

PLANNING AND ZONING REVIEW FEES

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|---|--------------------------------|
| Administrative Appeals | \$250.00 |
| Affidavits-Certificate of Authenticity | \$60.00 |
| Appeal of Planning Commission Decisions to the City Council | \$150.00 |
| City Staff Billing | |
| For applications that include excessive staff time, services performed by City personnel will be billed at actual payroll costs including hourly rate, all payroll taxes and benefit charges. Services provided by City consultants will be billed at the current consultant rates. | |
| Comprehensive Guide Plan Amendment Application Fee | \$3,000.00 |
| Conditional Use Permit | \$1,000.00 |
| Documents - | |
| 2030 Comprehensive Guide Plan | \$60.00 + tax |
| Comprehensive Stormwater Management Plan | \$92.00 + tax |
| Zoning Ordinance and Subdivision Ordinance | Same as City-wide document fee |
| Zoning Map | |
| Black and White | \$5.00 + tax |
| Color – 11" x 17" | \$10.00 + tax |
| Color – 24" x 36" | \$25.00 + tax |
| Environmental Assessment Worksheets | \$1,800.00 |
| Escrow fee for City Consultant Services. Applicant will be responsible for actual costs incurred by the city. | \$10,000.00 |
| Interim Use Permits for Seasonal Sales of Christmas Trees For Periods of Less than 40 Days Per Calendar Year | \$40.00 |
| All Other Interim Use Permits | \$500.00 |
| Joint Applications | |
| A planned unit development that includes a subdivision may have the fee waived for a preliminary plat at the discretion of the Community Development Director. | |
| Small Scale Mineral Extraction Permit | |
| Application Fee | \$700.00 |
| Annual Fee | \$370.00 |
| Surety Bond | \$7,500.00 per acre |
| Large Scale Mineral Extraction Permit | |
| Application Fee | \$1,400.00 |
| Annual Fee | \$750.00 |
| Interim Reclamation Bond | \$5,000.00 per acre |
| End Use Grading Bond | \$2,500.00 per acre |

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| Rental Licensing | \$25.00 |
| Two year period, from the date of issuance | |
| Planned Unit Development | |
| Concept Plan | \$2,500.00+\$20 per acre |
| Master Development Plan | \$2,500.00 |
| Final Development Plan | \$2,000.00 |
| Major Amendment | \$3,000.00 |
| Minor Amendment | \$900.00 |
| Rezoning | \$1,500.00 |
| Signs | |
| Permanent Installation | \$270.00+electrical permit |
| Temporary Signs: | |
| For permits obtained after placing the sign | \$50.00 |
| For permits obtained prior to placing the sign | \$10.00 |
| Site Plan Review | \$1,200.00 |
| Subdivision Fees | |
| Preliminary Plat | \$2,000.00 + the following: |
| Residential | \$10.00 per unit |
| Commercial/Industrial | \$50.00 per acre |
| Final Plat | \$1,200.00 |
| Lot Split | \$1,400.00 |
| Administrative Plat/Simple Plat | \$1,120.00 |
| Other Subdivision (waiver of subdivision) | \$800.00 |
| Lot Combination | \$400.00 |
| TIF (Tax Increment Financing) Application Fee | |
| Parcel in TIF | \$775.00 |
| New TIF District | \$1,750.00 |
| Transmission Facilities | \$1,000.00 |
| Variance Petition Application Fee | \$200.00 |
| Zoning Ordinance Text Amendment | \$1,800.00 |
| Fee in Lieu of Tree Dedication | \$100.00 per caliper inch of tree replacement |

BUILDING PERMITS AND FEES

| | |
|--|---|
| Administrative Handling Fee | A handling fee of \$25.00 will be charged for address and lot changes and for permit and file editing. These changes must be done within thirty (30) days of permit issuance or all prior permit fees will be forfeited (non-refundable). |
| | |
| Building Permits | |
| As recommended by Value Range – Exhibit A. | |
| As-built Survey Escrow Fee | \$2,000.00 |
| Certificate of Occupancy Inspection and/or change of use | \$58.00 |
| Building Department Reports | \$160.00/year + tax (includes postage) \$12.50/month + tax |
| | |
| Electrical Permits | |
| 1. Minimum fee for each separate inspection of an installation, replacement, alteration or repair limited to one inspection only. | \$40.00 |
| 2. Administrative fee for each permit | \$10.00 |
| 3. Services, changes or service, temporary services, additions, alterations or repairs on either primary or secondary services shall be computed separately. | |
| 0 to 100 ampere capacity | \$20.00 |
| 101 to and including 200 ampere capacity | \$25.00 |
| For each additional 100 ampere capacity or fraction thereof | \$8.00 |
| 4. Circuit, installation of, additions, alterations or repairs of each circuit or sub-feeder shall be computed separately, including circuits fed from sub-feeders and including the equipment served except as provided for in Items 4 through 9. | |
| 0 to and including 30 ampere capacity (maximum number of 1-30 ampere circuits to be paid on is 30 to any one cabinet) | \$7.00 |
| 31 to and including 100 ampere capacity | \$8.00 |
| For each additional 100 ampere capacity or fraction thereof | \$5.00 |

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In addition to the above fees:

A charge of \$4.00 will be made for each street lighting standard. A charge of \$5.00 will be made for each traffic signal standard. Circuits originating within the standard will not be used when computing fees.

