



City of Corcoran

2026 FEE SCHEDULE

Table of Contents

Administrative Fees

Records & Service for City Document	Maps
Code Books	Recycling Fee
Copies	City Park - Picnic Facility
Labor/Staff Research	City Facility Rentals
Late Fees / Penalties / Cancellation	Processing Fees

General Licenses & Permits

Liquor/Tobacco	Other Permits/Licenses
Lawful Gambling	Rental License
Registration of Cannabis Businesses	

Public Safety

Police Reports	Firearm & Hunting Permits
Car Seat Checks	Rental Fee
Police Patch	Vehicle Impound
Finger Printing	Animal Impound
False Alarm Fire/Medical Emergency	Event Security Rates
False Alarm Police	Emergency Communications Systems Fee
Burning Permit	Fire Department Entry Key Lock Box

Public Works

Equipment Usage	Street Department Fees
Public Works Labor	Grading & Land Disturbance Permit
Lawn Mowing - Property Cleanup	Overweight Vehicle Permit
Swing Away Mail Box Arms	Utility Permit

Planning Development & Zoning Fees

Land Use Permit/Application	Sign Permit
Fence Permit	

Utility Rates

Water Fees	Connection Fees
Sanitary Sewer Fees	Other Utility Fees

Building Permit and Related Fees

Building Permit	Emergency Communications Systems Fee
Plan Review Fee	Over the Counter Permit
State Surcharge	Other Inspections and Fees
SEC Fee	Certificate of Survey
Zoning & Set Back Review	Penalty

2026 FEE SCHEDULE	
ADMINISTRATIVE FEES	
	2026 FEE
Records & Service for City Document (Includes Tax)	
Assessment Search from County	\$25.00
USB Flash Drive	\$10.00
Interest charge on 30 day past due Escrow accounts	10%
Notary Fee - per document	\$1.00
Candidate Filing Fee	\$10.00
Code Books	
Code Book (Codes/Zoning/Subd) Binder	\$65.00
Municipal Code Only	\$65.00
Subdivision Code Only	\$35.00
Zoning Code Only	\$35.00
Comprehensive Plan Book Printed - special order	\$100.00
Copies	
Copies Black/White - up to 8 1/2x14 per page	\$0.25
Copies Black/White - 11 x 17 per page	\$0.55
Copies Color up to 8 1/2x14 pp	\$1.00
Copies Color 11x17	\$1.50
Copies Oversize (Larger than 11X17) - Special Order	Varies
Labor/Staff Research	
Data Request Retrieval Cost per hour	<i>Salary of the lowest-paid entity employee who can complete the task</i>
Data Request Copies - Per Page (up to 100 pages)	\$0.25
Normal Business Hrs (1 hr minimum) per hour	\$65.00
After Hours (1 hr minimum) per hour	\$100.00
Late Fees / Penalties / Cancellation	
Returned Check Fee	\$30.00
ACH Return / NSF (non-sufficient fund) Chargeback	\$30.00
Delinquent Fee	\$10.00
Permit Cancellation Fee	\$25.00
Processing Fees	
RevTrak Credit Card Processing Fee - Recreation Programming	N/C
InvoiceCloud Credit Card Processing Fee - Utility Billing (\$2.95 minimum)	1.25%
InvoiceCloud Credit Card Processing Fee - Building Permits (\$2.95 minimum)	3.25%
InvoiceCloud Credit Card Processing Fee - Miscellaneous	\$2.50
Maps	
Color Maps - on cardstock	\$3.00
Oversized or Laminated - special order	Varies
Topos - special order	Varies
Recycling Fee	
Recycling Fee - Annually	\$60.36
Recycling Delinquent Fee	\$10.00
Recycling Provider Late Fee	1.5% per month
City Park - Picnic Facility	
Group 1 (Local Non-Profit Groups): NW Area Jaycees, Corcoran Lions, Pioneer Society, NW Trails, Corcoran Garden Club, St. John's Lutheran School *Damage deposit required	N/C
Group 2: Corcoran Residents *Damage deposit required	10% Discount
Damage Deposit - Required for All Rentals / Amenities	\$350.00
Pavilion Rental Fee	\$100.00
Soccer/Football/Baseball - per field (per hour usage minimum 2 hours)	\$22.00
Lights (Lions Field only) - Additional per game	\$30.00
Scoreboard and PA System (Snyder Field only per game)	\$25.00

