

RESOLUTION 2025-84

A RESOLUTION AUTHORIZING THE PUBLICATION OF A SUMMARY FOR ORDINANCE 169, FOURTH SERIES: AN ORDINANCE ESTABLISHING FEES, CHARGES AND COMPENSATION AS ALLOWED BY CITY CODE

WHEREAS, Ordinance 169, Fourth Series: AN AMENDED ORDINANCE ESTABLISHING FEES, CHARGES AND COMPENSATION AS ALLOWED BY CITY CODE was adopted by the Pipestone City Council at their regular meeting on December 15, 2025; and

WHEREAS, State Statute 412.191, Subd. 4 requires publication of all ordinances but allows only the title and summary to be published in cases where the Council deems it appropriate because of the length of the ordinance by a four-fifths majority; and

WHEREAS, Ordinance 169, Fourth Series: AN ORDINANCE ESTABLISHING FEES, CHARGES AND COMPENSATION AS ALLOWED BY CITY CODE is lengthy in nature and publishing the entire ordinance would be costly.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pipestone, Minnesota, hereby approves the publication of the following summary of Ordinance 169, Fourth Series:

ORDINANCE 169, FOURTH SERIES

AN ORDINANCE ESTABLISHING FEES, CHARGES AND COMPENSATION AS ALLOWED BY CITY CODE

The following is a summary. A complete copy of Ordinance 169, Fourth Series is available during regular office hours at the office of the City Administrator.

Ordinance 169, Fourth Series, adopted by the Pipestone City Council, ordains establishing fees, charges and compensation as allowed by City Code with the following revisions:

Animal Control Permits & Fees General

Any animal found unlicensed will be charged two times the rate of the initial permit fee.

General Permits

Anyone found performing work or activities prior to receiving a General Permit will be charged two times the rate of the initial permit fee.

Planning and Zoning

Building Permits

Fees

See Attachment A

General Government Charges

Copies

Fees

.25/Page .10/Page

Utility Costs

Fee

Water - State Surcharge
 Water, Sewer, & Garbage Rates

~~1 Monthly~~ 1.27 Monthly
 See Attachment B

Attachment A

**CITY OF PIPESTONE
 BUILDING, MECHANICAL, PLUMBING CODE PERMIT FEE SCHEDULE**

Effective Date: 1/1/2026

State Surcharge

The State Surcharge is a state fee imposed on all permits issued by municipalities. The State Surcharge amount is based on MN Statute 326B.148, subdivision 1, which can be viewed here → <https://www.revisor.mn.gov/statutes/cite/326B.148>

Permit Fees

Pursuant to MN Rules Chapter 1300.0160 subpart 4, permits fees shall be based on valuation except:

- one- and two-family dwelling maintenance permits for roofing, siding, windows, doors, or other minor projects may be charged a fixed fee.
- permits for plumbing, mechanical, electrical, or other building service equipment systems may be based on valuation or charged a fixed fee.

Valuation

Pursuant to MN Rules Chapter 1300.0160 subpart 3, The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include the total value of all construction work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. The building permit valuation shall be set by the Building Official. For determining the permit valuation, the Building Official will use the supplied valuation with a minimum value as calculated by the current International Code Council Building Valuation Data Table (and other data as needed, for projects not specified in that table).

Valuation Table

Fee Schedule Base: 1997 (+15%)

Value up to (and including):	Base Amount:	For the first:	Plus:	For each additional:
\$2000.00	\$83.50			
\$25,000.00	\$83.50	\$2000.00	\$16.55	\$1,000 or fraction thereof
\$50,000.00	\$464.15	\$25,000.00	\$12.00	\$1,000 or fraction thereof
\$100,000.00	\$764.15	\$50,000.00	\$8.45	\$1,000 or fraction thereof
\$500,000.00	\$1,186.65	\$100,000.00	\$6.75	\$1,000 or fraction thereof
\$1,000,000.00	\$3,886.65	\$500,000.00	\$5.50	\$1,000 or fraction thereof
Over \$1,000,000.00	\$6,636.65	\$1,000,000.00	\$4.50	\$1,000 or fraction thereof

Plan Review/Compliance Verification Fees – (Commercial and Residential)

Unless otherwise noted, all permits require a review for compliance with applicable codes.

