

Planning Application Fee Chart

Application	Fee
Zoning Permit- New Dwelling or Commercial Building w/o site plan review	\$ 150.00
Zoning Permit- Addition, Accessory (Non-Habitable) under 500 s.f.	\$ 50.00
Zoning Permit - Accessory (Non-Habitable) over 500 s.f.	\$ 75.00
Zoning Permit- Replacement of Structure Due to Loss (Fire, Natural Hazard)	\$ 0.00 with fire report
Zoning Certification / Change of Use Certification	\$ 50.00
Zoning Determination/Interpretation Letter	\$ 75.00
Zoning Map Amendment (up to three adjacent lots, same district request)	\$ 300.00
Each Additional Lot	\$ 300.00
Variance- Residential	\$ 300.00
Variance- Commercial	\$ 300.00
Appeal	\$ 300.00
Special Exception	\$ 300.00
Clearing, Grading, Excavation Permit*	Base Fee \$ 150.00
	Per Acre \$ 5.00
Subdivision- Residential	
Plat or Boundary Survey Check- No Change in Boundary Lines	\$ -
Exempt Subdivision	Combine\Recombe Plat \$ 40.00
	Per Lot when Dividing (resulting parcels 5+ acres) \$ 40.00
Minor Subdivision	Per resulting lot \$ 40.00
Major Subdivision- Residential*	Base Fee \$ 1,000.00
	Per lot \$ 200.00
Major Subdivision- Non Residential*	Base fee \$ 1,000.00
	Per lot fee \$ 200.00
Planned Development Districts- PDD	
Concept or Master Plan; Zoning Map Amendment; Development Agreement*	Base fee \$ 1,000.00
	Per acre \$ 10.00
Master Plan (with previously approved PDD Document)*	Base fee \$ 1,000.00
	Per acre \$ 15.00
Development Plan- Residential*	Base fee \$ 1,000.00
	per lot \$ 125.00
Non-Residential Site Plan Review and PDD Development Plan Review	
Minor Site Plan*	\$ 500.00
	Per square foot \$ 0.10
< 5 acres where no structures are proposed, i.e., RV Parks, parking lots, solar farms, roadways, etc*	Base Fee \$ 500.00
	Per acre \$ 100.00
Major Site Plan* 0-9,999 SF	Base Fee \$ 500.00
	Per square foot \$ 0.10
10,000 + SF	Base Fee \$ 1,500.00
	Per square foot \$ 0.10
5-10 acres where no structures are proposed, i.e., RV Parks, parking lots, solar farms, roadways, etc.	Base Fee \$ 500.00
	Per acre \$ 100.00
10+ acres where no structures are proposed, i.e., RV Parks, parking lots, solar farms, roadways, etc.	Base Fee \$ 1,500.00
	Per acre \$ 100.00

Building Application Fee Chart

Application	Fee
Inspection Only	\$ 50.00
Re-Inspection (add \$50 to previous fee for multiple re-inspections)	\$ 50.00
Plan Review - Residential	\$ 125.00
Plan Review - Commercial	1/2 cost of Bld Permit
Moving Permit	\$ 150.00
Demolition - Residential	\$ 100.00
Demolition - Commercial	\$ 200.00
Construction Trailers/Shipping Containers	\$ 100.00
Manufactured Housing Permit	\$ 200.00
Temporary Use Permit	\$ 150.00

*- Applications Require Outside Engineering Review and Inspections Fees- Administrative Fees do not Cover this Cost

Revised 7-1-23

Revised

Development Review Fee Account Table

1. For all matters up to final plat approval, including zoning matters, the Development Review Fee Account shall be credited as follows:

Matter	Development Review Fee Account Sum
Zoning variance, 1 lot	\$200
Special Exceptions	\$500
Zoning Amendment:	
Less than 2 acres	\$1,000
2 acres, up to 5 acres	\$500 per acre
5 acres, up to 20 acres	\$300 per acre but not less than \$2,500
20 or more acres	\$200 per acre but not less than \$6,000
Commercial or Institutional Development Plan Review:	
Less than 10,000 sq. ft.	\$2,500
10,001 sq. ft. to 20,000 sq ft.	\$3,500
20,001 sq. ft. to 30,000 sq ft.	\$4,500
30,001 sq. ft. to 40,000 sq ft.	\$7,500
40,000 sq. ft. or more acres	\$10,000
Planned Development and/or Development Agreement:	
Less than 1 acre	\$2,500
1 acre, up to 5 acres	\$5,000
5 acres, up to 10 acres	\$10,000
10 or more acres	\$25,000
Subdivision/Development Review Plan:	
Less than 2 acres	\$1,000
2 acres, up to 5 acres	\$400 per acre or fraction thereof but not less than \$1,000
5 acres, up to 20 acres	\$400 per acre or fraction thereof but not less than \$2,000
20 or more acres	\$400 per acre or fraction thereof but not less than \$6,000 or more than \$25,000
In the event a petitioner is seeking more than one action, such as special exception and zoning, the higher fee shall only be paid. At the sole discretion of the Planning Director on zoning amendments or residential subdivisions less than 5 acres deposits may be reduced or waived.	

2. For any matters after a preliminary or conditional plat of subdivision has been approved, such as inspections and supervision during construction, the Development Review Fee Account shall be credited 3 percent of the City Engineer's estimated cost of subdivision improvements. This deposit shall be made prior to the execution and recording of the conditional plat of subdivision. Any funds left from the preliminary plan Development Review Fee Account shall be credited to the final plat. The requirement here-under should not be construed to be a restriction on the amount development review fees required to be credited to the account and developer shall be responsible for the total costs incurred by the City.