2026 FEE SCHEDULE		
ADMINISTRATIVE FEES		
	2026 FEE	
City Facility Rentals		
Mutiple Date Change Fee (1 Date Change Per Year Free)		\$10.00
GENERAL LICENSES & PERMITS		
Liquor/Tobacco		
Temporary 3.2 Malt Liquor License - 1 - 4 Day Event		\$25.00
Temporary Malt Liquor License - 1 - 4 Day Event		\$25.00
Temporary 3.2 Malt Liquor License - Annual Max		\$100.00
On Sale 3.2 Malt Liquor		\$100.00
Off Sale 3.2 Malt Liquor		\$25.00
Investigation (New/Transfer License)		\$100.00
On Sale Intoxicating Liquor		\$4,000.00
On Sale Wine		\$2,000.00
Off Sale Intoxicating Liquor (Fee limited by State Law)		\$150.00
Sunday Sale Intoxicating Liquor (Fee limited by State Law)		\$200.00
Investigation Fee (New/Transfer License)		\$300.00
2:00 am Closing		Paid to State
Tobacco License		\$150.00
Lawful Gambling		
Exempt Gambling Permit - Held at Non-Premise Permitted Site		N/C
Exempt Gambling Permit - Held at a Premise Permitted Site (ie. Conducts Regular Charitable Gambling Activities)		\$50.00
Registration of Cannabis Businesses		
Cannabis Business Initial Retail Registration	1/2 the amount of an initial state license fee under M.S. 342.11 or \$500, whichever is less	
Cannabis Business Renewal Retail Registration	1/2 the amount of an renewal state license fee under M.S. 342.11 or \$1,000, whichever is less	
Cannabis Medical Combination Initial Registration	1/2 the amount of an initial state license fee under M.S. 342.11 or \$500, whichever is less	
Temporary Cannabis Event Permit		\$50.00
Civil penalties for illegal sale to a customer without valid registration (subject to M.S. 342.22)		
First Violation		\$500.00
Second violation within 36-month		\$1,000.00
Third and subsequent violation within 36-month		\$2,000.00
Other Permits/Licenses		
Fireworks Permit - Per Event		\$50.00
Hobby Kennel - Annual Fee		\$75.00
Solid Waste Hauler License Application		\$75.00
Rental Licenses		
Single-family homes, twin-homes, and townhomes		
License Fee (per unit)		\$100.00
Re-inspection Fee (per unit)		\$75.00
Conversion Fee		\$100.00
Apartments		
License Fee (per per building plus \$15.00 per unit)		\$200.00
Re-inspection Fee (per unit)		\$75.00
Conversion Fee		N/C
Penalty for renewal applications filed and fees paid after July 1st (renewal date) (for each 30 days after July 1, but no more than 60 days)		
		\$50.00

2026 FEE SCHEDULE	
ADMINISTRATIVE FEES	
	2026 FEE
Filing fee for appeal of compliance order	\$100.00
Reinstatement Fee	\$150.00
Illegal Rental Operation/Let of Property	
First Violation	\$100.00
Second violation within 24-month	\$250.00
Third and subsequent violation within 24-month	\$500.00