- Plan Review/Compliance Verification:
 - 65% of the Permit Fee

- Review of State-approved plans:
 - 25% of the Plan Review/Compliance Verification fee identified above.
- Plan Review/Compliance Verification for master and similar plans:
 - 65% of the permit fee for the original plan review
 - 25% of the permit fee for similar plans
 - The use of these fees must be identified upon submittal of the master plan.

RESIDENTIAL PERMIT FEES

(for permits that are issued over-the-counter and have flat-rate fees)

(Definition of residential: IRC-1 Single Family Dwelling: Any building that contains one dwelling unit used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. IRC-2 Two-Family Dwelling: Any building that contains two separate dwelling units with separation either horizontal or vertical on one lot used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. IRC-3 – Townhouse: Definition: A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to the roof and having open space on at least two sides of each unit. Each single-family dwelling unit shall be considered to be a separate building. Separate building service utilities shall be provided to each single-family dwelling unit when required by other chapters of the State Building Code. IRC-4 Accessory Structure: Definition: A structure not greater than 3000 ft² in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

- Unless identified below, all residential permits require a valuation, and fees shall be calculated using the Valuation Table.

Fixed Fees are as follows and do not require a review for compliance:

Maintenance Permit Fees (for one- and two-family dwellings and accessory structures only):

- Re-Roof: \$150.00 - Replacement of like-for-like roof covering materials only
- Re-Side: \$150.00 - Replacement of siding material only
- Re-Window: \$150.00 - Replacement of same size windows
- Re-Door/Garage door: \$150.00 - Replacement of same size doors

Plumbing Permit Fees:

- New/replacement fixtures: \$80.00 (plus \$10.00 per fixture after 8 fixtures)

Mechanical Permit Fees:

- New appliances/fireplace inserts: \$80.00 minimum (plus \$40 per unit after 2 units)
- Gas Line (with mechanical permit): \$40.00
- Gas Line only permit: \$80.00
- Fireplace masonry – Based on valuation (building permit required)

Exterior Structure Fees

➤ The following exterior structure permits require a valuation and fees shall be calculated using the valuation table.

- Retaining Wall (over 4' in height)
- Fence (over 7' in height)
- Sheds (over 200 sq. feet)
- Permanent and In-ground Swimming Pools

COMMERCIAL PERMIT FEES

(Includes Structures that are not Residential as defined in the “Residential Permit Fees” Section; Fire Suppression & Alarm systems; Mechanical systems; and Plumbing systems)

➤ All commercial permits require a valuation and fees shall be calculated using the Valuation Table.

- Building Permit minimum: \$100.00
- Plumbing Permit minimum: \$100.00
- Mechanical Permit minimum: \$100.00
- Gas Line Only Permit minimum: \$100.00
- Fire Suppression Permit minimum: \$100.00
- Fire Alarm Permit minimum: \$100.00

Demolition Permit Fees

➤ All demolition permits require a valuation and fees shall be calculated using the Valuation Table.

Manufactured (Mobile), Modular, and Moved In Structure Fees

➤ Foundations and interior remodels for these structures require separate permits which requires a valuation. Fees shall be calculated using the valuation table.

