

**BUILDING INSPECTION AND PERMIT FEES**

1. State surcharges will also be applied to the appropriate fees.
2. Valuation based building inspection and/or building, mechanical, and plumbing permit fee(s) will be the higher of the fee(s) as determined by the valuation schedule or the minimum fee.

**VALUATION-BASED FEE SCHEDULE**

<b>Value Range</b>	<b>Fee</b>
\$1.00 - \$500.00	\$25.00
\$500.01 - \$2,000.00	\$25.00 for the first \$500.00. \$3.25 per additional \$100.00, or fraction thereof. To and including \$2,000.00.
\$2,000.01 - \$25,000.00	\$73.75 for the first \$2,000.00. \$14.75 per additional \$1,000.00, or fraction thereof. To and including \$25,000.00.
\$25,000.01 - \$50,000.00	\$413.00 for the first \$25,000.00. \$10.75 per additional \$1,000.00, or fraction thereof. To and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$681.75 for the first \$50,000.00. \$7.50 per additional \$1,000.00, or fraction thereof. To and including \$100,000.00.
\$100,000.01 - \$500,000.00	\$1,056.75 for the first \$100,000.00. \$6.00 per additional \$1,000.00, or fraction thereof. To and including \$500,000.00.
\$500,000.01 - \$1,000,000.00	\$3,456.75 for the first \$500,000.00. \$5.00 per additional \$1,000.00, or fraction thereof. To and including \$1,000,000.00.
\$1,000,000.01 and up	\$5,956.75 for the first \$1,000,000.00 \$4.00 per additional \$1,000.00, or fraction thereof.

Fee Schedule developed cooperatively by the members of the League of Minnesota Cities and the Association of Metropolitan Municipalities. Fee Schedule to be updated every 3 years in conjunction with the state's 3-year building code adoption cycle.

BUILDING INSPECTION AND PERMIT FEES, cont.

<b>PLAN CHECK VALUATION-BASED FEE:</b>	<b>FEE</b>
Residential - Addition, deck, garage, shed, remodel, alteration	25% of permit fee
Residential - One & Two Family	50% of permit fee
Residential - Townhouses/Tracthomes (Lower percentage due to redundancies)	25% of permit fee
All Other Property Types	65% of permit fee

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(Plan Check fees do not apply to plumbing or mechanical permits)	
<b>INSPECTION/PERMIT VALUATION-BASED FEE - MINIMUM:</b>	FEE
Fire Suppression/Detection System - All Property Types:	\$100.00*
* Valuation-based fee calculated at 2 percent of sprinkler project cost (\$100 minimum).	
<b>INSPECTION/PERMIT NONVALUATION-BASED FEE:</b>	FEE
Demolition - All Property Types Other Than Residential One- & Two-Family:	\$250.00
Demolition - Residential One- & Two-Family:	\$75.00
Building - Residential One- & Two-Family Reroof :	\$65.00
Plumbing - Residential One- & Two-Family Sewer & Water Stub-In	\$75.00
Moving - All Property Types:	(see Conditional Use Permit)
Plumbing/Mechanical - Installation or Replacement of Single Fixture	\$30.00
<b>RENTAL DWELLING LICENSING AND INSPECTION FEES:</b>	FEE
Rental Dwelling License (Valid for up to three years)	\$25.00
Rental Dwelling Inspection - Base Fee (\$75.00 per dwelling)	\$75.00
Rental Dwelling Inspection - Unit Fee (\$25.00 per unit added to the base fee)	\$25.00
Rental Dwelling - Follow-up Inspection	\$0.00
Rental Dwelling - Reinspection (Minimum charge of one hour)	\$70.00
<b>OTHER INSPECTIONS AND FEES:</b>	HOURLY RATES
1. Inspections outside of normal business hours (minimum charge of two hours):	\$75.00 *
2. Reinspection fees assessed under provisions of Section 108.8:	\$75.00 *
3. Inspections for which no fee is specifically indicated (minimum charge of one-half hour):	\$75.00 *
4. Additional plan review required by changes, additions or revisions to plans: (minimum charge of one-half hour)	\$75.00 *
5. For use of outside consultants for plan checking and inspections, or both:	Actual costs **
6. Additional inspection fee where work commenced prior to application:	\$75.00 *
* Or the total hourly cost, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
** Actual costs include administrative and overhead costs.	