In addition to the above fees:

All transformers and generators for light, heat and power will be computed separately at \$5.00 per unit plus \$.25 per KVA up to and including 100 KVA. 101 KVA and over will be computed at \$.20 per KVA

All Transformers for signs and outline lighting shall be computed at \$4.00 for the first 500 VA or fraction thereof per unit plus \$40.00 for each additional 100 VA or fraction thereof.

In addition to the above fees (unless included in the fee filed by the initial installer):

Remote control, signal circuits and circuits of less than 50 volts shall be computed at \$6.00 per each ten (10) openings or devices of each system plus \$.50 for each additional opening.

For review of plans and specifications of proposed installations there shall be a minimum fee of \$100.00 up to and including \$30,000.00 of electrical estimate, plus 1/10 of one percent (1%) on any amount in excess of \$30,000.00 to be paid by persons or firms requesting review.

When re-inspection is necessary to determine whether unsafe conditions have been corrected and such conditions are not subject to an appeal pending before any court, a re-inspection fee of \$35.00 may be assessed in writing by the inspector.

For inspections not covered herein, or for requested special inspections or services, the fee of \$50.00 per man hour, including travel time, plus the standard IRS allowed mileage reimbursement per mile traveled, plus the reasonable cost of equipment or material consumed. This section is also applicable to inspection of empty conduits and such jobs as determined by the City.

For inspection of transient projects including, but not limited to carnivals and circuses the inspection fees shall be computed as follows:

Power supply units according to item 2 of the fee schedule. A like fee will be required on power supply units at each engagement during the season, except that a fee of \$50.00 will be charged for additional time spent by the inspector if the power supply is not ready for inspection at the time and date specified on the Request for Inspection as required by law.

Rides, devices or concessions shall be inspected at their first appearance of the season and the inspection fee shall be \$35.00 per unit.

Fees for services, feeders and circuits operating at over 250 volts shall be doubled those listed in items 3 and 4 above.

A \$5.00 State surcharge is to be added to each permit.

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Grading Permits:

All fees are established in Exhibit C
 Plan review fees are found in Exhibit C
 State surcharge fee of \$5.00
 Bond Required \$3,000.00 per disturbed acre:
 minimum one acre

Plan Check Fees:

Commercial/Industrial/Multi-family building and structures

Sixty five percent (65%) of the building permit fee.

Residential buildings

Sixty-five percent (65%) of the building permit fee for new single family dwellings/single family additions, alterations, etc., similar plans per state statute 1300.0160 twenty-five percent (25%) of the building permit fee.

Residential Accessory Structures

Additions/alterations/repairs/remodeling: sixty-five percent (65%) of the building permit fee.

Plumbing, Heating, Ventilating, Air conditioning & Refrigeration Fees:

Residential (4 or less units)

| | |
|-------------------|----------|
| New Construction | \$125.00 |
| Alteration/repair | \$70.00 |

Multiple Housing (5 or more units)

| | |
|-------------------|---------------|
| New Construction | \$100.00/unit |
| Alteration/repair | \$70.00/unit |

Commercial/Industrial/Institutional

| | |
|-------------------|---|
| New Construction: | 1.5% of valuation plus \$.0005 valuation surcharge |
| | \$215.00 minimum fee plus \$.0005 valuation surcharge |

Commercial/Industrial/Institutional/Public:

Set fee of \$75.00 for project valued under \$3,500.00 which requires one inspection.
 Set fee of \$125.00 for project valued under \$3,500.00 which requires two inspections.
 For projects valued over \$3,500.00, 1.5% of the value of the project, with a minimum fee of \$215.00.
 Plus \$.0005 valuation surcharge for all projects.

