



**Development Fee Schedule**

**Effective October 25, 2023**

<u>Water Capacity Fees</u>			<u>Residential Sewer Capacity Fees</u>		
<u>Meter Size</u>	<u>In Town</u>	<u>Out of Town</u>	<u>Connection</u>	<u>In Town</u>	<u>Out of Town</u>
5/8"	\$2,100.00	\$3,150.00	4"	\$3,937.50	\$3,937.50
1"	\$2,257.00	\$3,570.00	6"	\$4,200.00	\$5,335.00
1 1/2"	\$2,625.00	\$3,990.00	8"	\$6,300.00	\$8,557.50
2"	\$3,570.00	\$5,040.00	<b><u>Electric Fees</u></b>		
3"	\$5,145.00	\$6,825.00	Underground	\$450.00	(150 feet)
4"	\$6,720.00	\$8,925.00	Decorative/Security Light	\$2,000.00	
6"	\$8,295.00	\$10,500.00	Install/Relocate	\$100.00	
8"	\$11,550.00	\$15,750.00			
Irrigation	\$500.00	\$500.00			
				<u>In Town</u>	<u>Out of Town</u>
<b>Sewer Capacity Fees (Commercial, Industrial and Apartments)</b>				<b>\$7.50 / GPD</b>	<b>\$9.50 / GPD</b>

**Building Permits and Fees**

New construction	Fee = Gross Floor Area x Square Foot Construction Cost x 0.0065 Square foot construction cost taken from ICC Building Valuation Table
\$0 - \$50,000	\$50 for first \$1,000 plus \$8 for each additional \$1,000
\$50,001 - \$100,000	\$415 for first \$50,000 plus \$7 for each additional \$1,000
\$100,001 - \$300,000	\$765 for first \$100,000 plus \$6 for each additional \$1,000
\$300,001+	\$1,965 for first \$300,000 plus \$5 for each additional \$1,000
Plan Checking Fee	1/2 of building permit fee (not required for single family residential)
Electrical/Plumbing/HVAC	\$50 for first \$1,000 plus \$7 for each additional \$1,000
Residential re-inspections	\$50 each
Commercial re-inspections	\$100 each
Fire re-inspections	1 <sup>st</sup> free, all others \$50 each
Demolition	\$50 (Residential), \$100 (Commercial)
Occupancy permit	\$30
Fire Alarm Permit, Automatic	\$50
Sprinkler System, Vent & Hood	
Fire System	
Permit transfer fee	\$50

**Permit fees are doubled if work is started without permits**



**Zoning Permits and Fees**

Sign Permit	\$30 for first \$1,000 plus \$5 for each additional \$1,000
Home Occupation Permit	\$30
Bed & Breakfast Inn Permit	\$30
Manufactured home installation	\$150
Moving Building Permit	\$100
Variance request to Board of Zoning Appeals	\$150
Appeal request to Board of Zoning Appeals	\$0
Appeal request to Board of Construction Appeals	\$0

**Subdivision and Land Development Fees**

Plat approval	\$10
Exempt subdivision	\$10 per lot
Minor subdivision	\$25 per lot
Major subdivision (Sketch plan, Preliminary plan, Final plat)	\$200
<u>Land Development Projects other than subdivision</u>	
Project cost up to \$300,000	\$100
Project cost \$300,001 - \$1,000,000	\$500
Project cost over \$1,000,000	\$1,000

**Development Impact Fees**

Development Impact Fees are assessed for all new development and redevelopment projects. The purpose of the fees are to assist in covering the expenses associated with expanding government services due to additional growth. The fees are charged in three categories: Parks and Recreation, Fire Protection, and Municipal Facilities and Equipment. Development Impact Fees for residential projects are assessed for all three categories; non-residential and commercial projects are only assessed the Fire Protection and Municipal Facilities and Equipment impact fees. These fees will be charged at the time of building permit application. The Development Impact Fee schedule is listed on the next page.