<b>ENGINEERING FEES</b>			
<b>Plan and Specification Fees:</b>			
Prints Size 22" x 34" and Larger:			\$10.00 first print
			\$5.00 each additional print
Electric Plans and Specs			\$20.00
<b>Right-of-Way Utility &amp; Permit Fees:</b>			
Work in the Right-of-Way Permit Fee			No Charge
Annual Registration Fee			No Charge
Utility Permit Fee *			\$100.00
Utility Permit Extension Fee *			\$100.00
Delay Penalty			\$100.00 per day
* Fees may be waived or combined in accordance with City Code, Chapter 14, Section 14.12.			

<b>NUISANCE VIOLATION</b>			
1st Inspection Notice - Courtesy Notice:			\$0.00
2nd Reinspection Notice - Official Notice of Violation Issued:			\$55.00
3rd Reinspection Notice - Citation Issued or sent to Council for declaring Public Nuisance:			\$75.00
Junk Ordinance-Declared Public Nuisance by City Council:			All actual costs of cleanup

<b>PRIVATE ACTIVITY REVENUE BOND (CONDUIT DEBT ISSUANCE) FEES</b>			
Non-Refundable Application Fee:			\$2,500.00
<b>Administrative Fee -</b>			
1. Private businesses and other organizations which pay local property taxes:			
At bond closing, an administrative fee in the amount of 1/4 of one percent (0.25%) of the principal amount of the bonds.			
ADMINISTRATIVE FEE, cont.			
2. Businesses and organizations which do not pay local property taxes:			
At bond closing, an administrative fee in the amount of 1/8 of one percent (0.125%) of the principal amount of the bonds, and annually thereafter 1/8 of one percent (0.125%) of the outstanding principal amount of the bonds. The administrative fee may be paid in a lump sum at bond closing, or may be paid semiannually while the bonds are outstanding at the times specified in the bond documents.			

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**PUBLIC IMPROVEMENT ASSESSMENT FEES**

Deferred Assessments

All deferred assessments shall be subject to interest.

New Subdivisions - Public Streets

Street signs, street lighting, and boulevard trees in new subdivisions (assessed with a city street construction project, or paid by the developer as a fee per the Developer's Agreement if a city-administered assessable project, regardless of quantities installed).

Street sign charge:	\$300.00 per road station
Boulevard tree charge:	\$400.00 per road station
Street lighting charge:	Actual costs

Note: Road Station = 100 linear feet as measured along the centerline of new public streets.

New Subdivisions - Private Streets Only

Street sign charge:	\$500.00 per connection to public street
Boulevard tree charge:	\$400.00 per connection to public street
Street lighting charge:	Actual costs

Note: If public streets are constructed in conjunction with private streets, only "Public Street" charges shall apply. When connection charges apply, the fee shall be paid regardless of what is installed at the intersection.

Reconstruction Projects:

All Commercial & Industrial Street Reconstruction (9-ton design):	\$43.00 per L.F. frontage
All Residential Street Reconstruction (7-ton design):	\$35.00 per L.F. frontage
(Rates calculated at 25% of project costs.)	
Bituminous Alley Reconstruction (based on 25% of project costs):	\$10.00 per L.F. frontage
Gravel Alley Paving (based on 50% of project costs):	\$20.00 per L.F. frontage

Sanitary Sewer Service & Water Service Replacement During

<u>Reconstruction (based on 100% of project costs):</u>	
6" P.V.C. sanitary sewer service*:	\$1,600.00 each
1" or smaller copper water service*:	\$1,600.00 each

\* Fee reduced to \$1,440.00 each if sewer & water services are constructed through same project (10% savings).

8" or larger sanitary sewer service:	Charge actual costs
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6" or larger sanitary sewer service.	Charge actual costs
1-1/2" or larger water service:	Charge actual costs

