Development Services Fee Schedule

October 1, 2015 - September 30, 2016

Development Services Fee Schedule
Effective October 1, 2015 - September 30, 2016

Annual Permits	
Donation Box -	
Donation Box - Annual Permit	Not Required as of 10/01/15
Donation Box - Relocation Permit	Not required as of 10/01/15
Newspaper Box -	
Newspaper Box - Annual Permit	Not Required as of 10/01/15
Newspaper Box - Relocation	Not Required as of 10/01/15
Rental Registration & Inspection –Suspended at this time	
Rental Registration –Suspended at this time	$5.00 per unit annually
Rental Inspection - per unit inspected	First Inspection = $50.00
	Follow-up re-inspection = no fee
	Third re-inspection = $100.00
	Fourth re-inspection = $250.00
	Fifth and subsequent re-inspections = $500.00 each
Rental Inspection - per unit inspected (Multi-Family)	First Inspection = $5.00
	Follow-up re-inspection = no fee
	Third re-inspection = $100.00
	Fourth re-inspection = $250.00
	Fifth and subsequent re-inspections = $500.00 each
Late Rental Registration	$10.00 per unit
Late Rental Inspection	$100.00 per unit
Commercial & Multi-Family Permits (NEW CONSTRUCTION)	
Commercial Building Permit	Valuation and fee determined per the "Square Foot Construction Costs" table provided in each August by the International Code Council with a permit fee multiplier of 0.0090 (See Page 12)
New Residential Home Permits (NEW CONSTRUCTION)	
Residential Building Permit	Valuation and fee determined per the "Square Foot Construction Costs" table provided in each August by the International Code Council with a permit fee multiplier of 0.0090 (See Page 12)
Other Building Permits	
Accessory Structure	0.159¢ per sq ft (minimum $50.00)
Commercial Cell Tower	$100.00
Flagpole Installation (over 20' in height)	$50.00
Demolition	$75.00
Temporary Commercial Structure	$100.00
Manufactured Home Inspection	$275.00
Manufactured / Modular Home Moving Permit	$100.00
Remodel, Addition or Finish Out	0.159¢ per sq ft (minimum $50.00)
Re-roofing - Multi-Family / Commercial	$10 per $1,000 value ($100 minimum)
Re-roofing - Single Family (replace decking)	$75.00
Commercial Tree Removal	$50.00 + $100.00 for each protected tree to be removed
Other required permits not specifically listed	$10 per $1,000 value ($100 minimum)

Miscellaneous -	
Archiving Fee	$5.00 per page
Work Performed without a Permit	scheduled fee doubled
Re-inspection	$75.00
Same Day Inspection (At the discretion of the Building Official. During Business Hours.)	$50.00 per hour (2 hour minimum)
After Hours Inspection (At the discretion of the Building Official)	$100.00 per hour (2 hour minimum)
Holiday Inspection (At the discretion of the Building Official, includes weekends in conjunction with holidays.)	$200.00 per hour (2 hour minimum)
Special Event Permit	$25.00 each
Organization Event Sign Permit	$15.00 each
Tent, Bounce house, Climbing Wall	$50.00 each
Small Copies (up to 8 ½" X 14")	.10¢ per page
Copies (11"X17" or greater)	.50¢ per page
Color Copies larger than 11" X 17"	$1.00 per square foot

