



Appendix C Development Charges and Impact Fees

Charges and fees set forth in this code, with the exception of the parking bank fee, the transportation impact fees, the fire department development fee, the law enforcement development fee, the water development fee and the sewer department fee, shall be increased in an amount of 3 percent each October 1, commencing on October 1, 2012 and concluding on October 1, 2015 – as required by Ordinance 11-36. Fees shown below are effective October 1, 2011.

An * indicates these fees are not subject to the 3% annual increase requirement of Ord. 11-36.

DEVELOPMENT FEES

Land Use/Zoning		
Rezoning	\$1,060.90	+ Advertising Cost
Land Use Plan Amendment	\$1,060.90	+ Advertising Cost
Development Review		
Preliminary Concept Review	\$636.54	
Final Design Review	\$1,803.53	
Development Agreement	\$5,834.95	
Subdivision Plat Review	\$583.50	+ \$15 per unit, over 25
Engineering Review		
Development/Re-Development, ≤ 0.5 Acre		
Infrastructure Site Plan Review	\$212.18	1st Review
Infrastructure Site Plan Review	\$212.18	Other Submittals
Final Site/Infrastructure Inspection	\$42.44	Per Inspection
Development/Re-Development, > 0.5 Acre		
Infrastructure Site Plan Review	\$424.36	1st Review
Infrastructure Site Plan Review	\$594.10	Other Submittals
Site/Infrastructure Inspection	\$127.31	Per Inspection
Other Land Use Fees		
Parkland Dedication Fee (residential, min. 5 units)	See Section 104-26, LDC	
Vacation of Land	\$1,060.90	+ Advertising Cost
Conditional Use/Special Exception	\$1,007.86	+ Advertising Cost
Variance	\$1,007.86	+ Advertising Cost
Appeal	\$1,007.86	+ Advertising Cost
Minor Change to Site Plan	\$1,166.99	
Zoning Verification	\$79.57	
Address Change	\$265.23	
Miscellaneous Actions ¹	\$636.54	+ City Attorney's Fees
Miscellaneous Fees		
Liquor License Review	\$265.23	
Temporary Alcoholic Beverage Permit	\$53.05	
Tree Permit	\$25.00	
Parking Bank Fee *	\$2,500.00	Per space
Concurrency Fees		
Project Review	\$265.23	

NOTES

¹ ROW Agreements, Restrictive Covenants, Administrative Appeal

FIRE PROTECTION FEES

Plan Review Fees		
Structural Development	\$0.067	per sq ft
Structural Remodel	\$0.067	per sq ft

FIRE PREVENTION FEE SCHEDULE

Preliminary Site Plans	\$53.05	
Minimum construction / renovation	\$53.05	
Fire protection systems		
NFPA 13, 13R, 13D systems	\$53.05	+\$1.06 per head
Fire Pumps	\$265.23	Review, Inspection, Acceptance Test
Foam Systems	\$53.05	per Nozzle +\$1.06 per Sprinkler Head
Gas/Chemical Fixed Systems	\$53.05	
Fire Alarm System Heat/Smoke Detection System	\$53.05	per Panel +\$1.06 Initiating Device
Voice Alarm	\$159.14	
Fire Command Station/Communication Sys.	\$53.05	+Cost of Other Installed Systems
Pre-engineered Fire Supprs Sys. or Hood Sys.	\$53.05	
Certificate of Occupancy Inspection	\$53.05	
Change of Occupancy Inspection	\$53.05	
Renovation Inspection	\$53.05	
Flammable/Combination Liquid Storage	\$53.05	
Tanks/Container Areas	\$53.05	
Tank Removal /Install	\$53.05	
LP Storage Cylinders	\$53.05	
Hotwork	\$53.05	
Fireworks Display	\$159.14	
Tent Permits and Inspection	\$53.05	
ALF's	\$53.05	per Floor
Nursing Homes	\$53.05	per Floor

FIRE PREVENTION FEES (cont'd)

Other Services and Miscellaneous Inspections		
Hospitals	\$53.05	per Floor
Group Homes	\$53.05	
Foster Homes	\$53.05	
Disaster Plan Reviews	\$53.05	
Daycare	\$53.05	
Occupational License Inspection	\$53.05	
Red Tag Fee (Failed Permit Inspection)	\$53.05	

