

**PLANNING AND ZONING REVIEW FEES**

<b>Administrative Appeals</b>	\$250.00
<b>Affidavits-Certificate of Authenticity</b>	\$60.00
<b>Appeal of Planning Commission Decisions to the City Council</b>	\$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.

<b>Comprehensive Guide Plan Amendment Application Fee</b>	\$3,000.00
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<b>Conditional Use Permit</b>	\$1,000.00
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**Documents -**

<b>2030 Comprehensive Guide Plan</b>	\$60.00 + tax
<b>Comprehensive Stormwater Management Plan</b>	\$92.00 + tax
<b>Zoning Ordinance and Subdivision Ordinance</b>	Same as City-wide document fee

**Zoning Map**

Black and White – 11” x 17”	\$5.00 + tax
Color – 11” x 17”	\$10.00 + tax
Color – 24” x 36”	\$25.00 + tax

<b>Environmental Assessment Worksheets</b>	\$1,800.00
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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

<b>All Other Interim Use Permits</b>	\$500.00
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**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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<b>Rental Licensing</b>	\$25.00
Two year period, from the date of issuance	
<b>Planned Unit Development</b>	
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
<b>Rezoning</b>	\$1,500.00
<b>Signs</b>	
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
<b>Site Plan Review</b>	\$1,200.00
<b>Subdivision Fees</b>	
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
<b>TIF (Tax Increment Financing) Application Fee</b>	
Parcel in TIF	\$775.00
New TIF District	\$1,750.00
<b>Transmission Facilities</b>	\$1,000.00
<b>Variance Petition Application Fee</b>	\$200.00
<b>Zoning Ordinance Text Amendment</b>	\$1,800.00
<b>Fee in Lieu of Tree Dedication</b>	\$100.00 per caliper inch of tree replacement

**Plan Check Fees:**

**Commercial/Industrial/Multi-family buildings and structures**

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

**Residential buildings**

Sixty-five percent (65%) of the building permit fee for the new single family dwellings.

**Residential Accessory Structures/additions/ alterations/repairs/remodeling –**

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

**Pyrotechnic Display of Fireworks** \$200.00

**Fireworks Sales**

Firework Retailer \$200.00

Multi-Item Retailer \$100.00

**State Surcharge**

As recommended by the Minnesota State Code-Section 16B.70.

**Storage and use of Hazardous Materials**

\$650.00

Over quantities listed in current Fire Code Edition – Section 4. Permit valid for twelve months maximum

**Temporary Use of LP Gas**

\$100.00

**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  
\$7.00 (maximum number of 1-30 ampere circuits to be paid on is 30 to any one cabinet)  
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.

**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
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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.

Sewer and Water Installation Permit Fees:  
 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 \$50.00  
 \$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 **\$100.00**  
 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

**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**  
 -plus \$.0005 valuation surcharge.

As recommended by Exhibit A

Minimum fee \$84.00 plus \$.0005  
 valuation surcharge.

Satellite Dishes and Antennas – Residential:

**All other antennas and satellite dishes**  
 surcharge. Minimum fee \$84.00 plus

**No fee**

Per Exhibit A Plus \$.0005 valuation

\$.0005 valuation surcharge

Single Family Dwelling Basement Finish  
 Slabs

**\$200.00**

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

**\$75.00**

Water Softener Installation

**\$70.00**

Window Replacement

**\$46.00**

Sample Fee Schedule 2004

**EXHIBIT A**

Building Value Range	Fee Schedule
\$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**

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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

<b>EXHIBIT "C"</b>	
<b>TABLE A-33-A-GRADING PLAN REVIEW FEES</b>	
50 cubic yards (38.2m <sup>3</sup> ) or less	No fee
50 cubic yards (38.2m <sup>3</sup> ) or less	\$23.50
101 to 1,000 cubic yards (77.2m <sup>3</sup> to 764.6m <sup>3</sup> )	\$37.00
1,001 to 10,000 cubic yards (765.3m <sup>3</sup> to 7645.5m <sup>3</sup> )	\$49.25
10,001 to 100,000 cubic yards (7646.3m <sup>3</sup> to 76,455m <sup>3</sup> ) - \$49.25 for the first 10,000 cubic yards (7645.5m <sup>3</sup> ), plus \$24.50 for each additional 10,000 yards (7645.5m <sup>3</sup> ) or fraction thereof.	
100,001 to 200,000 cubic yards (76 456m <sup>3</sup> to 152 911m <sup>3</sup> ) - \$269.75 for the first 100,000 cubic yards (76 455m <sup>3</sup> ), plus \$13.25 for each additional 10,000 cubic yards (7645.5m <sup>3</sup> ) or fraction thereof.	
200,001 cubic yards (152 912m <sup>3</sup> ) or more - \$402.25 for the first 200,000 cubic yards (152 911m <sup>3</sup> ), plus \$7.25 for each additional 10,000 cubic yards (7645.5m <sup>3</sup> ) or fraction thereof.	
<b>Other Fees:</b> 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.

<b>TABLE A-33-B-GRADING PERMIT FEES</b>	
50 cubic yards (38.2m <sup>3</sup> ) or less	\$23.50
51 to 100 cubic yards (40m <sup>3</sup> to 76.5m <sup>3</sup> )	\$37.00
101 to 1,000 cubic yards (77.2m <sup>3</sup> to 764.6m <sup>3</sup> ) - \$37.00 for the first 100 cubic yards (76.5m <sup>3</sup> ) plus \$17.50 for each additional 100 cubic yards (76.5m <sup>3</sup> ) or fraction thereof	
1,001 to 10,000 cubic yards (765.3m <sup>3</sup> to 7645.5m <sup>3</sup> ) - \$194.50 for the first 1,000 cubic yards (764.6m <sup>3</sup> ), plus \$14.50 for each additional 1,000 cubic yards (764.6m <sup>3</sup> ) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3m <sup>3</sup> to 76,455m <sup>3</sup> ) - \$325.00 for the first 10,000 cubic yards (7645.5m <sup>3</sup> ), plus \$66.00 for each additional 10,000 cubic yards (7645.5m <sup>3</sup> ) or fraction thereof.	
100,001 cubic yards (76 456m <sup>3</sup> ) or more - \$919.00 for the first 100,000 cubic yards (76 455m <sup>3</sup> ), plus \$36.50 for each additional 10,000 cubic yards (7645.5m <sup>3</sup> ) or fraction thereof.	
<b>Other Inspections and Fees:</b> 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 <sup>2</sup> \$50.50 per hr <sup>2</sup> \$50.50 per hr <sup>2</sup>

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.