



Development Services Master Fee Schedule

October 1, 2020 - September 30, 2021

Annual Permits	
Donation Box	
Donation Box - Annual Permit	Fee Not Required as of 10/01/15
Donation Box - Relocation Permit	Fee Not Required as of 10/01/15
Newspaper Box	
Newspaper Box - Annual Permit	Fee Not Required as of 10/01/15
Newspaper Box - Relocation	Fee Not Required as of 10/01/15
Rental Registration & Inspection - Suspended at this time	
Rental Registration - Suspended at this time	\$5 per unit annually
Rental Inspection - per unit inspected - Program Suspended	First Inspection = \$50
	Follow-up re-inspection = no fee
	Third re-inspection = \$100
	Fourth re-inspection = \$250
	Fifth and subsequent re-inspections = \$500 each
Rental Inspection - per unit inspected - (Multi-Family) - Program Suspended	First Inspection = \$5
	Follow-up re-inspection = no fee
	Third re-inspection = \$100
	Fourth re-inspection = \$250
	Fifth and subsequent re-inspections = \$500 each
Late Rental Registration - Program Suspended	\$10 per unit
Late Rental Inspection - Program Suspended	\$100 per unit
Commercial & Multi-Family Permits (NEW CONSTRUCTION)	
Commercial Building Permit	Valuation and fee determined per the "Square Foot Construction Costs" table provided each August by the International Code Council with a permit fee multiplier of 0.0090 (See Page 13)
New Residential Home Permits (NEW CONSTRUCTION)	
Residential Building Permit	\$1.01 PER SQUARE FOOT
Other Building Permits	
Accessory Structure	\$0.159 per sq ft (minimum \$50)
Commercial Cell Tower	\$100
Flagpole Installation (over 20' in height)	\$50
Demolition	\$75
Temporary Commercial Structure	\$100
Manufactured Home Inspection	\$275
Manufactured / Modular Home Moving Permit	\$100
Remodel, Addition or Finish Out	\$0.159 per sq ft (minimum \$50)

Other Building Permits (con't)	
Re-roofing - Multi-Family / Commercial	\$10 per \$1,000 value (\$100 minimum)
Re-roofing - Single Family (replace decking)	\$75
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 per page
Work Performed without a Permit	Schedule fee doubled
Re-inspection	\$75
Same Day Inspection (At the discretion of the Building Official. During Business Hours.	\$50 per hour (2 hour maximum)
After Hours Inspection (At the discretion of the Building Official.)	\$100 per hour (2 hour maximum)
Holiday Inspection (At the discretion of the Building Official, includes weekends in conjunction with holidays.)	\$200 per hour (2 hour maximum)
Special Event Permit	\$25 each
Organization Event Sign Permit	\$15 each
Tent, Bounce House, Climbing Wall	\$50 each
Small Copies (up to 8 1/2" X 14")	\$.10 per page
Copies (11" X 17" or greater)	\$.50 per page
Color Copies larger than 11" X 17"	\$1 per square foot
Building Permits	
Electric Permit	
Electrical Permit	\$10.00 for every \$1,000 value (\$100 minimum)
Temporary Power Pole	\$50
Fencing/Retaining Wall Permit	
Fence	1 lot: \$50 Subdivision: \$50.00 plus \$0.25 per linear foot
Retaining Wall	\$75
Mechanical Permit	
Mechanical Permit	\$10.00 for every \$1,000 value (\$100 minimum)
Plumbing Permit	
Annual Backflow Inspection Report	\$50 per device annually
Backflow Repair / Replacement Permit	\$75
New Lawn Sprinkler System & Backflow Test	\$125
Plumbing Permit	\$10.00 for every \$1,000 value (\$100 minimum)
Pool/Spa Permit	
In Ground / Above Ground Swimming Pool	\$200
Spray Park / Splash Zone	\$200
Hot Tub or Spa	\$150

