

DEVELOPMENT SERVICES

Development Services Fees	FY 2017-2018
General Fees	
Rezoning	1,250.00
Amendments to a land use and zoning ordinance	250.00
Resolution	500.00
Public hearing	1,000.00
Abrogation	1,250.00
Vacation of plat	1,250.00
Signage for P&Z or City Council review	400.00
Neighborhood meetings (rezoning, land use amendments, PUDs or shopping center site plans) If the city participates in the preparation or notification of the meeting.	500.00
General Developer's Agreement	1,500.00
RBH (Ordinance No. 5882 public hearing, certificate of appropriateness and developer's agreement)	1,500.00
Letter of compliance/research	150.00
Home occupation permit, plus an annual renewal fee of \$10.00	25.00
Mobile Home Site Agreement	\$500.00
Miscellaneous Agreement	\$1,000.00
Environmental study (non DRI), per study	2,500.00
Tree removal application	100.00
Tree Restoration Plan	400.00
Site permit (site, subdivision and PUD plans) 150.00 for the first 50,000 square feet plus \$20.00 for each additional 25,000 square feet or major fraction thereof	150.00
Retention/maintenance of imaged approved plans and related documents (cost per page)	5.00
Single-Family Attached Developments in the R-3 Zoning District	
a. Rezoning	1,250.00
b. Amendment	1,250.00
c. Site plan review/Developer's Agreement/Neighborhood meeting	2,500.00
Subdivision Review	
d. Administrative review	400.00
PD (Planned Development)	
a. Rezoning/PD conceptual plan (less than 10 acres)	1,500.00
b. Rezoning/PD conceptual plan (10 acres or more)	2,000.00
c. Rezoning without a conceptual plan	1,000.00
d. Amendment to a conceptual plan or final PD plan (less than 10 acres)	500.00
e. Amendment to a conceptual plan or final PD plan (10 acres or more)	1,000.00
f. Final PD plan	1,000.00
g. Administrative review	400.00
h. Developer's Agreement	1,500.00
PUD	
a. Rezoning with conceptual plan	2,000.00
b. Amendment (conceptual/preliminary/final plan)	1,000.00
c. Preliminary and final plan review	1,000.00
d. Administrative review	400.00

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Shopping Center	
a. Rezoning	1,250.00
b. Conceptual plan \$1000 plus \$.0175 per square foot of building area (The initial fee includes the first submittal review, any further submittal will require the revised site plan fee).	1,000.00
c. Developer's Agreement	1,500.00
d. Final site plan \$2000 plus \$.0175 per square foot of building area (the initial fee includes the first submittal review, any further submittal will require the revised site plan fee).	2,000.00
e. Revised conceptual or final site plan (any submittal beyond the first submittal and first resubmitted review).	500.00
Special Exception or Variances	
a. Special Exception	1,250.00
b. Variance through Board of Adjustment	1,000.00
c. Administrative variance	400.00
d. Special exception and variance application on the same parcel	1,250.00
Code Amendments	
Amendments to a land development regulations	2,500.00
Amendments to land development regulations (table of permitted uses)	4,000.00
Site Plan Review	
Site plan review (buildings under 30,000 square feet) (The initial fee includes the first submittal and first resubmitted review, any further submittal will require the revised site plan fee)	2,000.00
Site plan review (buildings over 30,000 square feet), plus \$.0175 per square feet (The initial fee includes the first submittal and first resubmitted review, any further submittal will require the revised site plan fee)	2,000.00
Revised site plan (e-plans) \$40.00 per page up to a max \$400.00 (any submittal beyond the first submittal and first resubmitted review)	\$40.00 per page up to \$400.00
Revised site plan \$400 (any submittal beyond the first submittal and first resubmitted review)	400.00
Site plan inspection: For first 50,000 square feet of land developed, plus \$200.00 for each additional 50,000 square feet or portion thereof	500.00
Minor site plan (The initial fee includes the first submittal and first resubmitted review, any further submittal will require the revised site plan fee)	500.00
Revised minor site plan (e-plans)	\$25.00 per page up to \$125.00
Revised minor site plan (any submittal beyond the first submittal and first resubmitted review)	125.00
Review of county site plan	500.00
Land Use Plan Amendments	
Small-scale land use amendment	1,250.00
Joint small-scale land use amendment and rezoning	2,000.00
Large-scale land use amendment (under 10 acres)	2,500.00