- Pre-Move Inspection: \$105.00/hour
- Installation: \$200.00
- Mechanical Connection requires a Mechanical Permit
- Plumbing Connection requires a Plumbing Permit

OTHER INSPECTIONS AND FEES

Re-inspection Fee - A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is requested is not complete or when required corrections are not made. On valuation-based building permits, this fee is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may also be assessed 1) when full access to the site is not provided for the inspector, 2) when the inspector is not met by the responsible individual (no-show), 3) on fixed-fee permits where corrections are required to be inspected, and 4) when deviations from the approved plans have occurred without prior Building Official approval. Re-inspection fees are due on or before the re-inspection. Payment to be made payable to the Municipality:	\$75.00
Inspections outside of normal business hours:	\$105.00/hr.
Inspections for which no fee is indicated, miscellaneous and special services (half-hour minimum):	\$105.00/hr.
Additional Plan Review required by changes, additions, or revisions to approved plans (half-hour minimum)	\$105.00/hr.
Special Investigation fee (work started without obtaining a permit)	100% of permit fee
Residential Contractor License verification (for eligible projects) MN Statute 236B.815 Subd. 2	\$5.00
Lead Certification verification (for eligible projects) MN Statute 236B.103 Subd. 13	\$5.00
Change of Use with no other permits issued	\$100.00
Permit Renewal within 6 mos. of expiration (no plan changes, no code changes, new permit number)	50% of original permit fee
Refunds for Issued Permits: NOTE: The permit applicant is responsible to pay the Plan Review fee (if the Review has been completed) even if the project is cancelled prior to permit issuance.	
Fixed-fee permits	0%
Plan review fee	0%
Permit fee (if work not started) within 6 months of issuance by municipality	60%

Attachment B

**CITY OF PIPESTONE
WATER AND SANITARY SEWER RATES**

Residential and commercial water rates shall be ~~\$1.03~~\$1.13 per 100 gallons of water consumed.
 Residential sewer rates shall be ~~\$1.23~~\$1.36 per 100 gallons of water metered.
 Commercial sewer rates shall be ~~\$1.23~~\$1.36 per 100 gallons of water metered.

Customer Access Charge for Water

For all improved property with available water service ~~\$36.30~~ \$39.93 per month

Customer Access Charge for Sewer

For all improved property with available sewer service ~~\$22.20~~\$28.08 per month

GARBAGE RATES

Large Dumpster Rates

<u>Dumpster Size</u>	<u>Commercial Cost Per Pickup</u>
1-1/2 Yard	\$32 \$35
3 Yard	\$48 \$54
4 Yard	\$64 \$72
6 Yard	\$96 \$108
8 Yard	\$128 \$144

Commercial Garbage Route Customers:

<u>Dumpster Size</u>	<u>Pickups Per Week</u>	<u>Monthly Cost</u>	
1-1/2 Yard	3	\$384	\$420
1-1/2 Yard	1	\$128	\$140
1-1/2 Yard	every other	\$64	\$70
1-1/2 Yard	once per month	\$32	\$35

Tax Charged in Addition to Fees:

- *Commercial Solid Waste Tax 17%
- *Residential Solid Waste Tax 9.75%

City Storm Sewer Rates

<u>Property Type</u>	<u>REF</u>	<u>Monthly Rates</u>
Single Family Resident Storm Sewer Rate		\$10.60 \$11.24 / Parcel
Agricultural/Undeveloped	0.00	REF X \$10.60 \$11.24 X ACRES (NTE \$100)
School	1.70	REF X \$10.60 \$11.24 X ACRES (NTE \$100)
Multifamily	1.80	REF X \$10.60 \$11.24 X ACRES (NTE \$100)
Institutional	1.80	REF X \$10.60 \$11.24 X ACRES (NTE \$100)
Commercial	1.90	REF X \$10.60 \$11.24 X ACRES (NTE \$100)
Industrial	1.90	REF X \$10.60 \$11.24 X ACRES (NTE \$100)

Storm Sewer Rates for Property Classes other than Single Family Residents is based on a Residential Equivalency Factor (REF) and Parcel Size.

*Monthly Storm Water Rate Calculation: REF X ~~\$10.60~~ \$11.24 X Acres (up to \$100/month Max Charge)

Passed and adopted by the City Council of the City of Pipestone this 15th day of December, 2025.

Dan Delaney
Mayor

ATTEST:

Stephanie LaBrune
City Administrator/Clerk