Sign Permit	
Banner Sign	0 - 29.99 sq ft = \$30
	30 - 48 sq ft - \$45
Sign Permit	0 - 24.99 sq ft = \$30
	25 - 49.99 sq ft = \$45
	50 - 99.99 sq ft = \$60
	100 - 299.99 sq ft = \$125
	300 - 399.99 sq ft = \$200
	400 - sq ft and up = \$300
Signage license agreement review	\$100
Inflatable Sign	\$45
Billboard - Registration	\$75
Billboard - Annual Renewal	\$150
Certificate of Occupancy	
Certificate of Occupancy	\$75
Temporary Certificate of Occupancy	\$75
Operating a business without a C of O	Scheduled fee doubled
Building Plan Review	
Accessory Structure	\$50 or 25% of building permit fee, whichever is greater
Remodels	\$50 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
Residential Plan Review	\$100
Sign Plan Review	\$20
Plan Amendment Fee	\$100
Contractor License / Registration	
General Contractor**	\$75 per registration annually
**General Contractor shall include, but not to be limited to, the following contractors: commercial, residential, moving, pool, fence, sign, demolition, foundation, remodeling, etc.	
Fire Plan Review / Permit	
State Mandated Fire Inspection	\$75
Foster Care & Group Home - Annual Fire Inspection	\$50
Fire Re-Inspection	\$75 for the first
	\$150 for the second
Storage Tanks	Above Ground - \$100
	Underground - \$150
Fire Line Permit	\$225
Fire Alarm Permit Fee (Based on the number of signal initiating devices)	1 - 25 devices = \$150
	26 - 50 devices = \$200
	51 - 75 devices = \$250
	76 - 100 devices = \$325
	101 devices = \$350 +\$0.75 per device over 100

Fire Plan Review / Permit (con't)	
Fire Sprinkler Permit (Based on the number of sprinkler heads)	1 - 100 sprinkler heads = \$175
	101 - 200 sprinkler heads = \$200
	201 - 300 sprinkler heads = \$225
	301 - 400 sprinkler heads = \$250
	401 - 500 sprinkler heads = \$300
	over 500 sprinkler heads = \$250 + \$.25 per sprinkler over 500
Fire Panel Replacement Only	\$100
Fire Plan Review	\$175
Plan Review Re-submittal	\$200
Vent Hood Permit	\$100 - first hood
	\$50 - each additional
Working without a permit	Double permit fee
Special Locks	\$100
Shoreline Mitigation Fees	
MUZ Permit	\$20
Narrow Shoreline Variance Permit	\$25 + Mitigation Fees
Irrigation Permit	\$20
Combine MUZ, NSV, and Irrigation	\$35 + Mitigation Fees
Renewal Permits	\$20
Zoning	
Annexation Newspaper Notice	Cost (\$400 minimum)
Annexation Petition	\$500
Zoning Amendments, Planned Developments, Specific Use Permits, Site Plan	0 - 4.99 acres or portion thereof = \$375
	5 - 9.99 acres or portion thereof = \$650
	10 - 24.99 acres or portion thereof = \$825
	25 - 49.99 acres or portion thereof = \$1,000
	50 - 99.99 acres or portion thereof = \$1,250
	100+ acres = \$200 + \$12 per acre
PD Amendment	\$375
Site Plan Amendment Review	\$100
SUP Amendment	\$375
Special Exception	\$350
Variance Application	\$350
Gateway Standards Waiver	\$350
Zoning Verification Letter	\$50 per property (within 7 business days)
	\$70 per property (within 3 business days)
Public Hearing Sign Deposit	\$35 per sign
Permit for Sexually Oriented Business	\$500 annual permit
Platting	
Preliminary Plat	Single Family / Duplex = \$375 + \$15 per lot
	Multi-Family / TH = \$250 + \$144 per acre or portion thereof
	All others = \$250 + \$72 per acre or portion thereof
Final Plat / Amending Plat	Single Family / Duplex = \$375.00 + \$15.00 per lot
	Multi-Family / TH = \$250 + \$144 per acre or portion thereof
	All others = \$250 + \$72 per acre or portion thereof