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Large-scale land use amendment (over 10 acres)	4,000.00
Text amendment associated with a map amendment	1,500.00
Amendments to the comprehensive plan goals, objectives and policies	4,000.00
Chapter 163 development agreements	
Chapter 163 development agreement	7,500.00
Amendment to a Chapter 163 development agreement	6,000.00
Minor amendment to a Chapter 163 Development Agreement (changes pertaining to one section of the agreement that does not address traffic studies or mitigation)	3,000.00
Historic district processes	
Certificate of Appropriateness Application	N/A
Certificate of Appropriateness Application for Demolition	1,000.00
Fee for Doing Work Without a Certificate of Appropriateness	100.00
Resubmitted certificate of appropriateness application based on a prior approval within the previous six months	50.00
Historic district nomination	300.00
DRI processes	
Development of regional impact which includes development order	60,000.00
Amendment to development order	7,500.00
DRI closeout/build out agreement	3,000.00
DRI annual report	250.00
Concurrency processes	
Concurrency determination application, minimal review	100.00
Concurrency determination application	750.00
Concurrency determination application with alternate date	900.00
Transportation proportionate fair-share application	750.00
Transportation proportionate fair-share agreement/amendment	5,000.00
Traffic and Parking studies	
Traffic study	2,500.00
Revised traffic study resubmitted after the initial review	1,500.00
Parking Benefit Zone Study	200.00
Parking Study (staff review only)	500.00
Parking Study (P&Z public hearing)	1,000.00
Subdivisions	
A. Pre-Conceptual Plan fee	500.00
B. Conceptual Plan fees	
1. 1-15 lots @ 350.00 plus \$17.50 per lot or parcel	350.00
2. 16 lots and up @ 700.00 plus \$17.50 per lot or parcel	700.00
3. Revised conceptual plan 1-15 lots (e-plans)-\$87.50 per page up to a max \$350.00 (any submittal beyond the first submittal and first resubmitted review)	\$87.50 per page up to \$350.00
4. Revised conceptual plan 16 lots and up (e-plans)-\$175.00 per page up to a max \$700.00 (any submittal beyond the first submittal and first resubmitted review)	\$175.00 per page up to \$700.00
C. Conceptual Plan/Final PUD Plan fees	
1. 1-15 lots @ 500.00 plus \$17.50 per lot or parcel	500.00
2. 16 lots and up @ 1000.00 plus \$17.50 per lot or parcel	1,000.00

