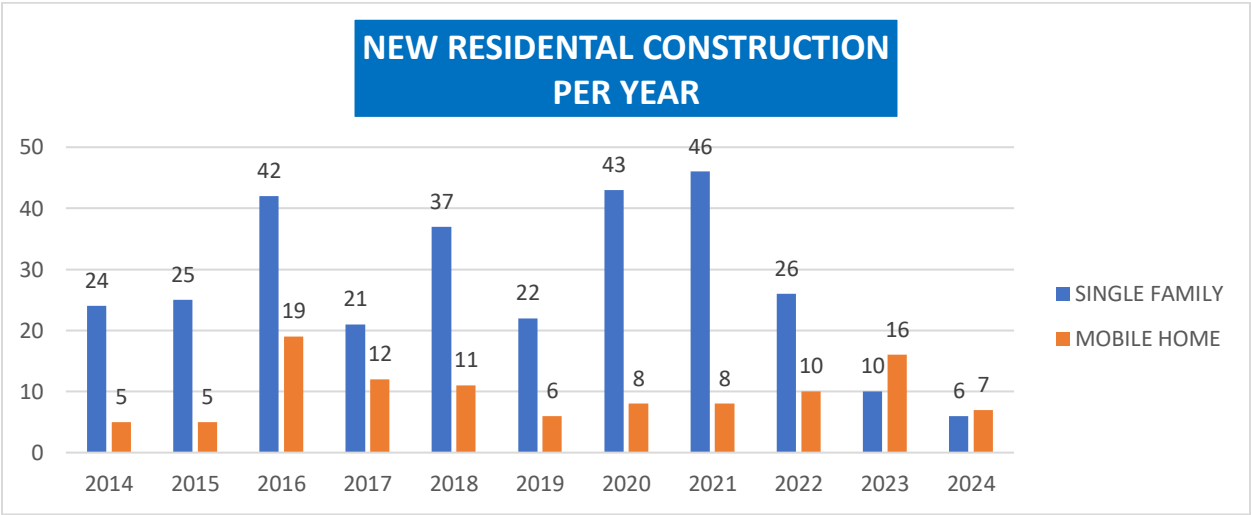
NEW CONSTRUCTION STATISTICS

During the course of 2024 a total of six permits were requested for new residential homes in Lincoln Charter township. This was a decrease from 2023 when there was a total of 10 new homes constructed. Possible new projects could be developed along the W Glenlord Road and Lincoln Ave area once the new sewer extension has been completed. This would open up properties that were previously zoned Agricultural to meet the requirements of the Zoning ordinance for PUDs or Subdivisions.

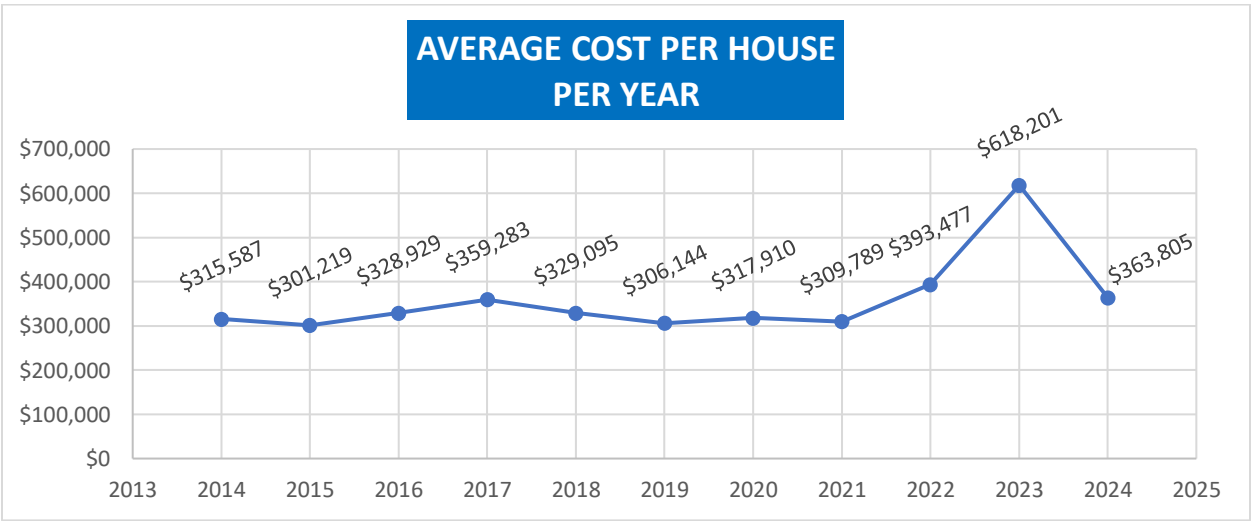


As residential home inventory continues to lag; new mobile home construction has begun to overtake single family construction. Mobile home construction has outpaced new residential

construction over the last two years. Going into 2025 mobile homes are already outpacing the current year 10 to 0.

