

Community Development Department Fee Schedule

Effective July 6, 2022

Permit Type	Description	Fees/Valuation
Building (BR and BC)		
Residential	New Construction/Addition	\$8.00/\$1000 of construction value based on 2019 ICC BVD, plus \$50.00 for CC or CO. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
Residential	Remodel	\$8.00/\$1000 of construction value plus \$50.00 for CC. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
Commercial	New Construction/Addition	\$8.00/\$1000 of construction value based on 2019 ICC BVD, plus \$75.00 for CO or \$50.00 for CC. Minimum fee of \$150.00 plus \$75.00 for CO or \$50.00 CC.
Commercial	Remodel	\$8.00/\$1000 of construction value plus \$50.00 for CC. Minimum fee of \$150.00 plus \$75.00 for CO or \$50.00 CO.
Demolition and Deconstruction		
Residential	Residential Demolition	\$50.00 plus \$50.00 for CC plus bond (see below)

Residential	Residential Demolition-minor/limited	\$50.00 plus \$50.00 for CC
Commercial	Commercial Demolition	\$100.00 plus \$50.00 for CC plus bond (see below)
Commercial	Commercial Demolition-minor/limited	\$100.00 plus \$50.00 for CC
Residential and Commercial	Deconstruction	\$100.00 Review plus \$150.00 Permit
Bond	Demolition Bond	\$1000.00 Cash Bond
Trade Commercial (TRD-C)		
Commercial Trades	Commercial upgrades and repairs for Electrical, Gas, HVAC, Low Voltage, Plumbing, or Re-Roof	\$125
Trades Status	Commercial Check of Disconnected Utilities	\$65
Commercial Irrigation Meter		\$125 plus meter
Trade Residential (TRD-R)		
Residential Trades	Residential upgrades and repairs for Electrical, Gas, HVAC, Low Voltage, Plumbing, or Re-Roof	\$30
Trades Status	Residential Check of Disconnected Utilities	\$65
Residential Irrigation Meter		\$125 plus meter
Change of Occupancy (COO)		
Change of Occupancy	Commercial Change of Occupancy	\$75
Signage (SR)		
Monument Sign	New Monument Sign	\$250.00 plus building permit if the monument sign is over 4ft in height or if a new electrical supply will be installed.
Wall/Window Signage/Awning Signage	New Wall/Window/Awning/Projecting Sign	\$100
Temporary Signage	Banners/Flags	\$10/\$150 beyond 90 days

Tree Removal (TR)		
Residential	Tree Removal	\$125
Commercial	Tree Removal	\$125
Dead, diseased, hazardous, infested tree removal (to be validated by tree professional)	Tree Removal-DDHI	\$25
Invasive/Nuisance Tree Species (to be validated by tree professional)	Tree Removal-invasive/Nuisance	\$25
Fair or better condition specimen tree	Tree Removal-Specimen	\$500 per TDU of Specimen Tree removed
Fair or better condition specimen tree damaged as part of development or building process	Tree Removal-Specimen Damage	\$1,000 per TDU of Specimen Tree damaged
Display/Mobile Food Service		
Temporary Outdoor Display	Outdoor display of merchandise associated with an established business on the subject property for 7 days	\$50
Mobile Food Service	Mobile food carts/pushcarts/food trucks	Single 3-day event - \$50 Annual Property Owner Permit - \$500
Utility		
Utility Permits	Permits for work within City ROW	\$5,000 per mile
Replacement Placards		
Replacement Placards	Replacing of a lost placard	\$25
Special Inspections/Fines/Reinspection		
Fine	Construction started without a permit	Permit fee doubled, minimum fee is \$50.00 (excluding CO or CC fees)
Special Inspections	Special inspection or re-inspection (necessary for same day as requested)	\$65
Reinspection Fees	Re-inspection fee for failed inspection	\$75
Fines for Signs	Installation of Sign without a Permit	Permit Fee Doubled
Annexation		
Annexation	Property Owner Initiated	\$100

Annexation	City Initiated	N/A
Architectural Review Board/Historic Preservation Commission		
Commercial/Industrial Major Reviews	Major Project Reviews	\$500
Commercial/Industrial Reviews	Minor improvements to façade	\$150
Residential Major Review	New Residential Construction in the City or Historic District	\$150
Residential Minor Review/Administrative Staff Review	Minor improvements or alterations in the City or Historic District/Administrative Staff Review	\$25
Historic Demolition	Historic Demolition Review	\$500
Rezoning		
Rezoning	Less than 1 acre	\$500
Rezoning	1 to 4.9 acres	\$1000
Rezoning	5 to 9.9 acres	\$1250
Rezoning	10 to 19.9 acres	\$1500
Rezoning	20 to 24.9 acres	\$1750
Rezoning	25 or more acres	\$2000
PRD Rezoning	PRD of Any Acreage	Single Family Base Fee \$1500 + \$150/unit; Max Fee \$3000 Multifamily Base Fee \$1500 + \$150/unit; Max Fee \$5000
Special Use Permits		
	Less than 1 acre	\$500
	1 to 4.9 acres	\$750
	5 or more acres	\$1000
Variances		
Public Hearing	Request exception to the city's codes and ordinances before a publicly held board meeting	\$500
Public Hearing: each additional variance	Additional variances on same property submitted in conjunction with a primary variance	\$25 for each additional request
Public Hearing for BSL encroachments for SF dwellings with existing CO	Request for a variance to encroach an existing building setback line for single family dwellings with existing certificate of occupancies	\$100