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3. Revised conceptual plan/final PUD plan 1-15 lots (e-plans)-\$125.00 per page up to a max \$500.00 (any submittal beyond the first submittal and first resubmitted review)	\$125.00 per page up to \$500.00
4. Revised conceptual plan/final PUD plan 16 lots and up (e-plans) \$250.00 per page up to a max \$1,000.00 (any submittal beyond the first submittal and first resubmitted review)	\$250.00 per page up to \$1,000.00
D. Improvement plan review fee 1000.00 plus \$30.00 per 100 feet of road	1,000.00
1. Revised improvement plan (e-plans) \$125.00 per page up to a max \$1,000.00 (any submittal beyond the first submittal and first resubmitted review)	\$125.00 per page up to \$1,000.00
E. Final Plat Fee	
1. 1-15 lots @ 450.00 plus \$17.50 per lot or parcel	450.00
2. 16 lots and up @850.00 plus \$17.50 per lot or parcel	850.00
F. Developer's agreement	1,500.00
G. Inspections: Two and a half percent (2.5%) of the total cost of subdivision improvements, as defined in code of ordinance (section 114-3), or as defined in the developer's agreement	
H. Review of county subdivision plans	1,000.00
I. Review of As-Built Drawings: One half of one percent (0.5%) of the total cost of subdivision improvements, as defined in section 114-3, or as defined in the developer's agreement.	
J. Items a-f. may include additional city attorney fees as defined by Section 114-10	
K. Where city staff is required to review the Conceptual Plan (Step b), the Improvement Plan (Step c) more than two times an additional fee shall be required. The additional fee shall be equal to the original base fee for the appropriate step and apply to each additional review starting with the third review that results in additional comments to be addressed.	
L. Termination of Developer's Agreement per ordinance 2012-49	500.00
M. Termination of Developer's Agreement needing council approval	750.00
Annexation (See Footnote below)	
a. Joint annexation, land use amendment and rezoning for a parcel of land one acre or less in size which contains an existing single family or duplex dwelling	500.00
b. All other annexations	800.00
On-site Signage	
Signage application	75.00
Sign on a city sidewalk in the B-3 zoning district	50.00
Permanent freestanding, roof and projecting on-site signs needing a permit shall be as follows:	
a. For illuminated signs, \$0.30 for each square foot of each face	0.30 per sq. ft.
b. For nonilluminated signs, \$0.20 for each square foot of each face.	0.20 per sq. ft.
A permit fee shall not be less than \$75.00, nor shall it exceed \$300.00.	\$75.00 up to \$300.00

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Wall, window and fascia signs requiring a permit shall be as follows:	
a. For illuminated signs, \$0.30 for each square foot, with a minimum of \$50.00	50.00
b. For nonilluminated signs, \$50.00 per sign	50.00 per sign
Temporary signs requiring a permit shall be \$35.00 for each permit period. The permit fee may be waived by the building official for nonprofit organizational use if, in his opinion, the erection of the sign will not require city inspections	35.00
Off-site advertising signs	
Off-site advertising signs shall be \$20.00 plus \$0.50 for each \$100.00, or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs. Where the cost of any construction or repair is, in good faith, estimated to be less than \$100.00, then in that event no permit shall be required or fees collectible for such construction or repair	
License for off-site advertising signs must be renewed annually by payment of a renewal fee of \$125.00 for each off-site advertising sign face.	125.00
Solid Waste Fees	
1. Residential -- \$265.00 per residential unit and shall be due and payable at the time of council approval of the plat.	
2. Commercial developments-- \$115.00 per cubic yard of dumpster capacity required, plus \$66.00 per cubic yard collected multiplied by the number of times collected per week. The fee shall be calculated, due and payable within 30 days of initiation of permanent electric service.	
Development Extension Dates	
1. Budget Resolutions	250.00
2. Staff letter of confirmments	100.00
Building Division Permit Fees	
Administration, Forms, Additional Service Fees	
Change of Contractor: (from one contractor OR "To be announced" to another)	50.00
Permitted Plans Replacement 1 set: \$35.00 plus printing cost	
After Hours Inspection \$100.00 per hour (2 hour minimum)	
Big Box/Grocery Temporary Certificate of Occupancy Permit (30 days)	1,000.00
Commercial Certificate of Occupancy	75.00
Residential Certificate of Occupancy	50.00
Commercial Permit Extension Fee (180 days maximum)	100.00
Residential Permit Extension Fee (180 days maximum)	75.00
Preliminary Inspection/Walk-thru Fee During Normal Operational Hours	75.00
Change of occupancy/ownership inspections	75.00
Reinspection Fee	50.00
Building permits	
Early Start Permit Fee	50.00
1. For each issuing permit	75.00
a. Repaving and striping to original setting	100.00