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Sewer and Water Installation Permit Fees:

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|---|---|
| Municipal Service – residential (4 or less units) | \$55.00 |
| Municipal Service – commercial/industrial/institutional | 1.5% of valuation plus \$.0005 valuation surcharge. \$105.00 minimum fee plus \$.0005 valuation Surcharge |
| Municipal Service – commercial/industrial/institutional | 1.5% of valuation plus \$.0005 surcharge. \$105.00 minimum fee plus \$.0005 valuation Surcharge. |
| Private Sewer – all classifications | |
| New construction or reconstruction | \$250.00 |
| Dakota County Recording Fee | <u>\$50.00</u> |
| | \$300.00 |

Septic System Maintenance/Operation Permits and Fees:

| | |
|---|--|
| Residential Maintenance Permit | No fee |
| Commercial, Industrial, Public or Institutional Operational Permit | \$40.00 |
| Late renewal fee for maintenance or operational permits | \$25.00 |
| Special Individual Sewage Treatment System (I.S.T.S.) Inspections or Investigations | \$100.00 |
| State Surcharge added to each permit | As recommended by the Minnesota State Code-Section 16B.70. |

MISCELLANEOUS BUILDING FEES

| | |
|---|--|
| Decks | \$100.00 |
| Demolition Permit | \$85.00 |
| Dumpster Enclosure | \$60.00 |
| Fences | \$75.00 |
| Fireplaces | \$100.00 |
| Manufactured Homes | |
| Inclusive of all inspections and connections | \$100.00 |
| Moving Permit | |
| Moving Permit – Out | \$180.00 |
| Moving Permit – In | \$175.00 |
| Penalty for failing to obtain a permit prior to starting work requiring a permit: | 2 times the regular permit fee as established herein |
| Re-inspection | \$50.00 |
| Roofing, Re-Roofing – Residential | \$75.00 |
| Residential –Tear off, Re-roof, and Overlay | |

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|---|---|
| Commercial/Institutional/Industrial - | As recommended by Exhibit A Plus \$.0005 valuation surcharge. Minimum fee of \$100.00 +\$.0005 valuation surcharge |
| Siding – Residential | |
| Re-siding | \$75.00 |
| Commercial/Institutional/Industrial | As recommended by Exhibit A -plus \$.0005 valuation surcharge. Minimum fee \$84.00 plus \$.0005 valuation surcharge. |
| Satellite Dishes and Antennas – Residential: | No fee |
| All other antennas and satellite dishes | Per Exhibit A Plus \$.0005 valuation surcharge. Minimum fee \$84.00 plus \$.0005 valuation surcharge |
| Single Family Dwelling Basement Finish | \$175.00 |
| Slabs | |
| Residential | \$50.00 |
| Residential/Multi-Family Slabs/Patios | \$70.00 |
| Commercial/Institutional/Industrial | \$70.00 |
| Special and Miscellaneous Inspections | \$75.00 |
| Swimming Pools | \$150.00 |
| Temporary Construction Trailer | \$65.00 |
| Water Softener Installation | \$70.00 |
| Window Replacement | \$46.00 |

Sample Fee Schedule 2004

EXHIBIT A

Building Value Range Fee Schedule

| Building Value Range | Fee Range |
|----------------------------|---|
| \$0 - \$500.00 | \$50.00 |
| \$500.01 - \$2,000 | \$50.00 for the first \$500 \$3.25 per additional \$100 |
| \$2,000.01 - \$25,000 | \$73.50 for the first \$2,000 \$14.75 per additional \$1,000 |
| \$25,000.01 - \$50,000 | \$413.00 for the first \$25,000 \$10.75 per additional \$1,000 |
| \$50,000.01 - \$100,000 | \$681.75 for the first \$50,000 \$7.50 per additional \$1,000 |
| \$100,000.01 - \$500,000 | \$1,056.75 for the first \$100,000 \$6.00 per additional \$1,000 |
| \$500,000.01 - \$1,000,000 | \$3,456.75 for the first \$500,000 \$5.00 per additional \$1,000 |
| \$1,000,000.01 and up | \$5,956.75 for the first \$1,000,000 \$4.00 per additional \$1,000 |

*Changes per LMC report of 11/3/03

This fee schedule was developed cooperatively by members of the League of Minnesota Cities and the Association of Metropolitan Municipalities, with information provided by the State Building Codes and Standards Division.

**EXHIBIT B
RESIDENTIAL BUILDING VALUATIONS*
Cost Per Square Foot**

By reference the City adopts the most recently approved valuation table approved by the Minnesota Department of Industry and Labor.

SINGLE FAMILY DWELLINGS-TYPE V- WOOD FRAME

First Floor
Second Floor

SINGLE FAMILY DWELLINGS - BASEMENT

Finished Basements
Unfinished Basements
Crawl Space
Conversion
Un-excavated Foundation Areas

GARAGES:

Wood Frame
Masonry Construction
Carport
Pole Building

**DECKS, WOOD FRAMED, ENTRY PORCH
FOUR SEASON PORCHES
THREE SEASON PORCHES, WOOD FRAMED
GAZEBOS, WOOD FRAMED/SCREENED
ZERO CLEARANCE FIREPLACES**

MASONRY FIREPLACES:

