

SCHEDULE OF FEES

February 2025

COMMUNITY DEVELOPMENT

ZONING	
DESCRIPTION	FEE
OCCUPANCY PERMITS, NON RESIDENTIAL	
New Construction	\$100
Remodel/Alterations	\$50
Change of Use/Tenancy	\$75
Temporary Business Permits	\$50
Interpretation From Zoning Official	\$50
REZONING	
Minimum up to 1 Acre	\$1,000
All Request over 1 Acre	\$2,000
Specific Use Permit	\$1,000
Planned Unit Development (See Special District Policy)	Actual Cost
(See Special District Policy)	(\$10k Deposit Required)
Appeal To Zoning Board Of Adjustments	\$1,000

SUBDIVISIONS / PLATS	
DESCRIPTION	FEE
PLATTING	
Preliminary Plats	\$750 +\$20 per lot +\$100/ac for reserves
Final Plats	\$750 +\$20 per lot +\$110/ac for reserves
Abbreviated Plat (when allowed)	Sum of Preliminary and Final
General Plan	\$1,000
Recording	\$300 + Fees
Plan Recheck Fee	\$350
<i>(Beginning with 2nd recheck)</i>	
PLAT AMENDMENTS	
Vacating Preceding Plat	\$350
Without Vacating Preceding Plat	\$500
Note: per acre fees are not prorated	

ENGINEERING	
DESCRIPTION	FEE
COMMERCIAL CIVIL PLAN REVIEW FEES	
\$0 - \$100,000	\$1,000
Over \$100,000.00	\$1,000 + (\$2.50/\$1,000 in value)
SUBDIVISION PLAN REVIEW FEES	
Water, Sewer, Drainage, & Paving	\$100 per lot (min \$1,000)
PUBLIC INFRASTRUCTURE PLAN REVIEW FEES	
Water/Sewer/Storm Drainage	\$1,000 + \$0.50 per LF of Pipe
Paving	\$1,000 + \$2,000 per lane/mile
Detention & Drainage Facilities	\$1,000 + (\$2.50/\$1,000 in value)
Other Infrastructure	\$1,000 + (\$2.50/\$1,000 in value)
Plan Review Recheck Fee (after 2 reviews)	\$350
DRAINAGE REPORT REVIEW FEES	
0 - 100 Acres (up to 2 reviews)	\$3,500
> 100 Acres (up to 2 reviews)	\$3,500 + \$10 per ac. over 100 ac.
Duplicate Fees for Every Two Additional Reviews	
TRAFFIC IMPACT ANALYSIS	
Category I	\$250.00 (min required)
Category II	\$1,000
Category III	\$2,000
Category IV	\$3,000
RIGHT-OF-WAY PLAN REVIEW FEES	
Work within ROW	\$250

PRE-DEVELOPMENT (CONSULTATION/REVIEWS)	
DESCRIPTION	FEE
One to Ten Acres	\$1,000
More than Ten Acres	\$1,000 + \$50/acre over 10 (\$5k Max)

OTHER FEES	
DESCRIPTION	FEE
Use of Special Districts	See Special District Policy
Variance Request	\$1,000
Regional Parkland Dedication Fee	\$1,147 Per Dwelling Unit
Neighborhood Park Fee (in lieu of Dedication)	\$1,538 Per Dwelling Unit

CIVIL CONSTRUCTION PERMIT FEES	
DESCRIPTION	FEE
COMMERCIAL CIVIL SITE PERMIT	
\$0 - \$100,000	\$1,000
\$100,000.01 +	1% of CC value
SUBDIVISION PERMIT	
Water,Sewer,Drainage & Paving	\$1,000 + \$350 per lot
Detention & Drainage Facilities	1% of CC value
PUBLIC INFRASTRUCTURE PERMIT	
Water/Sewer/Storm Drainage	\$1,000 + \$2/LF of Pipe
Paving	\$1,000 + \$8,000 per lane/mi
Other Infrastructure	1% of CC value