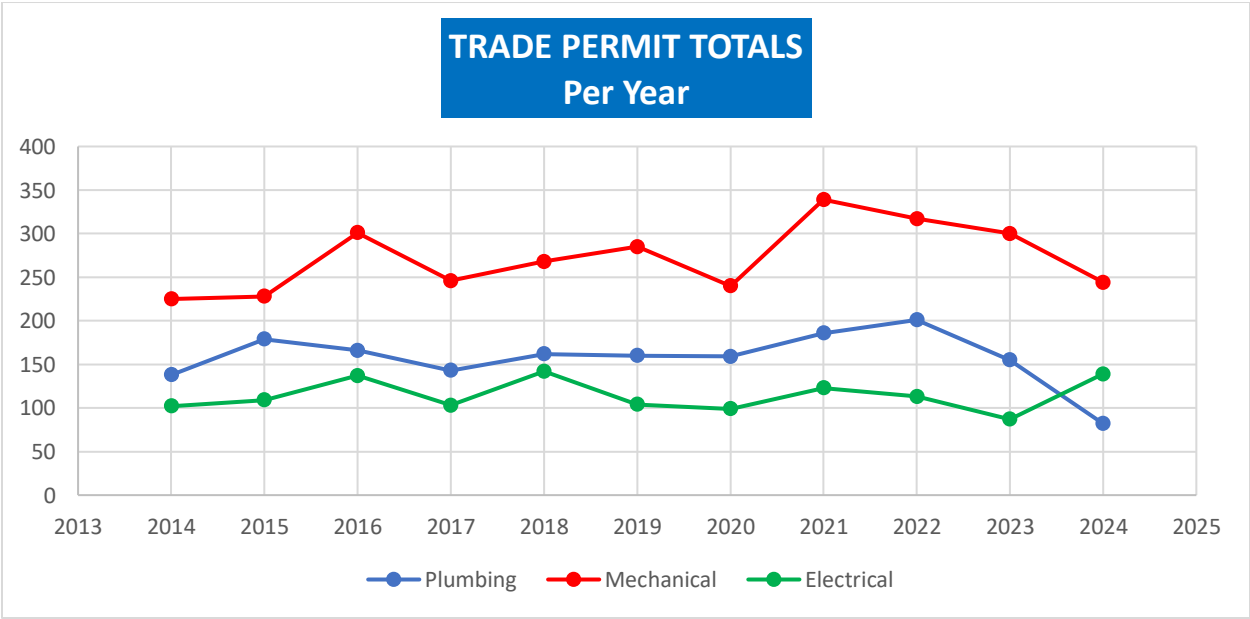
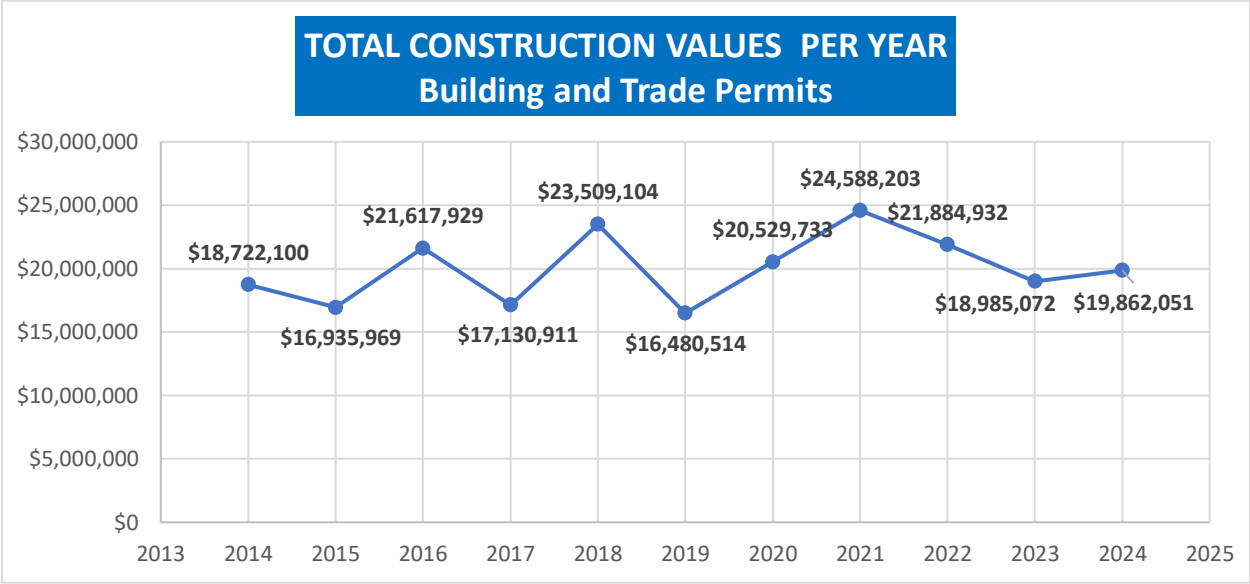