TRANSPORTATION IMPACT FEES *

Residential:	Unit of Meas	Non-CRA	CRA
Single Family	dwelling unit	\$2,066.00	\$1,529.00
Multi-family	dwelling unit	\$1,420.00	\$972.00
Condominium	dwelling unit	\$1,270.00	\$940.00
Efficiency Apartment/Hotel	room	\$419.00	
Mobile Home	dwelling unit	\$1,076.00	\$796.00
Licensed ACLF	bed	\$241.00	\$241.00
General Office:	Unit of Meas	Non-CRA	CRA
0-49,999 sq. ft. 1000 sq ft	1000 sq ft	\$3,292.00	\$2,648.00
50,000 – 149,999 sq ft	1000 sq ft	\$2,767.00	\$2,226.00
150,000 – 299,999 sq ft	1000 sq ft	\$2,323.00	\$1,868.00
300,000 – 599,999 sq ft	1000 sq ft	\$2,100.00	\$1,689.00
600,000 – 799,999 sq ft	1000 sq ft	\$1,697.00	\$1,365.00
Over 800,000 sq ft	1000 sq ft	\$1,656.00	\$1,332.00
Research center:	Unit of Meas	Non-CRA	CRA
Research Center	1000 sq ft	\$1,232.00	\$991.00
Industrial:	Unit of Meas	Non-CRA	CRA
General Industrial	1000 sq ft	\$1,414.00	\$1,137.00
Industrial Park	1000 sq ft	\$1,414.00	\$1,137.00
Manufacturing	1000 sq ft	\$767.00	\$617.00
Warehousing	1000 sq ft	\$1,010.00	\$812.00
Mini-warehousing	1000 sq ft	\$307.00	\$247.00
Medical:	Unit of Meas	Non-CRA	CRA
Hospital	bed	\$2,503.00	\$2,015.00
Nursing Home	bed	\$217.00	\$174.00
Clinic/Medical Office	1000 sq ft	\$6,311.00	\$5,197.00
Veterinary Clinic	1000 sq ft	\$1,878.00	\$1,878.00
Lodging:	Unit of Meas	Non-CRA	CRA
Hotel	room	\$1,760.00	\$1,512.00
Hotel (Budget-style)	room	\$910.00	\$588.00
Resort Hotel	room	\$3,208.00	\$2,609.00
Recreation:	Unit of Meas	Non-CRA	CRA
General Recreation	pkg space	\$843.00	\$300.00
Marina Boat	boat berth	\$814.00	\$289.00
Dry Dock Marina	boat slip	\$293.00	\$104.00
Racquet Club	1000 sq ft	\$1,356.00	\$579.00
Golf Course	acre	\$1,375.00	n/a
Fitness Center	1000 sq ft	\$3,905.00	\$1,674.00
Retail:	Unit of Meas	Non-CRA	CRA
Quality Restaurant	1000 sq ft	\$7,942.00	\$2,034.00
Sit-down Restaurant	1000 sq ft	\$8,335.00	\$2,216.00
Drive-in Restaurant	1000 sq ft	\$21,298.00	\$8,283.00
Quality Drive-in Restaurant	1000 sq ft	\$15,350.00	\$4,298.00
Discount Store (ind.)	1000 sq ft	\$2,647.00	\$1,475.00
Building Materials Store	1000 sq ft	\$2,018.00	\$1,125.00
Home Improvement Superstore	1000 sq ft	\$2,342.00	\$959.00
New and Used Car Sales	1000 sq ft	\$2,718.00	\$1,789.00
Service Station, Conv. Mrkt. <800 sq ft	1000 sq ft	\$3,062.00	\$3,062.00
Car Wash	1000 sq ft	\$6,977.00	\$4,165.00
Supermarket	1000 sq ft	\$4,681.00	\$2,650.00
Convenience Market <3,000 sf	1000 sq ft	\$28,456.00	\$28,456.00
Convenience Market ≥3,000 sf	1000 sq ft	\$14,319.00	\$14,319.00
Movie Theater w/ Matinee	1000 sq ft	\$11,108.00	\$7,580.00
Auto Repair/Detailing	1000 sq ft	\$2,232.00	\$1,506.00
Furniture Store	1000 sq ft	\$351.00	\$231.00
Retail Nursery (garden ctr.)	1000 sq ft	\$1,701.00	\$948.00