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BUILDING PERMITS

COMMERCIAL CONSTRUCTION PERMIT FEES	
IMPROVEMENT VALUE	FEE
(Based on valuation applied to Table 1A below)	
\$0 - \$1,000	\$75
\$1,000.01 - \$50,000	\$75 + (\$5.00 per \$1,000 of valuation)
\$50,000.01 - \$100,000	\$320 + (\$4.00 per \$1,000 of valuation)
\$100,000.01 - \$500,000	\$520 + (\$3.00 per \$1,000 of valuation)
\$500,000.01 - \$1,000,000	\$1,720 + (\$2.00 per \$1,000 of valuation)
\$1,000,000.01 and up	\$2,500 + (\$1.00 per \$1,000 of valuation)
Construction Valuation based on International Code Council Valuation Tables as of August 2014	

RESIDENTIAL PERMIT FEES	
PERMIT TYPE	FEE
Construction Permit	\$0.40 per square foot
Renewal Building Permit (exp 180 days)	\$150
Home Owners Pond Permits	\$50
Swimming Pool Permit	Based on Value of Pool
Pool Electrical & Plumbing Permits	Schedule D, E, & F as Appropriate
Residential Demolition Permits	\$50
HUD code manufactured home permits are based on the value of the home	

TRADE/OTHER PERMIT FEES (ELECTRICAL, PLUMBING, HVAC, RESIDENTIAL ACCESSORY STRUCTURES)	
IMPROVEMENT VALUE	FEE
Minimums	\$100.00 Residential Minimum
	\$300.00 Commercial Minimum
\$0 - \$10,000	\$75 + 5% valuation
\$10,000.01 - \$50,000	\$300 + 3% valuation
\$50,000.01 - \$200,000	\$1,000 + 2% valuation
\$200,000.01 and up	\$5,000

DIRT WORK PERMITS	
DESCRIPTION	FEE
Property located in a floodplain	\$500
Property located in floodplain (Incidental fill up to one load (14 cubic yards)/yr, residential only)	\$100
Property Outside the floodplain over 5 loads	\$250
Elevation Certificate Review (each)	\$150

OTHER COMMERCIAL BUILDING PERMITS	
DESCRIPTION	FEE
Commercial Building Permit Renewal (Expires after 365 days)	\$300
Commercial Demolition Permit (Requires asbestos survey)	\$100
Building Plan Review Fee	50% of Building Permit Fee

OTHER BUILDING FEES & PERMITS	
DESCRIPTION	FEE
Re-Inspection Fees	First \$50, Second \$75, Third + \$100
Working without Permit Fee	Double permit fees
Sales/Construction Trailer/Building Permits	\$150

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BUILDING PERMITS

Table A1: Square Foot Construction Costs (a, b, c, d)									
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	187.2	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	159.9	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.9	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, Churches	209.84	202.4	197.04	188.09	176.18	170.63	181.2	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	140.6	153.96	128.21	122.54
E Educational	193.98	187.3	181.81	173.58	161.65	153.1	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.9	102.96	96.85	93.24	85.53	79.76	89.27	68.81	64.8
F-2 Factory and industrial, low hazard	106.9	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.8
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	140.80	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	126.3	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.4	149.39	145.5	162.08	134.22	129.61
R-2 Residential, multiple family	151.7	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	127.1	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