**Permit fees are doubled if work is started without permits**

## Exhibit A General Development Impact Fee Schedule

Land Use Category	Unit of Analysis	Parks & Recreation	Fire Protection	Municipal Facilities & Equipment	Total
<b>Residential</b>					
Single Family Home	dwelling unit	\$3,446	\$1,230	\$398	\$5,074
Apartment	dwelling unit	\$2,174	\$774	\$250	\$3,198
Condominium/Townhome	dwelling unit	\$2,174	\$774	\$250	\$3,198
Mobile Home	dwelling unit	\$2,774	\$988	\$320	\$4,082
<b>Hotel/Motel</b>					
Hotel	room	—	\$114	\$96	\$210
All Suites Hotel	room	—	\$18	\$14	\$32
Business Hotel	room	—	\$23	\$19	\$42
Motel	room	—	\$26	\$21	\$47
Resort Hotel	room	—	\$380	\$318	\$698
<b>Recreational</b>					
Golf Driving Range	tee	—	\$49	\$41	\$90
Movie Theater	1,000 s.f.	—	\$291	\$244	\$535
Multiplex Movie Theater	1,000 s.f.	—	\$267	\$224	\$491
Amusement Park	acre	—	\$1,902	\$1,594	\$3,496
Water Slide Park	acre	—	\$1,782	\$1,493	\$3,275
Recreation Community Center	1,000 s.f.	—	\$210	\$176	\$386
<b>Institutional</b>					
School District Office	1,000 s.f.	—	\$561	\$470	\$1,031
Junior/Community College	1,000 s.f.	—	\$275	\$230	\$505
University/College	1,000 s.f.	—	\$581	\$486	\$1,067
Daycare	1,000 s.f.	—	\$442	\$370	\$812
Cemetery	acre	—	\$23	\$19	\$42
Prison	1,000 s.f.	—	\$3,320	\$2,782	\$6,102
Museum	1,000 s.f.	—	\$61	\$51	\$112
Library	1,000 s.f.	—	\$255	\$214	\$469
<b>Medical</b>					
Hospital	1,000 s.f.	—	\$561	\$470	\$1,031
Nursing Home	1,000 s.f.	—	\$451	\$378	\$829
Clinic	1,000 s.f.	—	\$818	\$686	\$1,504
Animal Hospital/Veterinary Clinic	1,000 s.f.	—	\$334	\$280	\$614
Medical/Dental Office	1,000 s.f.	—	\$793	\$664	\$1,457
<b>General Office</b>					
General Office Building	1,000 s.f.	—	\$588	\$493	\$1,081
Small Office Building	1,000 s.f.	—	\$402	\$337	\$739
Corporate Headquarters	1,000 s.f.	—	\$682	\$571	\$1,253
Single Tenant Office Building	1,000 s.f.	—	\$590	\$494	\$1,084
Government Office Building	1,000 s.f.	—	\$600	\$503	\$1,103
US Post Office	1,000 s.f.	—	\$357	\$298	\$655
State Motor Vehicles Department	1,000 s.f.	—	\$810	\$679	\$1,489
Government Office Complex	1,000 s.f.	—	\$507	\$425	\$932
Office Park	1,000 s.f.	—	\$620	\$519	\$1,139
Research and Development Center	1,000 s.f.	—	\$678	\$568	\$1,246
Business Park	1,000 s.f.	—	\$610	\$511	\$1,121
<b>General Retail</b>					
Building Materials/Lumber	1,000 s.f.	—	\$146	\$122	\$268
Variety Store	1,000 s.f.	—	\$130	\$110	\$240
Free Standing Discount Store	1,000 s.f.	—	\$428	\$358	\$786
Hardware Paint Store	1,000 s.f.	—	\$49	\$41	\$90
Nursery (Garden Center)	1,000 s.f.	—	\$618	\$518	\$1,136
Nursery (Wholesale)	1,000 s.f.	—	\$330	\$277	\$607
Shopping Center	1,000 s.f.	—	\$463	\$388	\$851
Auto Sales (New)	1,000 s.f.	—	\$493	\$413	\$906
Auto Sales (Used)	1,000 s.f.	—	\$430	\$360	\$790
Recreation Vehicle Sales	1,000 s.f.	—	\$125	\$104	\$229
Automobile Parts Sales	1,000 s.f.	—	\$325	\$272	\$597
Tire Store	1,000 s.f.	—	\$307	\$257	\$564
Supermarket	1,000 s.f.	—	\$281	\$235	\$516
Convenience Market	1,000 s.f.	—	\$309	\$258	\$567
Convenience Market with Gas Pumps	1,000 s.f.	—	\$507	\$425	\$932
Discount Superstore	1,000 s.f.	—	\$446	\$374	\$820
Discount Club	1,000 s.f.	—	\$258	\$215	\$473
Sporting Goods Superstore	1,000 s.f.	—	\$1,284	\$1,076	\$2,360
Pharmacy with Drive-Through Window	1,000 s.f.	—	\$313	\$262	\$575
Furniture Store	1,000 s.f.	—	\$114	\$96	\$210
Beverage Container Recycling Depot	1,000 s.f.	—	\$176	\$147	\$323
Liquor Store	1,000 s.f.	—	\$566	\$474	\$1,040

<b>Industrial</b>						
Intermodal Truck Terminal	1,000 s.f.	—	\$521	\$437	\$958	
General Light Industrial	1,000 s.f.	—	\$322	\$270	\$592	
Industrial Park	1,000 s.f.	—	\$230	\$192	\$422	
Manufacturing	1,000 s.f.	—	\$314	\$264	\$578	
Warehousing	1,000 s.f.	—	\$67	\$56	\$123	
Utility	1,000 s.f.	—	\$638	\$534	\$1,172	
Specialty Trade Contractor	1,000 s.f.	—	\$545	\$456	\$1,001	

<b>Services</b>						
Walk-In Bank	1,000 s.f.	—	\$846	\$709	\$1,555	
Drive-In Bank	1,000 s.f.	—	\$624	\$523	\$1,147	
Copy, Print, and Express Ship Store	1,000 s.f.	—	\$309	\$309	\$618	
Quality Restaurant	1,000 s.f.	—	\$918	\$769	\$1,687	
High-Turnover Restaurant	1,000 s.f.	—	\$1,046	\$877	\$1,923	
Fast Food without Drive-Through Window	1,000 s.f.	—	\$1,026	\$860	\$1,886	
Fast Food with Drive-Through Window	1,000 s.f.	—	\$2,051	\$1,718	\$3,769	
Fast Food with Drive-Through (No Seating)	1,000 s.f.	—	\$2,648	\$2,218	\$4,866	
Quick Lubrication Vehicle Shop	1,000 s.f.	—	\$862	\$722	\$1,584	
Automobile Care Center	1,000 s.f.	—	\$486	\$406	\$892	
Automobile Parks and Service Center	1,000 s.f.	—	\$297	\$249	\$546	
Gas/Service Station	1,000 s.f.	—	\$864	\$724	\$1,588	
Gas/Service Station with Convenience	1,000 s.f.	—	\$1,171	\$982	\$2,153	
Super Convenience with Gas	1,000 s.f.	—	\$719	\$602	\$1,321	