

ARTICLE 3.03 FEES

Sec. 3.03.001 Planning and development fees

PLANNING AND DEVELOPMENT FEE SCHEDULE

Fees are for application and review, and are nonrefundable except as stated below or by order of the city council.

ZONING:

Map amendment (zoning change):	
Less than 2.00 acres	\$100.00
2.00 Acres to 9.99 acres	\$150.00
10.00 Acres to 19.99 acres	\$200.00
20.00 Acres or more	\$400.00
Map amendment (special use permit):	
Less than 2.00 acres	\$100.00*
2.00 Acres to 9.99 acres	\$150.00*
10.00 Acres to 19.99 acres	\$200.00*
20.00 acres or more	\$400.00*
Variance from zoning ordinance	\$200.00*

Public hearing notice sign:	\$50.00 per diameter inch
Rental	\$10.00 each
Refundable deposit	\$10.00 each
Official zoning determination letter	\$20.00
Certificate of occupancy:	
New business	\$125.00
Existing business (ownership name change only)	\$75.00
Re-Inspection	\$40.00

*The applicant is responsible for review costs on any necessary information supplements, such as floodplain boundary modifications or noise studies. City will provide estimated cost prior to review.

SUBDIVISION:

Master development plan:	
Base fee	\$400.00
Fee for each acre	\$5.00

Preliminary plats:		
Base fee		\$800.00
Fee for each resultant lot/tract		\$5.00
Final plats:		
Base fee		\$500.00
Fee for each acre		\$3.00
Amending plats:		
Base fee		\$200.00
Fee for each acre		\$5.00
Replats:		
Base fee		\$500.00
Fee for each resultant lot/tract		\$3.00
Discount if the replat does not increase the number of lots		-\$40.00
Discount if the replat does not increase water/sewer units		-\$40.00
Discount if the replat does not increase impervious cover		-\$40.00
Subdivision construction plan review fees:		
Base fee		\$700.00
Fee for each linear foot of improvements (roads, pipes, etc.)		\$0.12/foot
Minor traffic impact analysis review fee		\$400.00
Major traffic impact analysis review fee		\$800.00

SIGNAGE:

Sign application fee and plan review	\$55.00
Additional charge for signs requiring electrical inspections	\$50.00
Annual banner permit	\$50.00
Variance from sign ordinance	\$60.00

Residential building permit fees:

Project Valuation*	Fee Calculations
\$1.00–\$10,000	\$126.92
\$10,001–\$25,000	\$190.25 for the first \$10,000 plus \$8.80 for each additional \$1,000.00 or fraction thereof, to and including \$25,000
\$25,001–\$50,000	\$350.75 for the first \$25,000 plus \$6.56 for each additional \$1,000.00 or fraction thereof, to and including \$50,000
\$50,001–\$100,000	\$550.25 for the first \$50,000 plus \$4.80 for each additional \$1,000.00 or fraction thereof, to and including \$100,000
\$100,001–\$500,000	\$846.25 for the first \$100,000 plus \$3.70 for each additional \$1,000.00 or fraction thereof, to and including \$500,000
\$500,001–\$1,000,000	\$2,225.25 for the first \$500,000 plus \$3.10 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000
\$1,000,000 and up	\$3,675.25 for the first \$1,000,000 plus \$2.10 for each additional \$1,000.00 or fraction thereof

Commercial building and accessory structure permit fees:

Project Valuation*	Fee Calculations
\$1–\$500	\$45.00
\$501–\$2,000	\$45.00 for the [first] \$500.00 plus \$2.75 for each additional \$100.00 or Fraction thereof, to and including \$2,000.00
\$2,001–\$25,000	\$86.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00
\$25,001–\$50,000	\$402.50 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00
\$50,001–\$100,000	\$750.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00
\$100,001–\$500,000	\$1,156.25 for the first \$100,000.00 plus \$5.75 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00
\$500,001–\$1,000,000	\$3,616.25 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00
\$1,000,001 and up	\$5,741.25 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof

*Project valuation to be determined by the regional construction valuation tables in the most current “Building Standards” publication or the contract valuation. Other methods for determining the project valuations for unique or unusual projects may be approved by the building official.