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FIRE PREVENTION PERMITS

OPERATIONAL PERMITS	
DESCRIPTION	FEE
Foster Care Facility (Inspected Annually)	\$125
Adult & Child Daycare Facility (Inspected Annually)	\$150
Residential Care Facility (Inspected Annually)	
3-5 licensed beds	\$100
6-16 licensed beds	\$150
Over 16 licensed beds	\$200
Health Care Facility (Inspected Annually)	
1 - 100 licensed beds	\$100
101 - 150 licensed beds	\$150
> 150 licensed beds	\$200
Hazardous Material	\$125
Carnivals or Fairs (per event)	\$250
High Pile Storage (Inspected Annually)	\$100
Pool Supply Retail Establishment (Inspected Annually)	\$50
Carbon Dioxide Systems (Inspected Annually)	\$75
Dry Cleaning Plant (Inspected Annually)	\$75
Temporary Storage Tanks (Flammable/combustible liquids or compressed gas)	
Per Tank	\$50
Hot-work Operations (per site)	\$100
Flammable/Combustible Liquids	\$75
Compressed Gas (annual - storage over 2,000 cu feet)	\$75
Rooftop Helports	\$500
Tire-rebuilding Plants	\$500
Explosives/ Fireworks/ Pyrotechnic Special Effects	\$1,000
Material (per event)	

CONSTRUCTION PERMIT FEES	
PERMIT TYPE	FEE
Permit Fee	\$150
Automatic Fire-Extinguishing System	\$100
First 10,000 sq. ft.	Add \$50
Each Additional 10,00 sq. ft.	Add \$25 each
Add, Remove, or Relocate 1-25 Sprinkler Heads	Add \$75
Add, Remove, Or Relocate 25+ Sprinkler Heads	Add \$100
Fixed Fire Extinguishing System	\$100
Battery Systems (liquid capacity over 50 gallons)	\$100
Compressed Gasses	\$100
Fire alarm and detection systems & related equipment (automatic, manual, and/or monitored)	\$100
Fire pumps and related equipment	\$100
Flammable and combustible liquids	\$150
Hazardous materials	\$50
Industrial ovens	\$100
LP-gas	\$25
Private fire hydrants (per hydrant installation)	\$150
Spraying or dipping	\$50
Standpipe systems (per 2 connections)	\$50
Smoke control systems	\$75
Underground private fire mains	\$50
Gates or barriers across roadways or private drives	\$50

FIRE RE-INSPECTION FEES	
DESCRIPTION	FEE
First Re-Inspection Fee	\$50
Subsequent Re-inspections will increase	\$25

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OTHER PERMITS

PARKS AND RECREATION	
DESCRIPTION	RENTAL FEES
PARK USE PERMIT	
Groups Over 25 People	\$50
Groups Over 75 People	\$50 + \$80/hr for 2 COIC Police Officers
ATHLETIC FIELD AND FACILITY RENTAL	
IC User Group	\$5/per person
Non-IC User Group	\$25/per person
FIELD RENTAL RATE	
Daily Rate (per day)	\$100 per field
Evening Rate (per night)	\$100 per field
Weekend Day (per day)	\$175 per field
Weekend Evening (per night)	\$250 per field
Evening Begins after 6 PM. Weekends include Friday, Saturday, & Sunday.	

PUBLIC WORKS	
PERMIT TYPE	FEE
Culvert Per Crossing	\$150
Additional Culvert Crossings (each)	\$50
After Hours & Weekend Inspections	\$100 per hr (4 hr minimum)
DRIVEWAY PERMITS & INSPECTION FEE	
Commercial Property	\$500
Residential	\$150
Residential Additional Driveway (each)	\$50

HOME-BASED BUSINESS PERMIT	
DESCRIPTION	FEE
Type A Business - No permit or registration required	\$0
Type B Business - No permit or registration required	\$0
Type C Business - Permit or registration required	\$100 (includes inspection)

FOOD SERVICES	
DESCRIPTION	AMOUNT
Food Dealer Annual - 101 & More Employees	\$700
Food Dealer Annual - 51-100 Employees	\$600
Food Dealer Annual - 26-50 Employees	\$500
Food Dealer Annual - 10-25 Employees	\$400
Food Dealer Annual - 5-9 Employees	\$300
Food Dealer Annual - 1-4 Employees	\$200
Food Dealer Other - Compliant Inspection	\$300
Food Dealer Other - Late Fee fo Expired Annual Permit	\$200
Food Dealer Other - Plan Review	\$150
Food Dealer Other - Pre-Opening & Post Opening Insp.	\$75
Food Dealer Other - Re-Inspection Fee	\$125