2026 FEE SCHEDULE	
PUBLIC SAFETY	
	2026 FEE
Police Reports	
Police Reports - Per Page (up to 100 pages)	\$0.25
Audio/Video on USB Flash Drive	\$10.00
Normal Business Hrs (1 hr min.) per hour	<i>Salary of the lowest-paid entity employee who can complete the task</i>
Car Seat Checks	
Resident	N/C
Non-Resident - 1st Seat	\$25.00
Non-Resident - Additional Seats	\$10.00
Police Patch	
Police Patch - Available Only to Full-time Police Officers	\$5.00
Finger Printing	
Resident	N/C
Non-Resident	\$25.00
Additional Cards - Resident	N/C
Additional Cards - Non-Resident	\$5.00
False Alarm Fire/Medical Emergency	
2-3 In any 12-month period (Each)	\$75.00
4+ In any 12-month period (Each)	\$150.00
False Alarm Police	
1-3 In any 12-month period	N/C
4+ In any 12-month period	\$100.00
Burning Permit	
Valid for 1 month	\$10.00
Valid for 6 months	\$50.00
Firearm & Hunting Permits	
Shooting Range Annual Review Fee	\$250.00
Goose Lake Hunting Permit	\$10.00
Permit to Purchase/Transfer	N/C
Rental Fee	
Range contract per day (law enforcement agencies only)	\$100.00
Command Post per day	\$250.00
Vehicle Impound	
Vehicle Impound Release	\$10.00
Storage Fee Daily	\$35.00
Animal Impound	
1st Offense (Plus impound fees to shelter)	\$21.48
2nd and Subsequent Offenses (Plus impound fees to shelter)	\$42.96
No Kennel License	\$50.00
Event Security Rates	
Officer - per hour	\$125.00
Officer - per hour Holiday rate	\$150.00
Reserve Officer - per hour	\$30.00
Community Service Officer-per hour	\$75.00
Emergency Communications Systems Fee	
Per Single Residential Unit	\$100.00
Up to 4 Units	\$200.00
Up to 10 Units	\$500.00
For Any Number of Units Above 10 Units	\$1,000.00
Fire Department Entry Key Lock Box	
DAMA Box and/or Mounting Kits	Cost plus 10%
Recreational Vehicle Permit	
Recreational Vehicle Permit *Term depends on year issued	\$10.00 per year

2026 FEE SCHEDULE		
PUBLIC WORKS		
	2026 FEE	
Equipment Usage Per Hour (Government Agency Assistance)		
Tractor/Backhoe	Per FEMA's Current Schedule of Equipment Rates	
Dump Truck		
Front End Wheel Loader		
Road Grader		
Skid Loader		
Wood Chipper		
Public Works Labor		
Per Hour		\$65.00
Lawn Mowing - Property Cleanup		
Mowing 1 acre & under + equipment usage per hour		Variable
Mowing over 1 acre - \$315 + additional hourly rate + equipment usage per hour		Variable
Contract tree and weed removal		Cost + 65.00
Contract rubbish removal		Cost + 65.00
Swing Away Mail Box Arms (Sales Tax included)		
Post only (mailbox not included)		\$100.00
Post and Installation (mailbox not included)		\$165.00
Street Department Fees		
Street Sign Install Labor (Per hour)		\$65.00
Bituminous Trail Reimbursement Cost (per lineal foot)		\$22.00
Culvert priced per foot		Cost + 65.00
Grading & Land Disturbance Permit		
Greater than 50 Cubic Yards (or less than 50 Cubic Yards non-exempt)		\$100.00*
One Acre or greater of disturbance		\$300.00*
Driveway Review (New or Altered Access)		\$100.00*
<i>*Escrow Determined by City Engineer or City Representative</i>		<i>Varies - \$1,000.00 Minimum</i>
Engineering Review - per hour		Contract Rate
Overweight Vehicle Permit		
Agriculture		N/C
Commercial Tow Truck		\$750.00
Daily Permit - Non Exempt Emergency		\$100.00
Seasonal - Emergency (Septic, Liquid Propane & Similar)		N/C
No Permit Penalty		Double Fee
All Charges are Per Truck - Permits are Restricted		
Utility Permit		
Utility Work in the Right-of-Way - IE:Comcast, Century Link, CenterPoint Energy, Wright-Hennepin, etc		\$100.00
Local Government Unit Fees	Non-Refundable Application Fee	Escrow
Exemption Certificates	\$200.00	\$1,000.00
Determinations	\$200.00	\$1,000.00
Delineation Review	\$200.00	\$2,000.00
Pond Excavations	\$200.00	\$1,000.00
Wetland Replacement Plans <10,000 SF Impact on Single Basins or , 1/4 Acre Impact for Private Driveways	\$400.00	\$2,000.00
All Other Replacement Plans	\$400.00	\$2,500.00
Replacement Plan in Conjunction with Wetland Banking	\$400.00	\$3,500.00
All Other Wetland Banking Applications	\$400.00	\$3,500.00
Monitoring - Per Basin	\$400.00	\$6,000.00
<i>* Additional Wetland Replacement Plan and Banking Escrows and Sureties are determined on a site-specific basis.</i>		

