

## 2016 ESTIMATED DEVELOPMENT COSTS

*All fees are subject to exceptions, stipulations, and changes. Some fees may not be listed depending on the development project. Please contact the corresponding Departments to discuss fees for a particular project.*

### Building Department (763.488.6379):

Residential Sewer Connection	\$50.00 each
Commercial Sewer Connection	\$75.00 each
Water Connection (less than 4in)	\$50.00 each
Water Connection (4in or larger)	\$75.00 each
SAC (Sewer Access Charge)	\$2,485.00 per SAC unit (Determined by Met Council)
WAC (Water Access Charge)	\$1,875.00 per WAC unit (1 WAC = 1 SAC)
Sewer Connection fee	\$150.00 each
Water Meter	\$376.00 each
Fire Hydrant/PIV	\$50.00 each
Catch Basin/ Manhole	\$9.00 each
Building Permit	Determined by valuation of project
Plan Review Fee	65% of building permit fee
State Surcharge	.0005% X permit valuation up to \$1,000,000 (min \$.50) or \$1.00 if permit is a fixed fee.

### Engineering Department (763.493.8100):

Street (32'), Water, Sanitary & Storm Sewer (est.) ~\$250.00 - \$275.00 per linear foot

*\*Estimated assessment rates for public improvement construction:*

Trunk Water Main	\$5,000 per acre of subject site (gross area)
Trunk Sanitary Sewer	\$4,550 per acre of subject site (gross area)
Trunk Storm Sewer	\$5,400 per acre of subject site (gross area)

### Planning Division (763.493.8056):

Residential Park Dedication	\$4,600 per unit (single family and townhomes)
Multi-Family Residential	10% of average land value
Commercial Park Dedication	\$8,000 per acre of subject site (gross area)
Letter of Credit (Surety)	95% of on & off-site improvement costs
Cash Bond (Surety)	5% of on & off-site improvement costs
Engineering Escrow	6.5% of on & off-site improvement costs

***\*Not all applications below are required. Ask Planning Staff for assistance.***

***If Legal notices are mailed: \$1.74 per mailing + cost of public notice in the SunPost***

Comprehensive Plan Amendment	Fee: \$400	Escrow: \$2,000
Concept Plan Review	Fee: \$350	Escrow: \$ 500
Conditional Use Permit	Fee: \$400	Escrow: \$2,000
Development Plan	Fee: \$400	Escrow: \$2,000
Re-locating structure	Fee: \$85	Escrow: \$ 600
Preliminary/Final Plat	Fee: \$500	Escrow: \$1,000
Rezoning	Fee: \$500	Escrow: \$2,000
Site Plan Review	Fee: \$450	Escrow: \$2,000
Variance to Zoning/Sign Code	Fee: \$100	Escrow: \$ 100
Waiver of Platting (General)	Fee: \$350	Escrow: \$ 500
Waiver of Platting (Duplex Split)	Fee: \$100	Escrow: \$ 350
Zoning Text Amendment	Fee: \$500	Escrow: \$2,000