ELECTRICAL PERMITS	
DESCRIPTION	AMOUNT
Generator with 1 Transfer Switch	\$150
Generator Plan Review Fee	\$50
Solar - Up to 2500 Sq Ft Home	\$150
Solar - Greater than 2500 Sq Ft Home	\$300
Solar - Commercial	\$300
Solar - Plan Review Fee	\$50

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UTILITY BILLINGS

WATER & SEWER RATES	
RESIDENTIAL	RATES
Water	
0 - 5,000 gal	\$25.00 Base
5,001 - 10,000 gal	\$3.00/kGal
10,001 - 20,000 gal	\$3.50/kGal
20,001 and over	\$4.00/kGal
Sewer (All included)	\$25.00
NON-RESIDENTIAL	RATES
Water	
0 - 2,000 gal	\$25.00 Base*LUE
2,001 - 5,000 gal	\$4.00/kGal
5,001 - 10,000 gal	\$4.50/kGal
10,001 - 20,000 gal	\$5.25/kGal
20,001 and over	\$5.25/kGal
Sewer	\$25.00
LIVING UNIT EQUIVALENCY	
Meter Size	LUE Factor
5/8"	1.00
1"	1.00
1 1/2"	3.33
2"	5.33
3"	10.00
4"	16.67
6"	33.33
8"	53.33
10"	76.67
12"	143.33
TAPS AND INSPECTION	FEE
SINGLE FAMILY RESIDENTIAL	
Single Family Residential User tap fee 5/8"	\$1,200
Single Family Residential User tap fee 1"	\$1,920
Single Family Residential User tap fee >1"	Cost X 2
Sewer Tap Fees	\$134
Pre-Builder Inspection	\$134
Post Builder Inspection	\$134
Customer Service Inspection SFR	\$200
Backflow Prevention Device Test	\$134
CSI Backflow Prevention Device Test	\$134
Re-inspection	\$134
New User Security Deposit SFR	\$75

TAPS AND METERS	
PERMIT TYPE	FEE
WATER METER COST ONLY	
5/8" Meter	\$230
3/4" Meter	\$250
1" Meter	\$325
Meters larger than 1"	As quoted
ENDPOINTS	
With Meter	\$175
Replacement (Damaged)	\$225
2nd Replacement	\$400
3+ Replacement	\$750
TAPS AND INSPECTION	FEE
NON SINGLE FAMILY RESIDENTIAL	
Non Single Family Residential User tap fee	Cost X 2
Non Taxable User tap fee	Cost X 2
Public Space User tap fee	Cost
Irrigation Systems tap fee	Cost X 2
Sewer Connection Inspection Fee NSFR	\$266
Sewer Connection Inspection Fee Non Taxable User	\$266
Additional Sewer Connection Inspection Fee NSFR	\$332
Additional Sewer Connection Inspection Fee Non Taxat	\$332
Customer Service Inspection SFR	\$332
Backflow Prevention Device Test (all meters)	\$332
CSI Backflow Prevention Device Test	\$332
Re-inspection	\$332
Grease Trap Inspection monthly fee	\$134
Temporary Water Service deposit	\$800
Temporary water service meter install	\$50
Temporary water service usage (\$/kGal)	\$1.50
Service Agreement admin fee	\$25
Surcharge for Service (per gallon)	\$0.05
Late fees	10%
Reconnection fee	\$65
Pulled Meter re-installation fee	\$110
Termination of Service Upon Request of User discontin	\$20
After Hours Disconnect/Reconnect Service Charge	\$40
Returned Check fee	\$25
New Account Fee	\$25
New User Security Deposit NSFR	\$200
Builder Security Deposit	\$1,000
Transfer Fee	\$35
Delinquent Letter Fee	\$10