Platting (con't)	
Replat	Single Family / Duplex = \$375 + \$15 per lot
	Multi-Family / TH = \$250 + \$144 per acre or portion thereof
	All others = \$250 + \$72 per acre or portion thereof
Minor Plat	\$300 + \$10 per acre or portion thereof
Conveyance Plat	Single Family / Duplex = \$375 + \$15 per lot
	Multi-Family / TH = \$250 + \$144 per acre or portion thereof
	All others = \$250 + \$72 per acre or portion thereof
General Development Plat	\$50 per acre or portion thereof
Street Address Change/Street Name Change	1 - 5 addresses = \$100
	6 - 10 addresses = \$225
	11 + addresses = \$400
Plat Extension	\$100
Vacating Plat	\$250
Water Meter	
5/8" Tap & Meter	\$475
3/4" Tap & Meter	\$595
1" Tap & Meter	\$730
1.5" Tap & Meter	\$1,085
2" Tap & Meter	\$1,200
3" Tap Only	\$1,625
4" Tap Only	\$1,895
6" Tap Only	\$2,415
8" Tap Only	\$3,210
10" Tap Only	\$4,270
When a paved road must be bored to make tap	\$500
Tap & Meter fee includes a service connection from main line to meter within (50) feet. Connections greater than fifty	\$20 per foot
Sewer / Fire Line Tap	
4" Sewer Tap	\$570
6" Sewer Tap	\$865
8" Sewer Tap	\$1,410
10" Sewer Tap	\$2,220
4" Fire Line Tap	\$1,895
6" Fire Line Tap	\$2,415
8" Fire Line Tap	\$3,210
10" Fire Line Tap	\$5,000

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.

Roadway Impact Fees - Page 1

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev-Unit	2016 Fees
PORT AND TERMINAL				
Truck Terminal	030	Acre	26.20	\$ 6,183
INDUSTRIAL				
General Light Industrial	110	1,000 SF GFA	3.88	\$ 916
General Light Industrial	120	1,000 SF GFA	2.72	\$ 642
Industrial Park	130	1,000 SF GFA	3.40	\$ 802
Warehousing	150	1,000 SF GFA	1.28	\$ 302
Mini-Warehouse	151	1,000 SF GFA	1.04	\$ 245
RESIDENTIAL				
Single-Family Detached Housing	210	Dwelling Unit	4.00	\$ 944
Apartment/Multi-family	220	Dwelling Unit	2.48	\$ 585
Residential Condominium/Townhome	230	Dwelling Unit	2.08	\$ 491
Mobile Home Park/Manufactured Housing	240	Dwelling Unit	2.36	\$ 557
Senior Adult Housing-Detached	251	Dwelling Unit	1.08	\$ 255
Senior Adult Housing-Attached	252	Dwelling Unit	1.00	\$ 236
Assisted Living	254	Beds	0.88	\$ 208
LODGING				
Hotel	310	Room	1.93	\$ 455
Motel / Other Lodging Facilities	320	Room	1.51	\$ 356
RECREATIONAL				
Golf Driving Range	432	Tee	4.02	\$ 949
Golf Course	430	Acre	0.96	\$ 227
Recreational Community Center	495	1,000 SF GFA	8.81	\$ 1,452
Ice Skating Rink	465	1,000 SF GFA	7.59	\$ 1,791
Miniature Golf Course	431	Hole	1.06	\$ 250
Multiplex Movie Theater	445	Screens	43.85	\$ 2,061
Racquet / Tennis Club	491	Court	10.77	\$ 2,542
INSTITUTIONAL				
Church	560	1,000 SF GFA	1.16	\$ 274
Day Care Center	565	1,000 SF GFA	14.51	\$ 3,424
Primary / Middle School (1 - 8)	522	Students	0.34	\$ 80
High School	530	Students	0.27	\$ 64
Junior / Community College	540	Students	0.25	\$ 59
University / College	550	Students	0.36	\$ 85
MEDICAL				
Clinic	630	1,000 SF GFA	19.55	\$ 2,694
Hospital	610	Beds	5.36	\$ 677
Nursing Home	620	Beds	0.83	\$ 114
Animal Hospital / Veterinary Clinic	640	1,000 SF GFA	12.46	\$ 1,711