ELECTRICAL, MECHANICAL AND PLUMBING FEES:

Type of Occupancy	Building Square Footage	Permit Fee per Trade
I	R-3= Single Family	\$50.00
	Duplex, Townhouse;	\$60.00
	New Construction	\$65.00
	& Additions per unit	\$70.00
	1,751-2,000	\$75.00
	2,001-2,250	\$80.00
	2,251-3,000	\$85.00
	3,001-3,500	\$90.00
	3,501-4,000	\$100.00
	4,001+	\$150.00
II	A,E,I,R-1 = Apartments	\$50.00
	Educational, Institutional, Hotels	\$50.00 + \$0.035 per sq. ft.
	Dining/Drinking, Assembly	\$550.00+\$0.03 per sq. ft.
	500,001+	\$5550.00+\$0.02 per sq. ft.
	B,F,H,M,S,U= Office, Retail, garages, factories, workshops	\$50.00 per sq. ft.
III	Service stations, warehouses	\$50.00+\$0.01 per sq. ft.
	501-50,000	\$200.00+\$0.007 per sq. ft.
	50,001-100,000	\$200.00+\$0.007 per sq. ft.
	100,001+	\$600.00+\$0.003 per sq. ft.
	100,001+	\$600.00+\$0.003 per sq. ft.
Type of Occupancy	Building Square Footage	Permit Fee per Trade
IV	Contract valuation of work: Any occupancy group, alterations, finish-outs, shell completion	\$50.00
	501-1,500	\$65.00
	1,501-3,000	\$80.00
	3,001-5,000	\$95.00
	5,001-50,000	\$95.00+\$0.009 per sq. ft.

		50,001–100,000	\$195.00 + \$0.007 per square foot
		100,001–500,000	\$395.00 + \$0.005 per square foot
		500,000+	\$1,395.00 + \$0.003 per square foot
V	Miscellaneous items: Irrigation systems, mobile home service, temporary pole service, swimming pools		\$50.00

CONTRACTOR PERMIT FEES:

Electrical contractor	\$75.00 per job*
Master electrician	\$50.00 per job
Journeyman electrician	\$15.00 per job
Apprentice electrician	No charge
Plumbing contractor	\$75.00 per job*
Master plumber	\$50.00 per job
Journeyman plumber	\$15.00 per job
Apprentice plumber	No charge
HVAC contractor	\$75.00 per job
Irrigation contractor	\$75.00 per job
Sign contractor	\$75.00 per job

*If the registering contractor is also the master, then no additional charge will be required.

OTHER INSPECTIONS AND FEES:

Tree permit (if not associated with a building permit)	\$100.00
Additional fee for each acre on plan	\$10.00
Driveway/curb cut permit	\$550.00 (\$500.00 refund on Completion)
Street cut permit (utilities, etc.)	\$120.00
Inspections outside of normal business hours	\$50.00/hr* (2 hr. min)
Reinspection fees	\$40.00
Inspections for which no fee is specifically indicated	\$40.00/hr* (1 hr. min)
Additional plan review required by changes, additions or revisions to plans	\$40.00/hr*
For use of outside consultants for plan checking & inspections, or both	Actual costs**
Foundation permits or any partial permit	10% of building permit fee

Plan review fee (not applicable to building code R-3 private residences class)	65% of calculated building permit fee***
Investigation fees and work without a permit	Double the amount of the building permit fee
Building variance	\$100.00
Rental Inspection/Permit	\$100.00 /re inspect \$40.00

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

**Actual costs include administrative and overhead costs and outside agency charges.

***The plan review fee is in addition to all other applicable fees.