2026 FEE SCHEDULE		
Wetland Conservation Act Violations (Restoration Order)		
Any person or entity that fails to obtain a permit under City Ordinance prior to performing work shall pay a penalty of two times the original permit fee and shall be required to pay all costs associated with enforcement, including reasonable attorney's fees.		

2026 FEE SCHEDULE		
PLANNING DEVELOPMENT AND ZONING		
Land Use Permit/Application Type	2026 FEE	
	Non-Refundable Application Fee	Escrow
Agriculture Preserve Application - Placement (fee limited by state)	\$50.00	
Agriculture Preserve Application - Removal (fee limited by state)	\$50.00	
Administrative Appeal	\$100.00	\$500.00
Administrative Permit	\$100.00	\$1,000.00
Minor Subdivision, Lot Line Adjustment/Consolidation	\$100.00	\$1,500.00
Certificate of Compliance	\$80.00	
Development Rights Appeal	\$100.00	\$500.00
Comprehensive Plan Amendment	\$1,000.00	\$2,200.00
Conditional Use Permit (CUP)	\$550.00	\$2,200.00
Conditional Use Permit (CUP) Amendment	\$200.00	\$1,000.00
Environmental Review	\$500.00	\$5,000.00
Interim Use Permit	\$500.00	\$2,000.00
Final Plat – Base Fee Regular / OSP	\$400.00	\$5,000.00
Final Plat – Per Lot Regular /OSP	\$15.00	
Residential Park Dedication Fees (Subdivision Ordinance)	Section 955	
Single Family Per Unit	\$5,954.00	
Multi Family Per Unit	\$4,040.00	
Commerical and Industrial Per Acre	\$5,866.00	
Preliminary Plat – Base Regular / OSP	\$400.00	\$5,000.00
Preliminary Plat – Per Lot Regular / OSP	\$15.00	
PUD -Preliminary Development Plan	\$575.00	\$5,000.00
PUD - Final Development Plan	\$500.00	\$5,000.00
PUD - Sketch Plat/Plan Review	\$450.00	\$2,000.00
Rezoning	\$575.00	\$2,000.00
Sign - Wetland Buffer Sign (per sign - requires site inspection)	\$20.00	
Sign - Development Notice Sign		
First Sign	\$165.00	
Each Additional Sign	\$50.00	
Site Plan	\$425.00	\$1,500.00
Site Plan Amendment - Minor	\$200.00	\$1,000.00
Sketch Plat/Plan Review - Regular / OSP	\$450.00	\$1,750.00
Topography Exemption, Wetland Waiver, Electronic File Waiver	\$200.00	\$1,000.00
Vacation	\$350.00	\$1,000.00
Variance	\$550.00	\$2,000.00
Zoning/Subdivision Code Amendment	\$700.00	\$2,000.00
Zoning Letter	\$65.00	
Infrastructure Feasibility Study / Review		\$5,000.00
<i>Additional Escrow May Be Required on a Project by Project Basis</i>		
Meeting with City Consultants and City Staff (first hour no charge)	Over 1 hour Contract fee	\$500.00
Public Works Director Review - per hour	\$90.00	
Development Superintendent/Engineer Review - per hour	\$75.00	
<i>Additional Escrow May Be Required on a Project by Project Basis</i>		
City Planner Review - per hour	\$65.00	
Community Development Director Review Fee - per hour	\$85.00	
<i>Additional Escrow May Be Required on a Project by Project Basis</i>		
Fence Permit		
Any fence taller than 7' requires a building permit fee based on valuation + state surcharge		
Fence (residential within 6' of property line)	\$35.00	
<i>Zoning and Setback Review Only</i>		
Sign Permit		
No Planning Commission Review - Temporary	\$35.00	