Building Permits

Electric Permit -	
Electric Permit	$10.00 for every $1,000 value ($100.00 minimum)
Temporary Power Pole	$50.00
Fence/Retaining Wall Permit -	
Fence	1 lot: $50.00
	Subdivision : $50.00 plus $0.25 per linear foot
Retaining Wall	$75.00
Mechanical Permit -	
Mechanical Permit	$10.00 for every $1,000 value ($100.00 minimum)
Plumbing Permit -	
Annual Backflow Inspection Report	$50 per device annually
Backflow Repair / Replacement Permit	$75.00
New Lawn Sprinkler System & Backflow Test	$125.00
Plumbing Permit	$10.00 for every $1,000 value ($100.00 minimum)
Pool/Spa Permit -	
In Ground / Above Ground Swimming Pool	$200.00
Spray Park / Splash Zone	$200.00
Hot Tub or Spa	$150.00
Sign Permit -	
Banner Sign	0 - 29.99 sq ft = $30.00
	30 – 48 sq ft = $45.00
Feather Sign	$10 per sign ($30 minimum)
Sign Permit	0 - 24.99 sq ft = $30.00
	25 - 49.99 sq ft = $45.00
	50 - 99.99 sq ft = $60.00
	100 - 299.99 sq ft = $125.00
	300 - 399.99 sq ft = $200.00
	400 sq ft and up = $300.00
Inflatable Sign	$45.00
Billboard - Registration	$75.00
Billboard - Annual Renewal	$150.00

Certificate of Occupancy

Certificate of Occupancy	$75.00
Temporary Certificate of Occupancy	$75.00
Operating a business without a C of O	Scheduled fee doubled

Revised 10/30/2015

Building Plan Review	
Accessory Structure	$50.00 or 25% of building permit fee, whichever is greater
Remodels, Additions & Finish Out	$50.00 or 25% of building permit fee, whichever is greater
Commercial Plan Review	25% of building permit fee
Multi-Family Plan Review	25% of building permit fee
Application Fee / **Non-Refundable** Plan Review Fee (to be paid at time of application)	$50.00
Residential Plan Review	$100.00
Sign Plan Review	$20.00
Plan Amendment Fee	$100.00
Contractor License/Registration	
General Contractor**	$75.00 per registration annually
****General Contractor shall include, but no be limited to, the following contractors: commercial, residential, moving, pool, fence, sign, demolition, foundation, remodeling, etc.**	
Fire Plan Review / Permit	
State Mandated Fire Inspection	$50.00
Foster Care & Group Home - Annual Fire Inspection	$50.00
Fire Re-Inspection	$75.00
Storage Tanks	Above Ground $100.00
	Underground $150.00
Fire line Permit	$200.00
Fire Alarm Permit Fee (Based on the number of signal initiating devices)	1 - 25 devices = $125.00
	26 - 50 devices = $175.00
	51 - 75 devices = $225.00
	76 - 100 devices = $300.00
	101 + devices = $330.00 + .50¢ per device over 100
Fire Sprinkler Permit (Based on the number of sprinkler heads)	1 - 100 sprinkler heads = $140.00
	101 - 200 sprinkler heads = $165.00
	201 - 300 sprinkler heads = $175.00
	301 - 400 sprinkler heads = $190.00
	401 - 500 sprinkler heads = $215.00
	over 500 sprinkler heads = $250.00 + .15¢ per sprinkler over 500
Fire Plan Review (Alarm & Sprinkler)	$150.00
Vent Hood Permit	$75.00
Special Locks	$100.00
Shoreline Permits	
MUZ Permit	$20.00
Narrow Shoreline Variance Permit	$25.00 + Mitigation Fees
Irrigation Permit	$20.00
Combined MUZ, NSV and Irrigation	$35.00 + Mitigation Fees
Renewal Permits	$25.00