TRANSPORTATION IMPACT FEES * (cont'd)

Retail (cont'd):	Unit of Meas	Non-CRA	CRA
Discount Club Store	1000 sq ft	\$6,405.00	\$2,159.00
Discount Superstore	1000 sq ft	\$5,133.00	\$1,855.00
Video Rental Store (free standing)	1000 sq ft	\$1,144.00	\$431.00
General commercial:	Unit of Meas	Non-CRA	CRA
Under 100,000 sq ft	1000 sf gla	\$3,396.00	\$2,079.00
100,000 – 199,999 sq ft	1000 sf gla	\$3,627.00	\$2,015.00
200,000 – 299,999 sq ft	1000 sf gla	\$3,803.00	\$2,383.00
300,000 – 399,999 sq ft	1000 sf gla	\$3,778.00	\$2,439.00
400,000 – 499,999 sq ft	1000 sf gla	\$3,702.00	\$2,452.00
500,000 – 999,999 sq ft	1000 sf gla	\$3,943.00	\$2,629.00
Over 1,000,000 sq ft	1000 sf gla	\$4,192.00	\$2,795.00
Services:	Unit of Meas	Non-CRA	CRA
Bank	1000 sq ft	\$2,975.00	\$2,975.00
Institutional:	Unit of Meas	Non-CRA	CRA
Church	1000 sq ft	\$1,375.00	\$535.00
Library	1000 sq ft	\$8,159.00	\$5,711.00
Day Care Center	1000 sq ft	\$5,033.00	\$3,196.00
Elementary School	student	\$192.00	\$128.00
High School	student	\$283.00	\$198.00
Junior/Community College	student	\$339.00	\$238.00
University	student	\$679.00	\$475.00
Airport	flights	\$465.00	n/a
Park	acre	\$9,050.00	\$6,335.00

IMPACT FEES *

Fire Department Development Fee		
Residential	\$270.00	per dwelling unit
Non-residential	\$285.00	per 3,000 sq ft
Law Enforcement Development Fee		
Residential	\$94.73	per dwelling unit
Non-residential	\$0.08	per sq ft
Water Development Fee		
Residential	\$1,961.00	per dwelling unit
Non-residential	\$1,961.00	residential equivalent
Sewer Development Fee		
Residential	\$1,666.00	per dwelling unit
Non-residential	\$1,666.00	residential equivalent

BUILDING INSPECTION FEES

Mechanical/Gas Permit Fee Schedule		
A/C Replace w/ Air Handler	\$96.54	
A/C Replace	\$89.12	
Mechanical Residential	\$0.067	per sq ft, \$96.54 min
Mechanical Commercial	\$0.073	per sq ft, \$103.97 min
Mobile Home/Construction/Sales Trailer	\$118.82	
Commercial/Hood/Refrig/Chemical Syst.	\$148.53	
Residential Gas Piping	\$133.67	1st unit, \$14.85 ea add unit
Commercial Gas	\$133.67	up to 5 app, \$14.85 ea add appl
Liquid Petroleum System	\$126.25	
Residential Gas Appliance	\$63.65	(one appliance only)
Miscellaneous Mechanical/Gas	\$81.69	
Plumbing Permit Fee Schedule		
Plumbing Residential	\$0.148	per sq ft, \$159.14 min
Plumbing Commercial	\$51.98	per fixture
Mobile Home/Construction/Sales Trailer	\$118.82	
Irrigation/Lawn Sprinkler Syst.	\$81.69	
Water Condit.	\$81.69	
Water Heater	\$81.69	
Water Heater, Solar	\$81.69	
Sewer -stub out	\$26.00	
Miscellaneous Plumbing	\$81.69	
Electrical Permit Fee Schedule		
Service Change Residential	\$89.12	each
Service Change Commercial	\$103.97	each
Electric Residential	\$0.118	per sq ft, \$103.97 min
Electric Commercial	\$0.103	per sq. ft., \$103.97 min
Alarms Comm. Res low voltage system	\$118.82	each
Electric Alarm System	\$0.052	per sq ft, \$103.97 min
Exterior Lights, Flood, Marquee	\$81.69	each
Fire Sprinkler-Electric	\$96.54	
Gasoline Pump or Dispenser	\$111.39	each
Mobile Home/Construction/Sales Trailer	\$74.26	
Recertification of Electric Service	\$81.69	each
Refrigeration cases, walk-in coolers	\$20.00	each