2026 FEE SCHEDULE		
No Planning Commission Review - Permanent	\$150.00	

2026 FEE SCHEDULE		
UTILITY		
WATER FEES		2026 FEE
Residential		
Water Base Fees - per month per Base Fee Multiplier (see table below)		\$24.10
Water Usage Rates - residential (monthly use) per 1,000 gallons		
Tier 1: 0 gallons to 4,999 gallons		\$2.81
Tier 2: 5,000 gallons to 8,999 gallons		\$3.37
Tier 3: 9,000 gallons to 19,999 gallons		\$4.22
Tier 4: 20,000 gallons and over		\$5.44
Multi-Residential (7+ units)		
Water Base Fees - per month per Base Fee Multiplier (see table below)		\$24.10
Water rates - Multi-residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +		\$3.37
* REU = residential equivalent unit		
Non-Residential		
Water Base Fees - per month per Base Fee Multiplier (see table below)		
Non residential - Under 1" Meter		\$29.78
Non residential - 1" to 3" Meter		\$29.78
Non residential - Over 3" Meter		\$38.56
Water rates - non residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +		\$3.37
Safe Drinking Water Fee (Per MN Safe Drinking Water Act)		\$1.27
SANITARY SEWER FEES		
Residential		
Sewer Base Fees- per month per Base Fee Multiplier (see table below)		\$33.92
Sewer rates - residential (monthly use) per 1,000 gallons		
Existing Customers - Based on Winter Water Usage (November-March)		\$3.44
New Customers - Based on 4,500 gallons per month		\$3.44
Multi-Residential		
Sewer Base Fees-per month per Base Fee Multiplier (see table below)		\$33.92
Sewer rates - non residential (monthly use) per 1,000 gallons		\$3.37
Tier 1: 1,000 gallons +		\$3.44
Non-Residential		
Sewer Base Fees- per month per Base Fee Multiplier (see table below)		\$33.92
Sewer rates - non residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +		\$3.44
Manufactured Homes Park		
Sewer rates - (monthly use) per 1,000 gallons		
Maple Hill Estates (804,000 gallons per month)		\$4.40
BASE FEE MULTIPLIER TABLE- APPLIES TO SEWER & WATER		
5/8" Meter-	times 1 Base Fee	
3/4" Meter-	times 2 Base Fees	
1" Meter-	times 3 Base Fees	
1.5" Meter-	times 6 Base Fees	
2" Meter-	times 8 Base Fees	
3" Meter-	times 25 Base Fees	
4" Meter-	times 63 Base Fees	
CONNECTION FEES		
Trunk Line Availability Charge (TLAC)		
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast		\$9,888.32
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast		\$14,826.93
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast		\$11,868.84
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast		\$24,478.13
Sewer Trunk Line Availability Charge (TLAC) - per acre		\$7,165.30

2026 FEE SCHEDULE	
UTILITY	
	2026 FEE
Connection Fees - City of Corcoran	
Water Connection Fee (per unit) - Single Family	\$1,441.44
Water Connection Fee (per unit) - Multi-Family	\$1,151.82
Water Connection Fee (per unit) - Non-Residential	\$1,441.44
Sewer Connection Fee (per unit) - Single Family	\$1,425.85
Sewer Connection Fee (per unit) - Multi-Family	\$1,140.68
Sewer Connection Fee (per unit) - Non-Residential	\$1,425.85