PUBLIC HEARING; STREAM BUFFER ENCROACHMENT	Request for a variance approved by the Mayor and City Council to encroach the required 50' stream buffer and / or 75' impervious setback.	\$500
Administrative	Administrative Staff Variance	\$100
Administrative	Additional Variance on same property in conjunction with primary administrative variance	\$25 for each additional request
Certificates		
Certificate of Occupancy/Completion	Residential	\$50
Certificate of Occupancy	Commercial	\$75
Certificate of Completion	Commercial	\$50
Temporary Certificate of Occupancy	90 days Commercial	\$1300
Building Plan Review Fees		
Plan Review	All types	\$50/Department Review; up to 2 reviews per department + \$50/department review over 2 reviews
Development Plan Review		
Sketch/Concept Plan	Residential	\$250 or \$5/lot; whichever is greater
Preliminary Plat	Residential	\$500 or \$10/lot; whichever is greater
Final Plat	Residential	\$500 or \$7/lot; whichever is greater
Exemption Plat	Residential	\$500 or \$7/lot; whichever is greater
Amendments	Residential to already approved plans	\$100
Sketch/Concept Plan	Commercial	\$300
Preliminary Plat	Commercial	\$250 (land s/d only) \$500 (w Construction docs)
Final Plat	Commercial	\$550
Site Development Review	Commercial	\$950
Amendments	Commercial to already approved plans	\$100
Land Disturbance Permits		
Clearing Grubbing Grading	1 acre	\$40
Clearing Grubbing Grading	3 acres	\$115

Clearing Grubbing Grading	5 acres	\$190
Development Permit	Minimum of \$100 applies	
Residential		\$50/lot or \$100/acre; whichever is greater
Multifamily		\$50/unit or \$100/acre; whichever is greater
Non Residential		\$100/acre
Repermitting Fees		
After expiration date (6 month or 180 from issue date with no progress or inspections performed)		Repermit full job
Filming Permit Fee		
	Filming in City Limits	\$320/day up to 3 days
Vacant/Foreclosed Property Registration		
	Registration Fee	\$100
Other Fees		
Waiver of Development Regulations	Exemption from Development Regulations	\$300
Zoning Verification Letter	Statement of Zoning	\$40

ePlan Solution Administrative Portal Fees (paid directly to ePlan Solution in portal)

ePs Fee	Applicants Cost	ePs Fee	Applicants Cost
Land Disturbance Permit		Sign Permit	\$ 12.50
0 - 10 Acres	\$ 125.00	Administrative Variance	\$ 12.50
10 - 25 Acres	\$ 150.00	Certificate of Appropriateness	\$ 12.50
Greater than 25 Acres	\$ 175.00	ARB/HPC	
Minor Land Disturbance Permit	\$ 25.00	Change of Occupancy	\$ 12.50
Final Plat	\$ 100.00	Commercial Filming & Photography	\$ 25.00
Minor Subdivision Plat	\$ 25.00	Comprehensive Plan Amendment	\$ 12.50
Preliminary/Concept Plan	\$ 100.00	Deconstruction Pre or Post	\$ 12.50
As-Built	\$ 50.00	Demolition & Moving	\$ 12.50
Tree Removal	\$ 12.50	Exemption Plat Review	\$ 25.00
Building Plans		Foreclosed & Vacant Property	\$ 12.50
Residential		Registration	
New Construction	\$ 50.00	Mobile Food Vendor	\$ 12.50
Addition/Alteration	\$ 25.00	Rezoning Application	\$ 12.50
Other	\$ 25.00	Temporary Sign Application	\$ 12.50
Commercial New Construction		Special Use Permit	\$ 12.50
0-1,000 SF	\$ 50.00	Telecommunications Special Use	\$ 12.50
1,000 - 10,000 SF	\$ 125.00	Permit	
10,000 -25,000 SF	\$ 150.00	Temporary Outdoor Activity	\$ 12.50
Greater than 25,000 SF	\$ 175.00	Application	
Commercial Additions/Alterations		Trade Permit (Residential &	\$ 12.50
0 - 2,000 SF	\$ 50.00	Commercial)	
2,000 -10,000 SF	\$ 75.00	Utility Permit	\$ 25.00
Greater than 10,000 SF	\$ 100.00	Variance to the Planning and	\$ 12.50
Fire Alarm, Sprinkler, or Hood Plans	\$ 25.00	Zoning Board of Appeals	
Swimming Pool	\$ 25.00	Certificate of Zoning	\$ 12.50

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	108.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.