Zoning	
Annexation Newspaper Notice	Cost ($400.00 minimum)
Annexation Petition	$500.00
Zoning Amendments, Planned Developments, Specific Use Permits	0 - 4.99 acres or portion thereof = $375.00
	5 - 9.99 acres or portion thereof = $650.00
	10 - 24.99 acres or portion thereof = $825.00
	25 - 49.99 acres or portion thereof = $1,000.00
	50 - 99.99 acres or portion thereof = $1,250.00
	100+ acres = $200 + $12 per acre
PD Amendment	$375.00
Site Plan (City Council Approval)	0 - 4.99 acres or portion thereof = $350.00
	5 - 14.99 acres or portion thereof = $500.00
	15 - 29.99 acres or portion thereof = $750.00
	30+ acres = $200.00 plus $20 per acre
Site Plan Amendment Review	$100.00
SUP Amendment	$375.00
Special Exception	$350.00
Variance Application	$350.00
Zoning Verification Letter	$50.00 per property (within 7 business days)
	$70.00 per property (within 3 business days)
Public Hearing Sign Deposit	$35.00 per sign
Platting	
Preliminary Plat	Single Family / Duplex = $375.00 + $15.00 per lot
	Multi-Family / TH = $250.00 + $144.00 per acre or portion thereof
	All others = $250.00 + $72.00 per acre or portion thereof
Final Plat / Amending Plat	Single Family / Duplex = $375.00 + $15.00 per lot
	Multi-Family / TH = $250.00 + $144.00 per acre or portion thereof
	All others = $250.00 + $72.00 per acre or portion thereof
Replat	Single Family / Duplex = $375.00 + $15.00 per lot
	Multi-Family / TH = $250.00 + $144.00 per acre or portion thereof
	All others = $250.00 + $72.00 per acre or portion thereof
Minor Plat	$300.00 + $10.00 per acre or portion thereof
Preliminary or Final Conveyance Plat	Single Family / Duplex = $375.00 + $15.00 per lot
	Multi-Family / TH = $250.00 + $144.00 per acre or portion thereof
	All others = $250.00 + $72.00 per acre or portion thereof
Preliminary or Final Development Plat	Single Family / Duplex = $375.00 + $15.00 per lot
	Multi-Family / TH = $250.00 + $144.00 per acre or portion thereof
	All others = $250.00 + $72.00 per acre or portion thereof
General Development Plat	$50.00 per acre or portion thereof
Street Address Change	1 - 5 addresses = $100.00
	6 - 10 addresses = $225.00
	11 + addresses = $400.00
Plat Extension	$100.00
Vacating Plat	$250.00

Water Meter	
5/8" Tap & Meter	$475.00
3/4" Tap & Meter	$595.00
1" Tap & Meter	$730.00
1.5" Tap & Meter	$1,085.00
2" Tap & Meter	$1,200.00
3" Tap Only	$1,625.00
4" Tap Only	$1,895.00
6" Tap Only	$2,415.00
8" Tap Only	$3,210.00
10" Tap Only	$4,270.00
When a paved road must be bored to make tap	$500.00
Tap & Meter fee includes a service connection from main line to meter within fifty (50) feet. Connections greater than fifty (50) feet shall include a "per foot" fee.	$20.00 per foot
Sewer / Fire Line Tap	
4" Sewer Tap	$570.00
6" Sewer Tap	$865.00
8" Sewer Tap	$1,410.00
10" Sewer Tap	$2,220.00
4" Fire Line Tap	$1,895.00
6" Fire Line Tap	$2,415.00
8" Fire Line Tap	$3,210.00
10" Fire Line Tap	$5,000.00

Water & Sewer Impact
(Property final platted before September 30, 2007)
ENTIRE CITY EXCEPT THE TRIBUTE SUBDIVISION*

METER SIZE	WATER IMPACT FEE	SEWER IMPACT FEE
5/8" x 3/4" Meter	$768	$990
3/4" Meter	$1,152	$1,089
1" Meter	$1,920	$1,782
1.5" Meter	$3,840	$3,663
2" Compound Meter	$6,144	$5,940
2" Turbine Meter	$6,144	$5,940
3" Compound Meter	$12,288	$11,880
3" Turbine Meter	$13,440	$12,969
4" Compound Meter	$19,200	$18,513
4" Turbine Meter	$24,192	$23,364
6" Compound Meter	$38,400	$37,125
6" Turbine Meter	$53,760	$51,975
8" Compound Meter	$61,440	$59,400
8" Turbine Meter	$92,160	$89,100
10" Compound Meter	$88,320	$85,338
10" Turbine Meter	$145,920	$141,075

** The Tribute Subdivision has a Developer's Agreement authorizing all new fees.*

Note: Turbine meters are for irrigation only. All irrigation meters are only required to pay Water Impact Fees, not Sewer Impact Fees.