One Level
Each Additional Level

**SINGLE FAMILY DWELLING MECHANICAL
INSTALLATION VALUES:**

Plumbing
(Up to 2 Full Baths – 1 Half Bath-Basement R.I. Only)
Plumbing, Each Additional Bathroom
HVAC (No Air conditioning, One Furnace)
HVAC, Air Conditioning
HVAC, Each Additional Furnace
City Sewer/Water Installation
Septic Systems(s):
Standard Trench/Drain field
Mound System
Tanks/Pumped up/Drain field

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| EXHIBIT "C" TABLE A-33-A-GRADING PLAN REVIEW FEES | |
|--|-------------------|
| 50 cubic yards (38.2m ³) or less | No fee |
| 50 cubic yards (38.2m ³) or less | \$23.50 |
| 101 to 1,000 cubic yards (77.2m ³ to 764.6m ³) | \$37.00 |
| 1,001 to 10,000 cubic yards (765.3m ³ to 7645.5m ³) | \$49.25 |
| 10,001 to 100,000 cubic yards (7646.3m ³ to 76,455m ³) - \$49.25 for the first 10,000 cubic yards (7645.5m ³), plus \$24.50 for each additional 10,000 yards (7645.5m ³) or fraction thereof. | |
| 100,001 to 200,000 cubic yards (76,456m ³ to 152,911m ³) - \$269.75 for the first 100,000 cubic yards (76,455m ³), plus \$13.25 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof. | |
| 200,001 cubic yards (152,912m ³) or more - \$402.25 for the first 200,000 cubic yards (152,911m ³), plus \$7.25 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof. | |
| Other Fees: Additional plan review required by changes, additions or revisions to approved plans (minimum charge is one-half hour) | \$50.50 per hour* |

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

| TABLE A-33-B-GRADING PERMIT FEES | |
|---|---|
| 50 cubic yards (38.2m ³) or less | \$23.50 |
| 51 to 100 cubic yards (40m ³ to 76.5m ³) | \$37.00 |
| 101 to 1,000 cubic yards (77.2m ³ to 764.6m ³) - \$37.00 for the first 100 cubic yards (76.5m ³) plus \$17.50 for each additional 100 cubic yards (76.5m ³) or fraction thereof | |
| 1,001 to 10,000 cubic yards (765.3m ³ to 7645.5m ³) - \$194.50 for the first 1,000 cubic yards (764.6m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6m ³) or fraction thereof. | |
| 10,001 to 100,000 cubic yards (7646.3m ³ to 76,455m ³) - \$325.00 for the first 10,000 cubic yards (7645.5m ³), plus \$66.00 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof. | |
| 100,001 cubic yards (76,456m ³) or more - \$919.00 for the first 100,000 cubic yards (76,455m ³), plus \$36.50 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof. | |
| Other Inspections and Fees: 1. Inspections outside of normal business hours (minimum charge- two hours) 2. Re-inspection fees assessed under provisions of Section 108.8 3. Inspections for which no fee is specifically indicated (minimum charge - one half hour) | \$50.50 per hr ² \$50.50 per hr ² \$50.50 per hr ² |

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

2 Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

IV. PARK DEDICATION FEES

A. Park Dedication Fees

Park dedication fees are outlined in City Subdivision Ordinance and City Ordinance No. XVII.103 and .107 which states:

In all new residential subdivisions, the City shall require that a sufficient portion of such land be set aside and dedicated to the public for parks, playgrounds or other public use exclusive of property dedicated for streets and other public ways. It shall be presumed that a sufficient amount of land has been dedicated for parks and playgrounds for the present and future residents of the subdivision, if the subdivider dedicates at least 1/25 of an acre per dwelling unit that can be constructed in the subdivision. The City upon consideration of the particular type of development proposed in the subdivision may require larger or lesser amounts of land be dedicated if the City determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes. The City shall determine whether cash in lieu of land dedication is more appropriate. The amount of cash dedication shall be determined by multiplying the number of acres otherwise required to be dedicated by the average value of comparable undeveloped land set by resolution by the City Council.

In all new commercial and industrial subdivisions, it shall be presumed that a sufficient amount of land has been dedicated to serve the needs of the resident and working population if the sub divider dedicates at least ten percent (10%) of the land in the subdivision for parks, recreation and usable open space. The City upon consideration of the particular type of development proposed in the subdivision may require larger or lesser amounts of land to be dedicated if it determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes. The City shall determine whether cash in lieu of land dedication is appropriate. The amount of cash dedication shall be determined by multiplying the number of acres otherwise required to be dedicated by the average value of comparable undeveloped land set by resolution of the City Council.

Land Values for the dedication of land and/or cash contribution:

| | |
|-----------------------------|---------------|
| New residential subdivision | \$85,000/acre |
| Commercial subdivision | \$90,000/acre |
| Industrial subdivision | \$50,000/acre |
| Business Park development | \$85,000/acre |