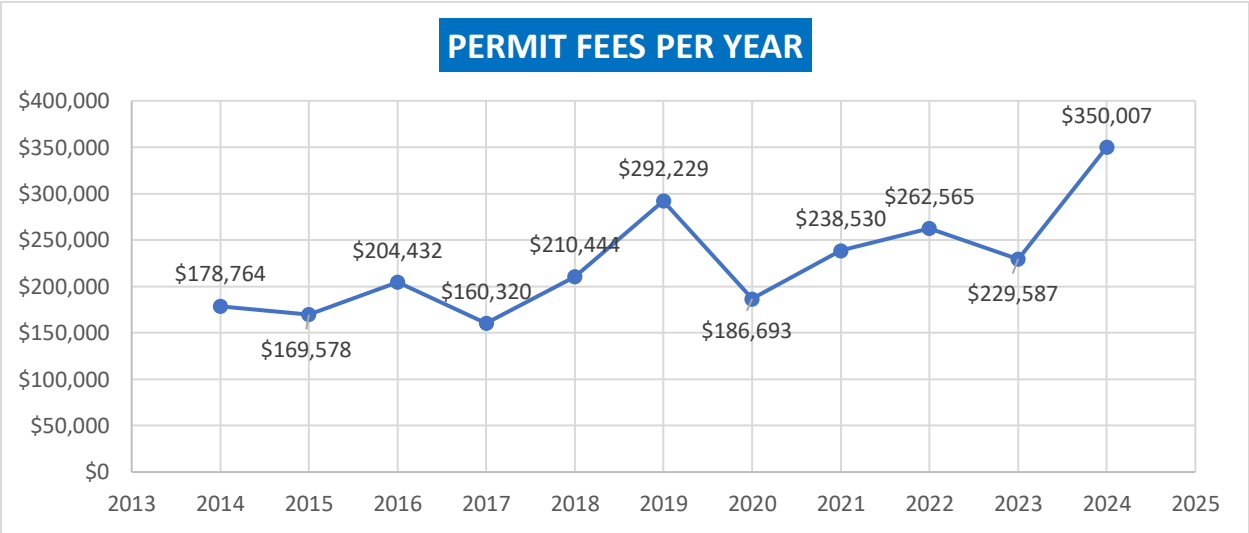
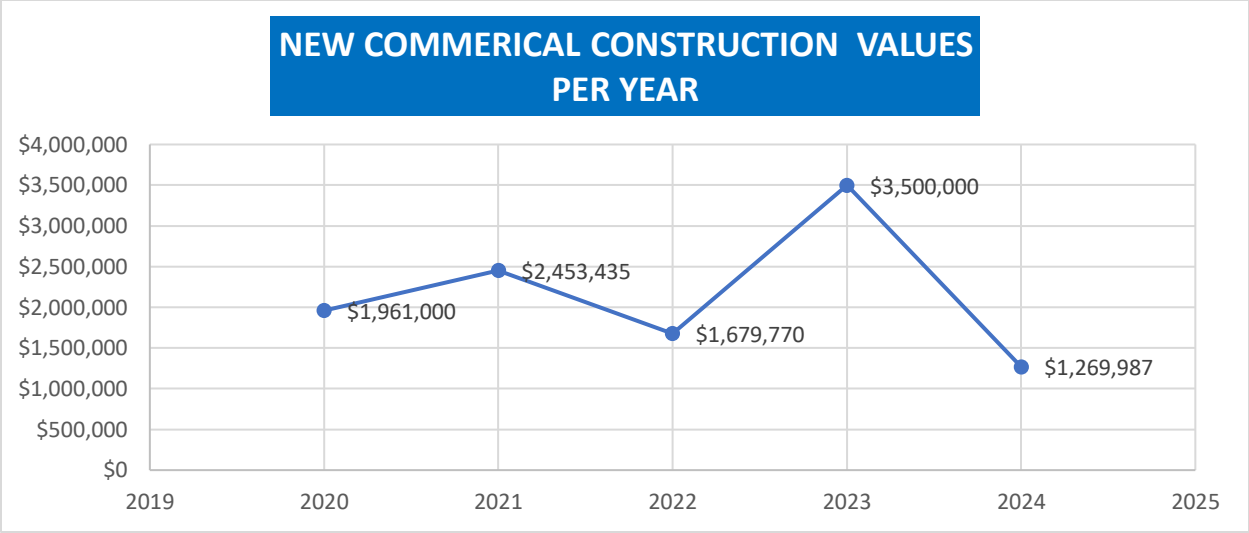
Average cost per house increased to almost double the preceding years but has since fallen back more in line with the average of the past 10 years. While new home construction declined, we are seeing an increase in remodels. In 2024 there were 7 remodels for residential homes with construction value at or above \$100,000. The average cost of remodels over \$100,00 was \$215,642.00 per home.