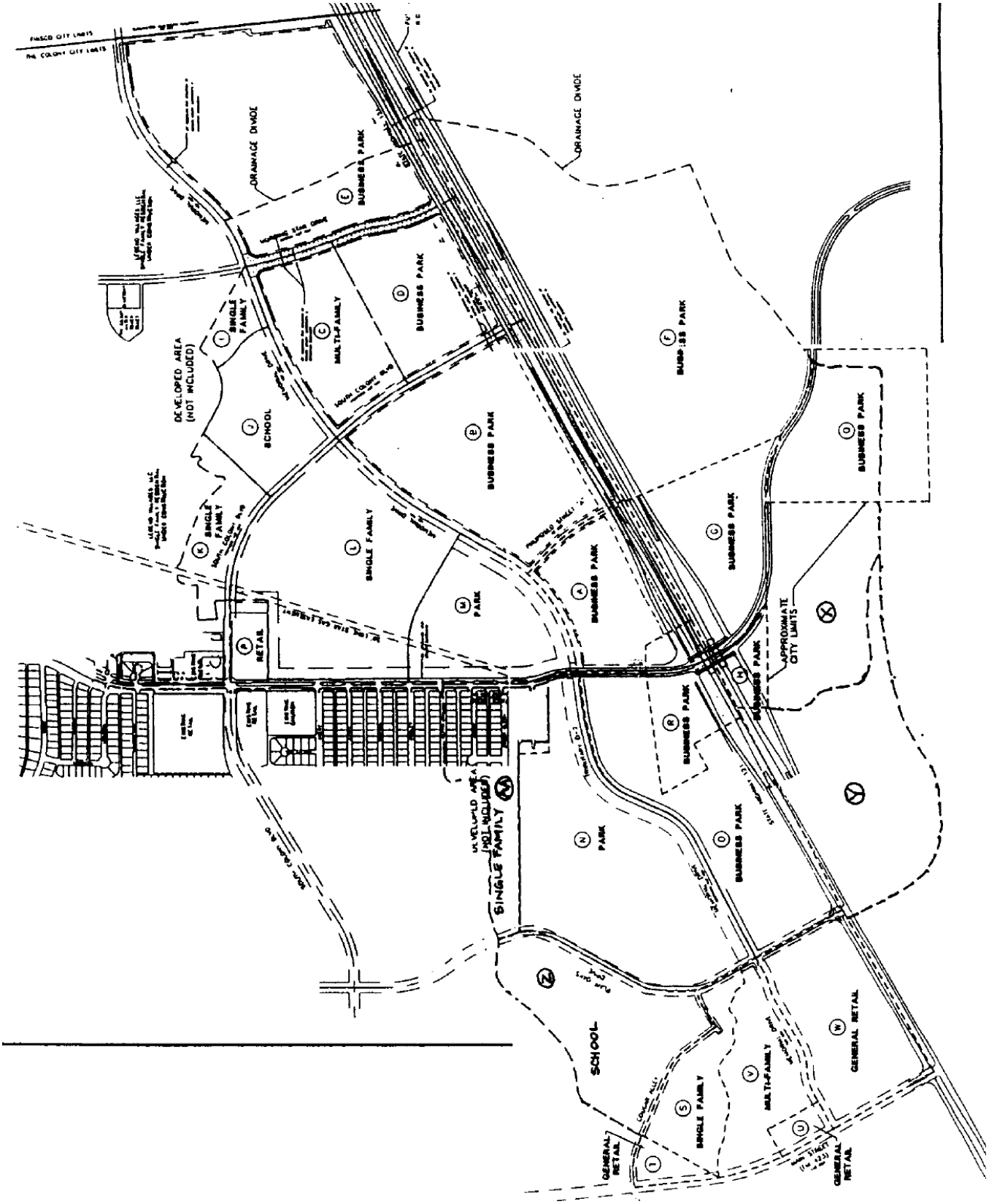
Water & Sewer Impact
(Property final platted after October 1, 2007)