Roadway Impact Fees - Page 2

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev-Unit	2016 Rates
OFFICE				
Corporate Headquarters Building	714	1,000 SF GFA	5.64	\$ 772
General Office Building	710	1,000 SF GFA	5.96	\$ 821
Medical - Dental Office Building	720	1,000 SF GFA	14.28	\$ 2,050
Single Tenant Office Building	715	1,000 SF GFA	6.96	\$ 954
Office Park	750	1,000 SF GFA	5.92	\$ 827
COMMERCIAL				
Automobile Related				
Automobile Care Center	942	1,000 SF Occ GLA	5.22	\$ 898
Automobile Parts Sales	843	1,000 SF GFA	9.54	\$ 1,510
Gasoline / Service Station	944	Vehicle Fueling Position	4.83	\$ 664
Gasoline / Service Station w/ Conv Market	945	Vehicle Fueling Position	3.57	\$ 486
Gasoline / Service Station w/ Conv Market and Ca	946	Vehicle Fueling Position	3.66	\$ 485
New Car Sales	841	1,000 SF GFA	5.87	\$ 936
Quick Lubrication Vehicle Shop	941	Servicing Positions	8.72	\$ 1,379
Self - Service Car Wash	947	Stall	1.99	\$ 274
Tire Store	848	1,000 SF GFA	8.37	\$ 1,604
Dining				
Fast Food Restaurant w/ Drive-Thru Window	934	1,000 SF GFA	39.10	\$ 5,716
Fast Food Restaurant w/out Drive-Thru	933	1,000 SF GFA	31.31	\$ 4,315
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	13.45	\$ 2,055
Quality Restaurant	931	1,000 SF GFA	10.05	\$ 1,385
Coffee/Donut Shop w/Drive-Thru Window	937	1,000 SF GFA	30.75	\$ 4,251
Other Retail				
Free-Standing Discount Store	815	1,000 SF GFA	11.21	\$ 1,570
Nursery (Garden Center)	817	1,000 SF GFA	15.62	\$ 1,178
Home Improvement Superstore	862	1,000 SF GFA	3.90	\$ 759
Pharmacy/Drugstore w/o Drive Thru Window	880	1,000 SF GFA	12.69	\$ 1,947
Pharmacy/Drugstore w/Drive Thru Window	881	1,000 SF GFA	16.25	\$ 1,947
Shopping Center	820	1,000 SF GFA	7.87	\$ 1,097
Supermarket	850	1,000 SF GFA	19.51	\$ 2,963
Toy/Children's Superstore	864	1,000 SF GFA	11.23	\$ 1,547
Department Store	875	1,000 SF GFA	4.21	\$ 552
Video Rental Store	896	1,000 SF GFA	21.86	\$ 3,012
SERVICES				
Walk-In Bank	911	1,000 SF GFA	12.34	\$ 2,912
Drive-in Bank	912	Drive-in Lanes	29.86	\$ 5,662
Hair Salon	918	1,000 SF GLA	1.72	\$ 406



V. Sample Calculations

The following section details two (2) examples of maximum assessable Drainage Impact Fee calculations.