2026 FEE SCHEDULE	
UTILITY	
	2026 FEE
Connection Fees - City of Maple Grove (Per Maple Grove Fee Schedule)	
Water Connection Fee (per unit) - Residential/individual laundry facilities	\$3,472.00
Water Connection Fee (per unit) - Residential/ no individual laundry facilities	\$2,778.00
Water Connection Fee (per acre) - Commercial/Industrial/Mixed Institutional	\$13,888.00
Water Connection Fee (per acre) - All other Churches which do not house weekday school, preschool, and/or daycare activities	\$6,944.00
Parks, per acre (0.5 times low density residential rate)	\$1,736.00
Volumetric Charges - per 1,000 gallons	\$2.60
Connection Fees - Metropolitan Council	
Sewer Access Charge (SAC)	\$2,485.00
Meter Fees	
Meter - standard	Market Price plus 10%
Meter - larger than standard	Market Price plus 10%
Meter Inspection	\$65.00
Meter - Temporary Installation	\$65.00
OTHER UTILITY FEES	
Miscellaneous Fees	
Maple Grove Serviced Properties	Cost plus 10%
Broken Water Meter Fee - payable by each user for each month (Based on 4,500 gallons of water used per month)	\$12.05
Late/Past Due Payments	
Delinquent Utility Fee	10%
Late Payment Penalty	10% of unpaid bill
Water Disconnect	\$65.00
Water Reconnect	\$65.00
Bulk Water Sales	
Set Up/Administrative Fee	\$65.00
Water Meter Rental Deposit	Market Replacement Price
Tier 1: 1,000 gallons +	\$3.38
Credit for Water Sample Sites	
Per Site (maximum credit 1 per month) for MDH required samples	\$10.00
Credit applied to city-issued utility bill only, not eligible for cash or check	

2026 FEE SCHEDULE
BUILDING PERMIT AND RELATED

TOTAL VALUATIONS (Residential & Commercial)	BUILDING PERMIT FEE SCHEDULE
\$1.00 to \$500.00	\$21.00
\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof

Building Permit Fee - Fee is 100% of the adopted fee schedule above, plus applicable reviews, and State surcharge fees as listed below.

Plan Review Fee: 65% of the Building Permit Fee calculated from the above schedule.

Similar Plan Review Fee: 25% of the Building Permit Fee calculated from the above schedule.

(Per MN State Building Code 1300.0160 Subp. 5 and 6)

PLAN REVIEW FEE IS NON-REFUNDABLE

STATE SURCHARGE: Based on the table below. For valuation use the fees listed above

BUILDING VALUATION	STATE SURCHARGE*
One Million or less	.0005 x valuation with minimum of \$1.00 for Flat Rate Permits [up to \$10,010 valuation]
\$1,000,001 to \$2,000,000	\$ 500 + .0004 x (Value - \$1,000,000)
\$2,000,001 to \$3,000,000	\$ 900 + .0003 x (Value - \$2,000,000)
\$3,000,001 to \$4,000,000	\$1200 + .0002 x (Value - \$3,000,000)
\$4,000,001 to \$5,000,000	\$1400 + .0001 x (Value - \$4,000,000)
Greater than \$5,000,000	\$1500 + .00005 x (Value - \$5,000,000)

Sediment and Erosion Control (SEC) Fee: .0005 x permit valuation for all new construction, additions, accessory buildings, etc. Minimum \$150.00 New Home or Commercial Construction, Minimum \$50.00 on any other non-exempt construction.

ZONING AND Set Back Review: \$25.00 for permits requiring review, \$75.00 for New Construction plus any costs for City Planner to review. Agricultural Structure requires a Certificate of Compliance.

EMERGENCY COMMUNICATIONS SYSTEMS FEE: \$100.00 for new construction single family homes. Multiple residential unit rates per adopted fee schedule.