METER SIZE	WATER IMPACT FEE	SEWER IMPACT FEE
5/8" x 3/4" Meter	$1,653	$815
3/4" Meter	$2,480	$1,223
1" Meter	$4,133	$2,038
1.5" Meter	$8,265	$4,075
2" Compound Meter	$13,224	$6,520
2" Turbine Meter	$16,530	$8,150
3" Compound Meter	$26,448	$13,040
3" Turbine Meter	$39,672	$19,560
4" Compound Meter	$41,325	$20,375
4" Turbine Meter	$69,426	$34,230
6" Compound Meter	$82,650	$40,750
6" Turbine Meter	$152,076	$74,980
8" Compound Meter	$132,240	$65,200
8" Turbine Meter	$264,480	$130,400
10" Turbine Meter	$413,250	$203,750

Note: Turbine meters are for irrigation only. All irrigation meters are only required to pay Water Impact Fees, not Sewer Impact Fees.

Office Creek Drainage Impact Fees & Map

Residential	$277.00 per lot
Non-Residential	$277.00 per ERU*
*An ERU is an equivalent residential unit and is equal to 3,406 square feet of impervious area.	



Roadway Impact Fees – page 1

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev-Unit	Impact Fee Per Development Unit	
PORT AND TERMINAL					
Truck Terminal	030	Acre	26.20	$ 12,314	100%
INDUSTRIAL					
General Light Industrial	110	1,000 SF GFA	3.88	$ 1,823	100%
General Heavy Industrial	120	1,000 SF GFA	2.72	$ 1,278	100%
Industrial Park	130	1,000 SF GFA	3.44	$ 1,616	100%
Warehousing	150	1,000 SF GFA	1.28	$ 601	100%
Mini-Warehouse	151	1,000 SF GFA	1.04	$ 488	100%
RESIDENTIAL					
Single-Family Detached Housing	210	Dwelling Unit	4.04	$ 1,898	100%
Apartment/Multi-family	220	Dwelling Unit	2.48	$ 1,165	100%
Residential Condominium/Townhome	230	Dwelling Unit	2.08	$ 977	100%
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	2.36	$ 1,109	100%
Senior Adult Housing-Detached	251	Dwelling Unit	1.08	$ 507	100%
Senior Adult Housing-Attached	252	Dwelling Unit	0.64	$ 300	100%
Assisted Living	254	Beds	0.88	$ 413	100%
LODGING					
Hotel	310	Room	1.90	$ 524	59%
Motel / Other Lodging Facilities	320	Room	1.51	$ 416	59%
RECREATIONAL					
Golf Driving Range	432	Tee	4.02	$ 1,108	59%
Golf Course	430	Acre	0.96	$ 265	59%
Recreational Community Center	495	1,000 SF GFA	4.66	$ 1,452	66%
Ice Skating Rink	465	1,000 SF GFA	7.59	$ 2,092	59%
Miniature Golf Course	431	Hole	1.06	$ 292	59%
Multiplex Movie Theater	445	Screens	43.85	$ 2,061	10%
Racquet / Tennis Club	491	Court	10.77	$ 2,968	59%
INSTITUTIONAL					
Church	560	1,000 SF GFA	1.16	$ 545	100%
Day Care Center	565	1,000 SF GFA	18.31	$ 8,605	100%
Primary/Middle School (1-8)	522	Students	0.34	$ 154	96%
High School	530	Students	0.27	$ 126	100%
Junior / Community College	540	Students	0.25	$ 117	100%
University / College	550	Students	0.44	$ 206	100%
MEDICAL					
Clinic	630	1,000 SF GFA	19.55	$ 2,694	29%
Hospital	610	Beds	4.95	$ 677	29%
Nursing Home	620	Beds	0.83	$ 114	29%
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	12.46	$ 1,711	29%