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b. Parking Lot Paving Permit for lots under 50,000 sq ft in size	100.00
c. Parking Lot Paving Permit for lots over 50,000 sq ft in size	200.00
d. Residential re-roof	100.00
2. Plus the following when provided:	
a. Construction and repairs: \$0.45 for each \$1.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive equipment.	
PLUS:	
Total square footage under roof applicable to construction time \$.05.	
b. Moving buildings: For buildings moved within the city limits	100.00
c. Building demolition: For the issuance of each permit, per building	50.00
d. Pumps (service station), each	50.00
e. Tanks (service station), each	50.00
f. Temporary structures, each	40.00
g. Mobile home setup for issuance of each permit	100.00
h. Pools	100.00
i. Signs permit	75.00
Commercial non-refundable submittal review fee	100.00
Residential non-refundable submittal review fee	50.00
Review fee for additions and renovations	50.00
Commercial building plan review: For review of each plan, there shall be a fee in the amount of 50 percent of the permit fee	
Commercial plan review per each revised plan sheet	35.00
Residential plan review, new single-family and duplex dwelling	100.00
Residential plan review per each revised plan sheet	25.00
Plan reviews and related services by fire department:	
1. Site plan/subdivision review, per phase	50.00
2. New construction/renovations/additions, per square foot \$0.05	0.05 per sq. ft.
3. Fire sprinkler/standpipe systems (up to 10,000 sq ft), per system, per building	75.00
4. Fire sprinkler/standpipe systems (over 10,000 sq ft), per 1,000 sq ft over 10,000 sq ft system, per building	10.00
5. Fire pump, per pump	35.00
6. Fire alarm systems (up to 10,000 sq ft) per system, per building	75.00
7. Fire alarm systems (over 10,000 sq ft) per 1,000 sq ft over 10,000 sq ft	10.00
8. Smoke evacuation systems (up to 10,000 sq ft), per system, per building	75.00
9. Smoke evacuation systems (over 10,000 sq ft) per 1,000 sq ft over 10,000 sq ft	10.00
10. Fire suppression systems (hoods or paint booths), per system	50.00
11. Ventilation systems (hoods or paint booths), per system	50.00
12. Emergency generator systems, per system	75.00

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13. Fuel tanks above ground (liquid or gas) Each includes plan review and inspection of installation supports	75.00
14. Fireworks: (public or private displays), per displays	100.00
15. Tents (sales, carnivals, and revivals), per site	150.00
18. Amusement parks (fairs, carnivals, and festivals), per site	100.00
19. Burn permits:	
a. Open burning permit (each for rural or commercial)	50.00
b. Special--no charge for campfires, ceremonials	
20. Miscellaneous review	50.00
Plumbing permit fees	
For each issuing permit	75.00
Plus:	
1. For standard improvements: the total square footage under roof applicable to construction times \$0.25 or	
2. For special improvements: \$0.45 for each \$1.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	
Mechanical permit fees	
For each issuing permit	75.00
Residential Mechanical Changeout	75.00
Plus:	
1. For standard improvements: total square footage of air conditioned floor area applicable to construction times \$0.25	
2. For special improvements: \$0.45 for each \$1.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	
Gas permit fees	
For each issuing permit	75.00
Plus:	
1. For standard improvements: total square footage under roof applicable to construction times \$0.10 or	
2. For special improvements: \$0.45 for each \$1.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	
Electrical permit fees	
For each issuing permit	75.00
Plus:	
1. For standard improvements:	
a. Total square footage under roof applicable to construction times \$0.25; plus	
b. For improvements with alarm systems, total square footage under roof applicable to construction times \$0.01; or	
2. For special improvements: \$0.45 for each \$1.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment when applied	
Construction is commenced before a permit is obtained, all fees that would have been required for such construction shall be doubled	