2026 FEE SCHEDULE
BUILDING PERMIT AND RELATED

OVER THE COUNTER PERMITS

Re-Roof, Re-side and Windows	\$90.00 each + State Surcharge Fee (\$1.00)
Commercial Re-roof, Re-side, Window/Door Replacement (with no alterations to openings; review and applicable fees apply if alterations are required)	Based on Valuation, Permit fee and State Surcharge Only (if no review required). Add review fee if alterations are required.
General Plumbing (Residential)	\$50.00 minimum + additional \$5.00 per fixture +
Water Heaters / Water Softeners (change out only)	Water Heater \$35.00 per unit + State Surcharge Fee (\$1.00) Water Softener \$35.00 per unit + State Surcharge Fee (\$1.00)
Water Heaters / Water Softeners (replacement)	\$35.00 per unit + State Surcharge Fee (\$1.00)
Mechanical (Residential)	\$75.00 per unit + State Surcharge Fee (\$1.00) (Furnace, AC or Gas line) Additional \$10.00 gas fitting/connection fee for each unit over 3 units The following qualify as a "unit" Furnace, AC, Air Exchange, In-floor heat, Boiler, Geothermal System, Ground System Heat Pump, Garage Heater, etc.
Gas Fireplace	\$75.00 + State Surcharge Fee (\$1.00)

*State Surcharge fee is subject to State changes.

OTHER INSPECTIONS AND FEES

Inspection outside normal business hours; minimum two hour	\$90.00 per hr.
Re-inspection Fee (minimum one hour charge)	\$65.00 per hr.
Inspections for which no fee is specifically indicated (Minimum one hour charge)	\$65.00 per hr.
Site Inspection Fee	RESIDENTIAL \$45.00 ea. COMMERCIAL \$80.00 ea.
Additional plan review required by changes, additions, or revision	\$60.00 per hr.
Miscellaneous and special services per contract	\$60.00 per hr.
Water Hook Up/Connection Permit (Plan review and inspection)	\$100.00
Sewer Hook Up/Connection Permit (Plan review and inspection)	\$100.00
Pre-Move inspection	\$150.00 ea.
Moved – In structure (not including foundation, interior remodeling)	\$250.00 ea.
Commercial Plumbing permit and plan review	Based on valuation
Commercial Mechanical permit and plan review	Based on valuation
Electrical Inspections (Residential & Commercial)	Per State Inspector
Demolition	Residential \$150.00 + State Surcharge (\$1.00) Commercial \$250.00 + State Surcharge (\$1.00)
Mobile Home Installation	\$250.00 + State Surcharge (\$1.00)
Permit Cancellation Fee	\$35.00 + Plan Review Fee
Replacement Permit Card Fee	\$35.00
Expired Permit Re-issue Fee (Expired permits may be re-issued at the discretion of the City.)	\$35.00 Minimum up to 100% of permit fee
*See Public Works Fee Schedule for Land Disturbance and Utility Permits	

--	--

2026 FEE SCHEDULE
BUILDING PERMIT AND RELATED

New Construction Escrow

New Construction Escrow (grading and landscaping; due at permit issuance)	\$5,000.00 minimum (\$10,000.00 maximum)
Additional Escrow may be required if any site work is incomplete at C.O. per the fee schedule below	
Driveway	\$5,000.00
Wetland buffer	\$3,000
Damaged sidewalk, trail, city infrastructure, or neighboring property	\$1,000.00 - \$5,000.00
Other incomplete site work	Varies based on estimate

Certificate of Survey

City Ordinance Title IV: 40-2 Certificate of Survey requirement. A certificate of survey shall be required with all building permit applications for new construction and building permits that enlarge or alter the footprint of an existing structure. Application for exemption (Building permits only) – If the proposed structure meets all of the required setbacks from the property line, flood plain, wetlands and easements by two times.

Financial Guarantee (Escrow/Contractor Surety)

A refundable financial guarantee may be required on some projects. The amount shall be determined based on the project. A minimum of \$1,000 cash escrow shall be deposited for all projects requiring a financial guarantee and shall be due prior to permit issuance. The escrow may include charges for staff time and/or costs incurred by the City to gain compliance with project requirements.

PENALTY

Any person or entity that fails to obtain a permit under City Ordinance Title IV: 40-40.04 prior to performing work shall pay a penalty of two times the original permit fee and shall be required to pay all costs associated with enforcement, including reasonable attorney's fees.

All fees are to be paid at time of permit issuance