Example 1 – Development Type - One (1) Unit of Single-Family Housing

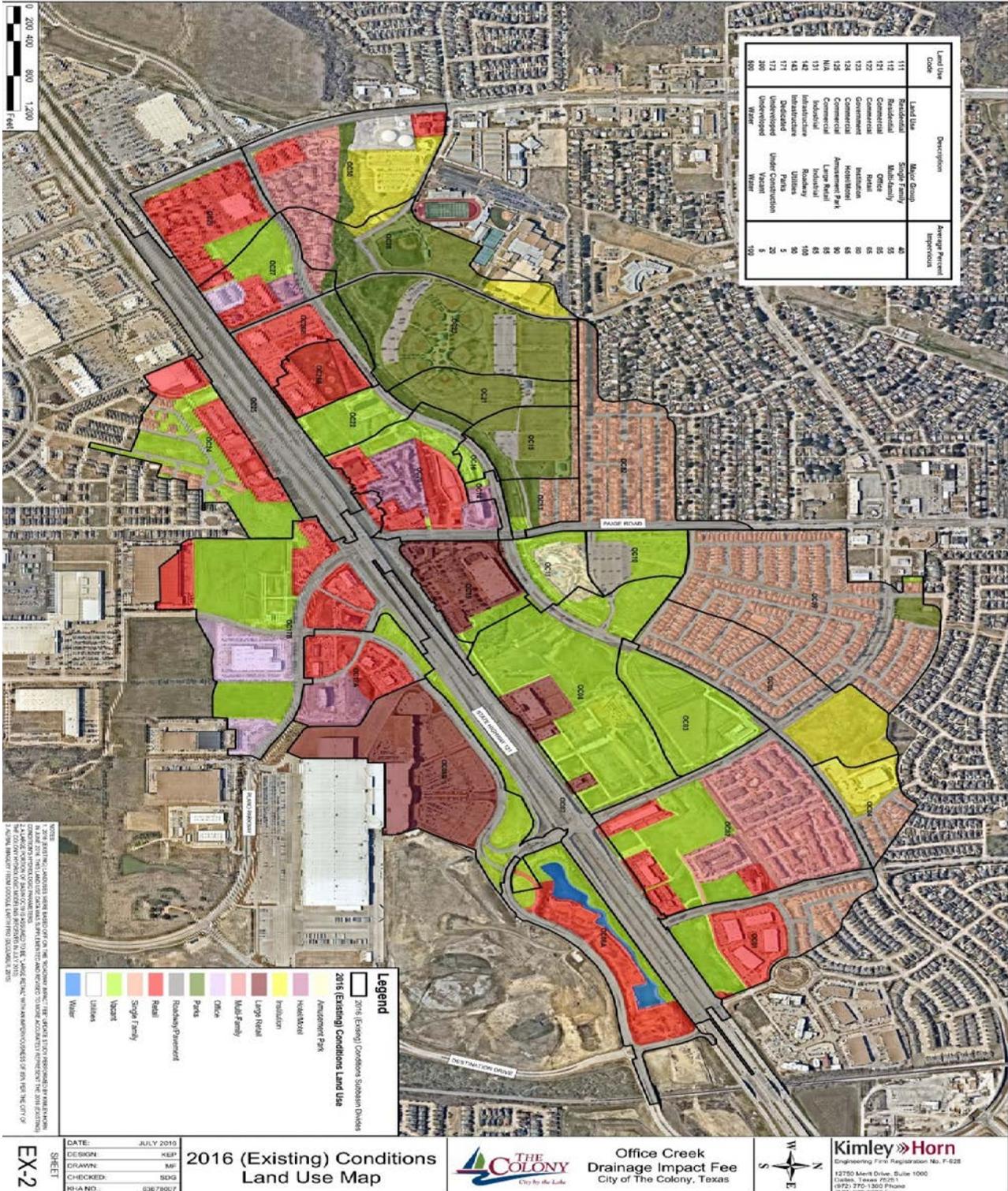
Drainage Impact Fee Calculation Steps – Example 1	
Step 1	Determine Development Unit and Impervious Area
	Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Service Units: 1 Service Unit
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	Office Creek Watershed: \$231.52
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Service Units * Max. Fee Per Service Unit Impact Fee = 1 * \$231.52
	Maximum Assessable Impact Fee = \$231.52