TOTAL CONSTRUCTION (INCLUDING ELECTRICAL, MECHANICAL & PLUMBING)

Total construction values continue to remain steady with an average of \$20,022,411 construction value over the past 10 years. While new housing starts have slowed considerably; regular maintenance of current homes continues to remain steady. Commercial projects have also remained steady with an average of 2 new businesses per year over the past five years. New Commercial projects for 2024 included the Holiday Inn Express (5120 Red Arrow Hwy) and All Eyes Optometry (4023 Red Arrow Hwy). 2025 looks to maintain this trend with three new businesses up and coming on Red Arrow Hwy.





Rental Updates

During 2024, the Building Department began tracking short-term rentals; at this time there is no ordinance that differentiates between Long-term and Short-term rentals. However, it was determined that it may be beneficial to see the impact of short-term rentals on single-family residential neighborhoods. Currently there are 38 registered short-term rental properties located in Lincoln Charter Township. As rental certificates are renewed their records are updated to reflect whether or not they are Long-term or Short-term. This number will continue to change as rentals are renewed for 2025.

On average over the past 5 years there have been 30 new rentals per year. As of the end of 2024 there were a total of 988 certified rental units in Lincoln Charter Township. In 2024, 299 rental

inspections were due to be renewed. Only 10 remain outstanding due to remodeling projects being performed by the property owners.

Enforcements

For 2024 there were 217 violations reported regarding ordinance and building code violations. The top 5 violations reported are listed in the table below. On average Weeds control (mowing), Litter and Debris and Outdoor storage continue to rank in the top three categories over the last five years.

ENFORCEMENTS (Description & # of Violations)							
YEAR	GRASS	LITTER AND DEBRIS	PARKING	OUTDOOR STORAGE	NO PERMIT	LICENSING	# OF INSPECTIONS
2020	92	19	9	42			250
2021	58	29	2	28	7		195
2022	84	36	11	138		19	355
2023	78	36	15	45	34	14	262
2024	69	32	10	37	38		217

The Building Department also individually monitors those violations reported against rental properties. In addition to monitoring the complaints that are reported to the Building Department we have also partnered with the Lincoln Charter Township Police Department and receive a report monthly to review for additional rental violations that are reported as a police ordinance and would not normally get referred to the Building Department. These include parking and noise violations. Throughout 2024 there were 20 complaints that resulted in violation notices that were attributed to rental properties.

Extension of Building Department Services

In June of 2024, the Building Department was approached by the Village of Stevensville to contract with the Building Inspector to take over after the vacancy of their Building Inspector. Doing so has brought an increase in permits and has also created a beneficial relationship for the Village of Stevensville and Lincoln Charter township. In the table below is the result of the six months that the Building Department was responsible for the Village's building and trade permits.

VILLAGE OF STEVENSVILLE				
YEAR	# OF PERMITS	# OF NEW CONSTRUCTION	TOTAL CONSTRUCTION VALUES	TOTAL PERMIT FEES
2024	54	5	\$1,372,446	\$24,796

Conclusion

While the new housing starts continue to lag; new commercial projects, residential remodels and maintenance continue to infuse new projects into Lincoln Charter Township. As we continue into 2025, the Building department looks for increased ways to both serve the community and increase growth through new projects and developments.