BUILDING INSPECTION FEES (cont'd)

Electrical Permit Fee Schedule (cont'd)		
Saw pole, Power pole, pedestal	\$81.69	each
Signs	\$96.54	each
Smoke Alarm, first living unit ²	\$31.83	+ \$5.30 ea. add. living unit
Smoke Alarm– Fire Department Compliance	\$15.91	ea. living unit, min 10 living unit
Swimming Pool	\$96.54	each
All other elec. connected work or per system	\$81.69	each
Building Permit Fee Schedule		
Residential Building	\$0.252	per sq ft, \$185.66 min
Commercial Building	\$0.245	per sq ft, \$178.23 min
Asphalt Paving/Concrete Slabs/Pavers	\$133.67	
Threshold Building Inspector	\$0.074	per sq ft
Aluminum bird cage	\$148.53	+ \$1.04 sq ft over 1,000
Aluminum Structure w/ Solid Roof	\$178.23	+ \$0.18 sq ft over 600
Aluminum Mobile Home Package	\$237.64	
Aluminum Roof Over	\$89.12	
Mobile Home/ Construction/Sales Trailer	\$148.53	
Demolition, Residential	\$81.69	
Demolition, Commercial	\$96.54	
Dock	\$89.12	
Fence (30' or less)	\$45.00	
Fence (more than 30')	\$81.69	
Windows, new or replacement	\$96.54	per permit
Door, new or replacement	\$96.54	per permit
Garage Door Replacement	\$81.69	
Gas Tanks (all gas/oils 550 gal and over)	\$111.39	
Moving of Building On Existing Lot	\$103.97	
Re-Inspection	\$74.26	
Roof/Re-Roof, Residential	\$185.66	up to 3,000 sq ft; \$14.85 ea add 1,000 sq ft or part thereof
Roof/Re-Roof, Commercial	\$193.08	up to 3,000 sq ft; \$22.28 ea add 1,000 sq ft or part thereof
Retaining/Sea Walls/Masonry Privacy walls	\$170.80	+ \$0.572 In ft over 100
Siding, Soffit, Fascia (all types), Gutters	\$74.26	
Spa addition	\$103.97	
Structures, other (raised slab, shed, wood deck)	\$148.53	
Swimming Pool (in-ground)	\$178.23	
Swimming Pool/Spa (above ground)	\$74.26	
Tents	\$126.25	
Event Tents (up to 10)	\$40.00	
Event Tents (more than 10)	\$85.00	
TV Dish antenna	\$74.26	
Storm Panels	\$81.69	per permit
Plan Review, Residential	\$0.074	per sq ft, \$29.70 min
Plan Review, Commercial	\$0.052	per sq ft, \$44.56 min
Certificate of Occupancy	\$44.56	
Duplicate Certificate of Occupancy	\$7.43	
Sign	\$74.26	plus \$0.44 per sq ft
Temporary Sign/Banner Permit	\$74.26	
Building Miscellaneous	\$74.26	
Building Service Fees		
Change of Contractor	\$14.85	per trade
Reactivate Expired Permit, Residential	\$51.98	
Reactivate Expired Permit, Commercial	\$111.39	
Replacement Placards	\$22.28	
Reproduction of Plans & Specifications	actual cost	+\$0.03 sq ft certification
Partial Inspection	\$96.54	per trade
Plan Revision, Residential	\$37.32	per trade
Plan Revision, Commercial	\$74.26	per trade
Stop Work Order Release	\$148.53	
House or Other Building Over Public Ways	\$103.97	

NOTES

² Additional living unit is an apartment or boarding room with the same parcel number.

Refunds:

- No refund on permit fees, unless issued in error on part of the City.
- No refund if work has commenced or if permit is over 180 days old.