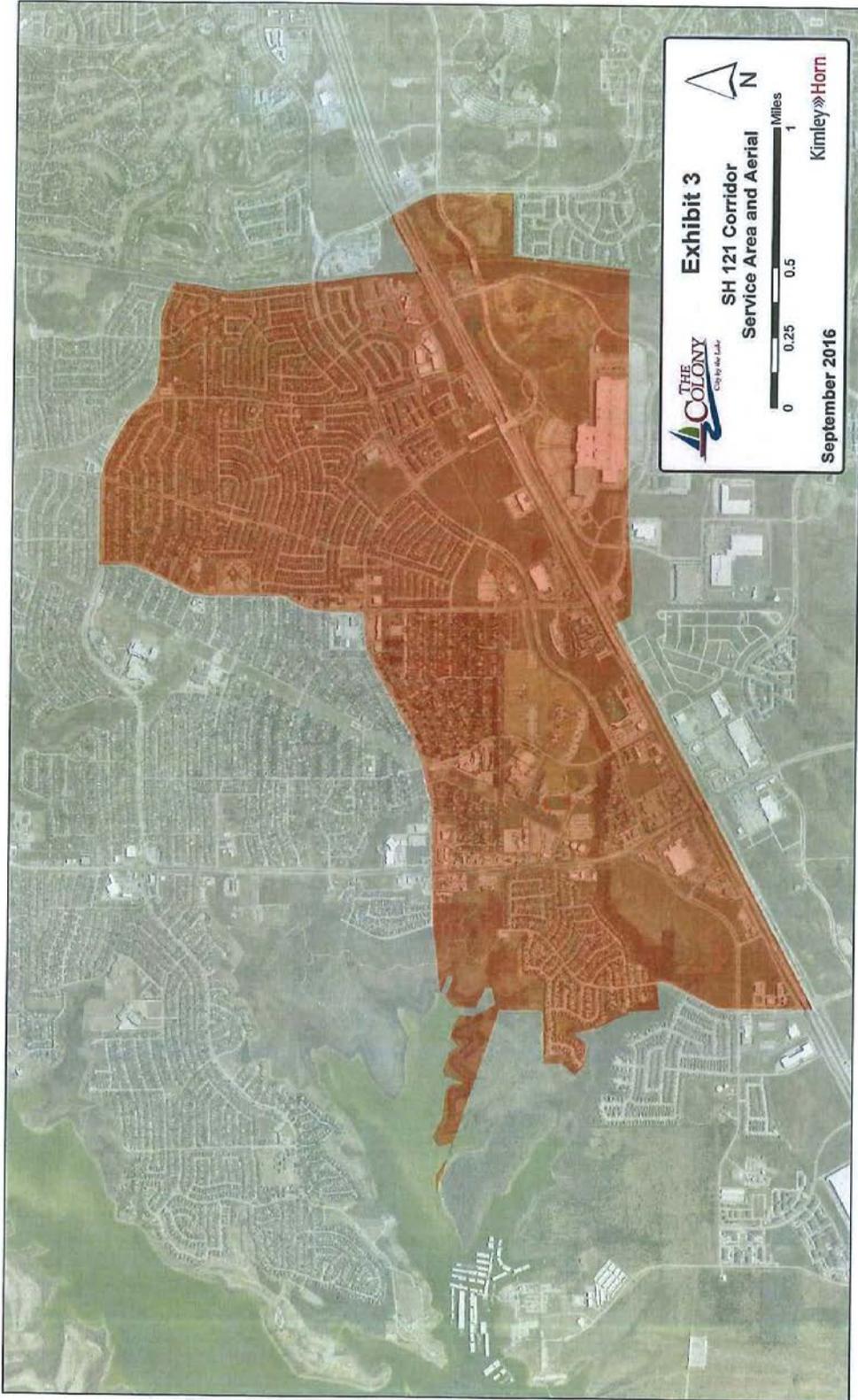
Example 2 – Development Type – 5 Acre Commercial Development

Drainage Impact Fee Calculation Steps – Example 2	
Step 1	Determine Development Unit and Impervious Area
	Development Type: Commercial Development Impervious Area (from plat) – 178,596 square feet (82% of 5 acre development) Number of Service Units = Impervious Area / 3,406 square feet Service Units = 178,596 / 3,406 = 52.4
	Determine Maximum Assessable Impact Fee Per Service Unit
Step 2	Office Creek Watershed: \$231.52
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Service Units * Max. Fee Per Service Unit Impact Fee = 52.4 * \$231.52
	Maximum Assessable Impact Fee = \$12,131.65

Office Creek Drainage Impact Fees & Map

Residential	\$231.52/lot
Non-Residential	\$231.52/ERU*
*ERU is an equivalent residential unit and is equal to 3,406 square feet of impervious area.	