Roadway Impact Fees – page 2

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev-Unit	New Impact Fee As Same $	
OFFICE					
Corporate Headquarters Building	714	1,000 SF GFA	5.60	$ 772	29%
General Office Building	710	1,000 SF GFA	5.96	$ 821	29%
Medical-Dental Office Building	720	1,000 SF GFA	13.84	$ 2,050	32%
Single Tenant Office Building	715	1,000 SF GFA	6.92	$ 954	29%
Office Park	750	1,000 SF GFA	5.92	$ 827	30%
COMMERCIAL					
Automobile Related					
Automobile Care Center	942	1,000 SF Occ. GLA	6.52	$ 898	29%
Automobile Parts Sales	843	1,000 SF GFA	10.96	$ 1,510	29%
Gasoline/Service Station	944	Vehicle Fueling Position	4.83	$ 664	29%
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	3.53	$ 486	29%
Gasoline/Service Station w/ Conv Market and Car	946	Vehicle Fueling Position	3.68	$ 485	28%
New Car Sales	841	1,000 SF GFA	6.66	$ 936	30%
Quick Lubrication Vehicle Shop	941	Servicing Positions	10.01	$ 1,379	29%
Self-Service Car Wash	947	Stall	1.99	$ 274	29%
Tire Store	848	1,000 SF GFA	9.61	$ 1,604	36%
Dining					
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	40.52	$ 5,716	30%
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	31.31	$ 4,315	29%
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	15.22	$ 2,055	29%
Quality Restaurant	931	1,000 SF GFA	10.05	$ 1,385	29%
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	30.85	$ 4,251	29%
Other Retail					
Free-Standing Discount Store	815	1,000 SF GFA	11.25	$ 1,570	30%
Nursery (Garden Center)	817	1,000 SF GFA	8.55	$ 1,178	29%
Home Improvement Superstore	862	1,000 SF GFA	3.96	$ 759	41%
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	12.72	$ 1,947	33%
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	16.97	$ 1,947	24%
Shopping Center	820	1,000 SF GFA	7.91	$ 1,097	30%
Supermarket	850	1,000 SF GFA	21.60	$ 2,963	29%
Toy/Children's Superstore	864	1,000 SF GFA	11.23	$ 1,547	29%
Department Store	875	1,000 SF GFA	4.01	$ 552	29%
Video Rental Store	896	1,000 SF GFA	21.86	$ 3,012	29%
SERVICES					
Walk-In Bank	911	1,000 SF GFA	12.34	$ 4,645	80%
Drive-In Bank	912	Drive-in Lanes	24.62	$ 5,662	49%
Hair Salon	918	1,000 SF GLA	1.72	$ 647	80%