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Certification/License Fees	
Certificate of competency - exterior examination	25.00
Certificate of competency - letter of reciprocity	25.00
Mobile vendor license application fee	50.00
Mobile vendor license yearly renewal fee	150.00
Taxi / limousine franchise fee review	300.00
Other Fees	
Special subcontractor's license	100.00
Sidewalk café - administrative review fee	100.00
Electric Fence License - administrative review fee	125.00
Electric Fence License - annual renewal fee	25.00
Pawn broker / Second hand dealer license	50.00
Fortuneteller administrative review fee	50.00
Contractor - general certification	75.00
Contractor - tested certification	75.00
Contractor - certified certification	20.00
Contractor - recertification	75.00
Donation Boxes (For Profit)	50.00
Valet parking fees	
1. New license application fee (non-refundable)	50.00
2. Annual renewal license application fee	100.00
3. The annual fee for a valet parking service license is \$100.00 per valet ramping space, up to a maximum of \$500.00 for five spaces. If the license is for a valet ramping zone, the annual fee will be a flat rate of \$500.00.	
4. In addition to the other fees required by this section, an applicant must also pay an annual \$50.00 fee for each sign, podium, or stand the applicant intends to place on the public property.	
5. There will be a one-time fee for each sign that must be placed in the public property by the city as a result of the proposed valet parking service. The fee for each of the city signs will be determined on a case-by-case basis, depending on the actual cost incurred by the city.	
Alcoholic beverage location permit	
1. New alcoholic beverage location permit (new location)	350.00
2. Change of ownership/leaseholder	200.00
2. Annual renewal fee for alcoholic beverage permits: \$100.00 (due and payable on or before October 1 of each year). If a permit holder fails to pay the annual renewal fee on or before October 1 of each year then the renewal fee shall be increased to \$200.00, but only if paid on or before November 1 of each year. Thereafter, the permit shall become void and a new location permit must be applied for pursuant to this chapter with the new location fee of \$200.00. The voided permit holder must stop selling alcoholic beverages after November 1.	

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3. If a business is selling alcoholic beverages without a location permit or with a voided location permit after November 1 of each year, the owner of the business selling alcoholic beverages or the voided permit holder will be required to pay \$400.00 for a new location permit plus \$400.00 for every year selling alcoholic beverages without a location permit. A business that is selling alcoholic beverages without a location permit must stop selling alcoholic beverages immediately.	
Alcoholic beverage location permit - sign deposit	50.00
Alcoholic beverage location permit for a special event - profit	200.00
Alcoholic beverage location permit for a special event - nonprofit	50.00
Special Events	
Special event application (one day with no alcohol) -- profit	300.00
Special event application (one day with no alcohol) -- nonprofit	N/A
Special event application - carnival, circus, public exhibition and rodeo	500.00
Adult use establishment permit	500.00
Teen dance application	250.00
Dance hall administrative review fee	250.00
Driveway permit	
1. For each issuing permit	50.00
2. Plus the following when provided:	
a. Construction and repairs: \$0.45 for each \$100 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive equipment	
Right of way permit	50.00
Code Enforcement fees	
Case prosecution costs (per case based)	
Maps/Documents	
Comprehensive plan (GOPs)	20.00
LDRS Book	125.00
24" x 36" Paper Copy (from large format printer)	3.00
Other copies from large format printer	0.50 per sq. ft.
11" by 17" Paper Copy -- Color	2.00
24" x 36" Paper Copy (from large format printer/plotter) -- Color	12.00
36" x 48" Paper Copy (from large format printer/plotter) -- Color	24.00
Custom Plots of GIS Maps, Topos and Aerials	0.75 per sq. ft.
Topographic Maps-Entire city on Disk in Auto-CAD	200.00
Topographic maps-Custom or specific requests- saved to disk less than full package.	30.00 minimum charge
Aerial photos-entire city on disk	200.00
Aerial photos-custom or specific requests saved to disk less than full package.	30.00 minimum charge
Custom Request for Topographic maps or aerial photos saved to disk that takes more than 60 minutes to process.	200.00
Designates Fee/Rate Changes	

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Footnote: City can waive annexation/land use/zoning fees for an owner of developed property in the County who is seeking water and sewer services from the City. A property owner must enter into an annexation agreement to qualify for fee waivers.