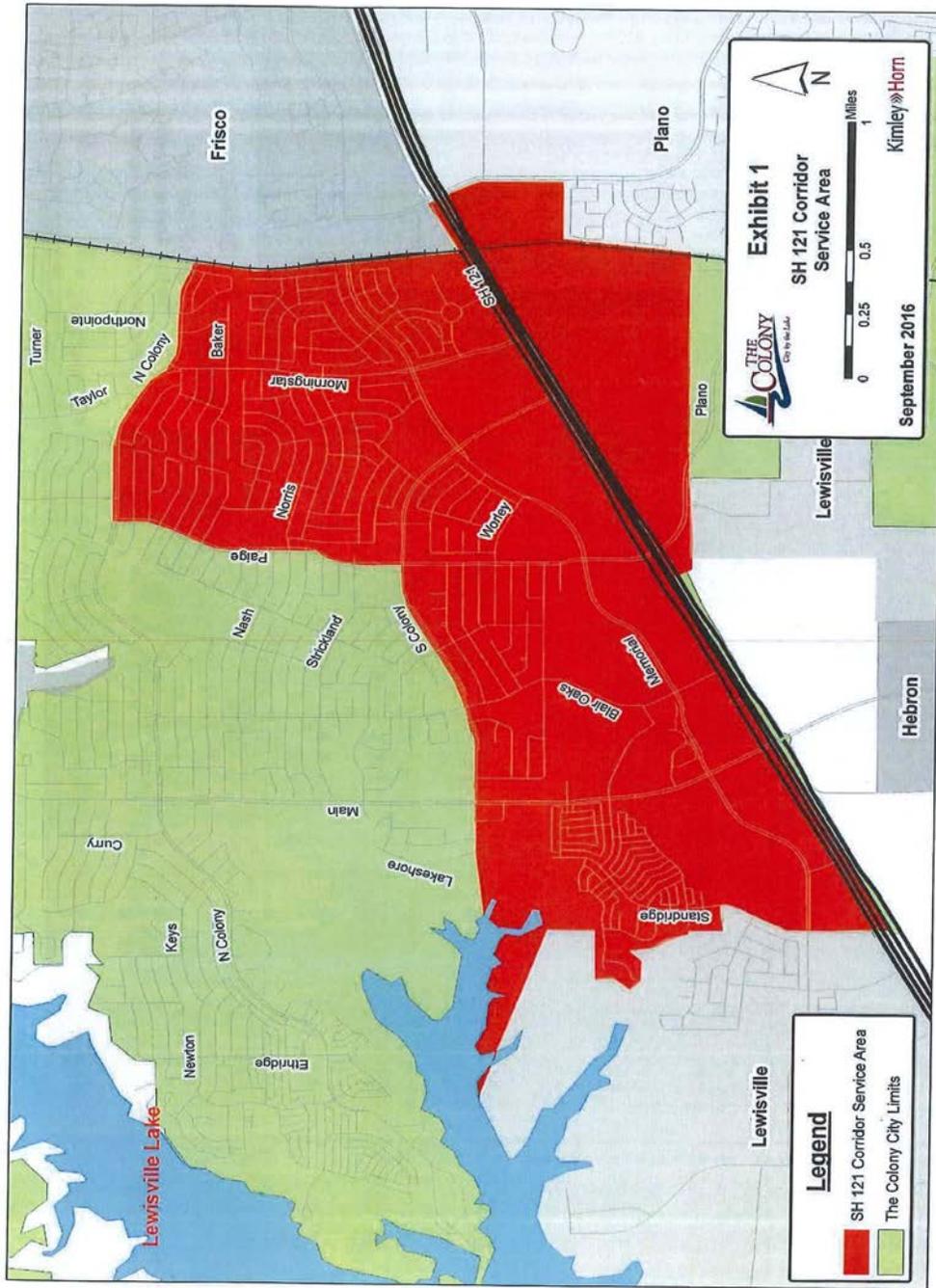


Table 2 - Square Foot Construction Costs

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