Revised 10/30/2015

Roadway Impact Fees Map

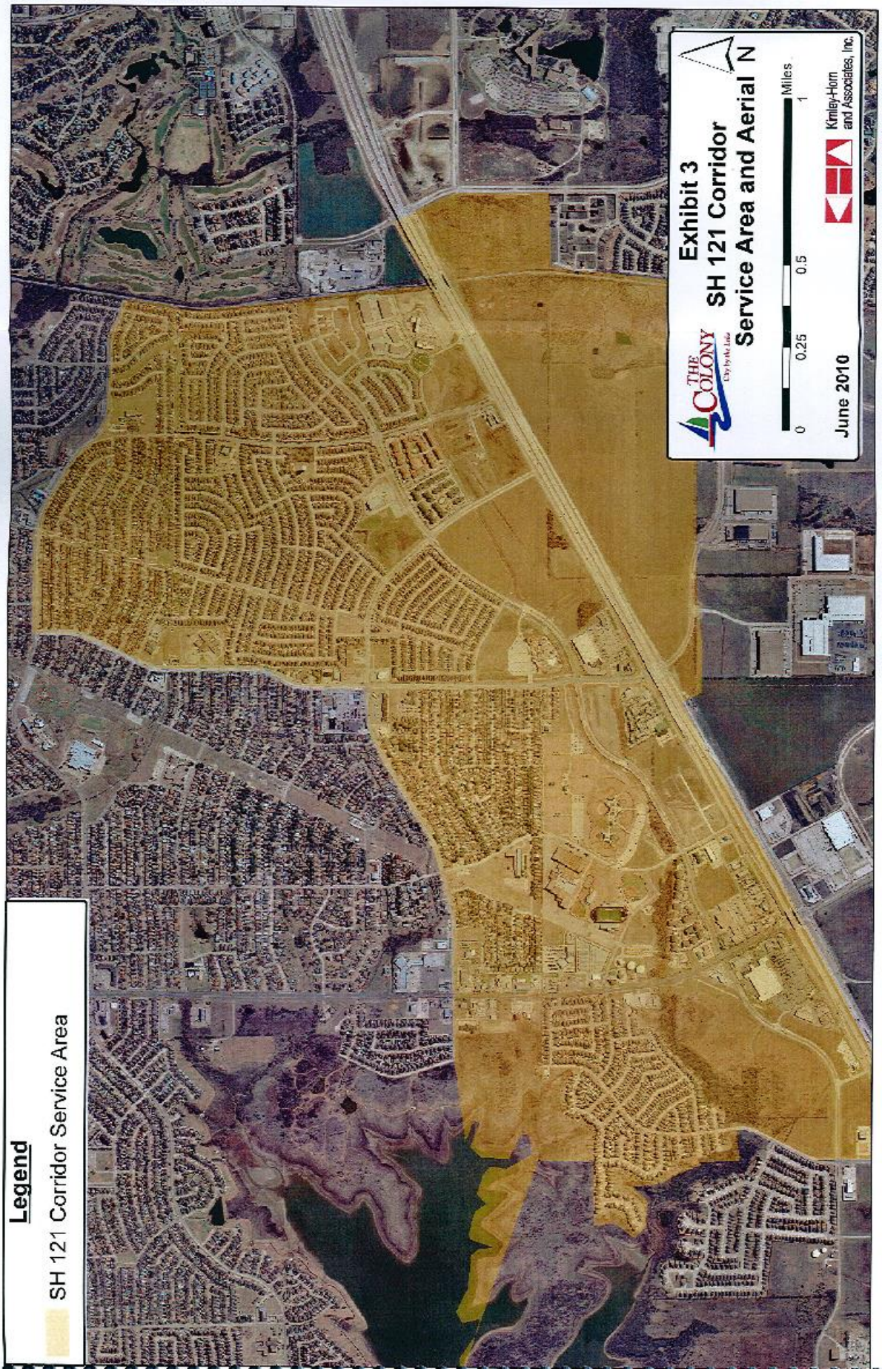


Table 2 - Square Foot Construction Costs

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.20	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.90	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.90	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, churches	209.84	202.40	197.04	188.09	176.18	170.63	181.20	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146..48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
E Educational	193.98	187.30	181.81	173.58	161.65	153.10	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.90	102.96	96.85	93.24	83.53	79.76	89.27	68.81	64.80
F-2 Factory and industrial, low hazard	106.90	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.80
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.30	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.40	149.39	145.50	162.08	134.22	129.61
R-2 Residential, multiple family	151.70	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one- and two-family	143.18	139.24	135.76	132.27	127.10	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

a. Private Garages use Utility, miscellaneous
b. Unfinished basements (all use group) = $15.00 per sq. ft.
c. For shell only buildings deduct 20 percent
d. N.P. = not permitted

TO CALCULATE FEE = MULTIPLY GROSS SQUARE FEET BY $ AMOUNT ABOVE BY PERMIT FEE MULTIPLIER (CURRENTLY 0.0090)

Example – Type II-B Retail (Mercantile) with 3,800 sq. ft. of floor space would be calculated as:
3,800 X $115.06 X 0.0090 = $3,935.05