<b>ZONING, SUBDIVISION, AND GENERAL LAND USE PERMITS</b>			
1. State surcharges will also be applied to the appropriate fees.			
2. No fee for developments with less than 0.01 acre of new impervious surface (aggregate base is considered impervious surface).			
3. For certain land use permits, the City of Red Wing charges a nonrefundable base fee and an escrow account fee as shown below. The base fee is nonrefundable. Actual staff review expenses and direct costs are charged against the escrow account. Any escrow account balance is refunded to the applicant once the zoning approval is given and all conditions of approval have been substantially met. For project reviews that require additional staff time and direct costs beyond the limits of the initial base fee and escrow account, the City reserves the right to require an additional escrow account payment. The escrow account fees are placed in a noninterest-bearing account. Staff expense reimbursement is charged for private development and not for public projects. Base fees and initial escrow account fees are set as noted below			
4. Public projects that are sponsored by public agencies are not required to pay the escrow account fee and will not be charged for staff review expenses. Public agencies include the State, County, School District and any City agency such as the Red Wing Port Authority and Red Wing Housing and Redevelopment Authority.			
5. Multiple applications - there are instances where more than one permit is applied for at the same time for the same development. In these instances, the applicant shall pay one base fee and escrow account. The base and escrow account fee paid in these instances shall be the fees associated with the highest cost permit.			
<b><u>SUBDIVISION PERMIT/APPLICATION FEES:</u></b>			
		<b><u>FEE</u></b>	<b><u>ESCROW</u></b>
Plats - Final		\$500.00*	see "A"
Plats - Preliminary		\$1,000.00*	see "A"
* To the base fee shall be added \$15.00 per lot.			
<b><u>ZONING PERMIT/APPLICATION FEES:</u></b>			
		<b><u>FEE</u></b>	<b><u>ESCROW</u></b>
Certificate of Compliance - Fence, Home Occupation, Pools		\$40.00	None
Certificate of Compliance - All Other		\$110.00	None
Certificate of Design Review		\$40.00	None

Conditional Use Permit - Industrial, Commercial, Civic			\$220.00	\$500.00
Conditional Use Permits - Residential			\$190.00	\$500.00
Grading and Erosion Control:				
Less Than or Equal to 1/2 Acre			\$220.00	None
More Than 1/2 Acre			\$265.00	\$300.00
Land Division Correction			\$165.00	\$300.00
Minor Subdivision			\$250.00	\$300.00
Planned Developments			\$1,320.00	see "A"
Planned Developments - Plan Change			\$550.00	None
Resubdivision			\$165.00	None
Rezoning			\$250.00	see "A"
Signs			\$40.00*	None
*\$40.00 Per Sign to a Maximum of \$200.00				
Stormwater Management Plans - Commercial/Industrial			\$200.00	\$300.00
Stormwater Management Plans - Residential			\$150.00	None
Text Amendments			\$100.00	\$500.00
Variances - Industrial, Commercial, Civic			\$220.00	\$500.00
Variances - Residential Existing Construction			\$110.00	None
Variances - Residential New Construction			\$165.00	\$500.00
Zoning Appeal			\$50.00	None
<b><u>OTHER PERMIT/APPLICATION FEES:</u></b>			<b><u>FEE</u></b>	<b><u>ESCROW</u></b>
Additional Administrative Fee for Signs Installed Without a Permit as per Division 65-090 of the Red Wing Zoning Code			\$75.00	None
Annexation Petitions			\$150.00	see "B"
Comprehensive Plan Amendment - Developer Initiated			\$200.00	see "B"
Environmental Assessments			\$500.00	\$1,500.00
Environmental Assessments - Residential Historic Properties			\$165.00	None
Heritage Preservation Design Review			\$50.00	None
Public Hearing Notice			\$100.00	None
Reinspection Fee as per Division 95-030 B) of the Red Wing Zoning Code			\$55.00	None
<b>A =</b> 0 -10 Acres: \$500.00			<b>B =</b> 0 -10 Acres: \$0.00	
10+ - 40 Acres: \$1,000.00			10+ - 40 Acres: \$500.00	

Over 40 Acres:	\$1,500.00	Over 40 Acres:	\$1,000.00
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ZONING, SUBDIVISION, AND GENERAL LAND USE PERMITS, cont.

**FEES IN LIEU OF PARK LAND DEDICATION**

Equivalent cash amounts for new subdivisions and planned development for recreational facilities are charged at the time building permits are issued and are as follows:

Apartments & Townhouses:	\$225.00 per bedroom
Commercial and Industrial Subdivisions	
Planned Industrial Development and	
Planned Commercial Development:	\$1,450.00 per gross acre of development
Double-Family Dwelling:	\$500.00 per unit*
Single-Family Dwelling:	\$525.00 per unit*

\* Planned Residential Development to be calculated based on per unit fees shown above.

Further Explanation

Residential Applicants shall include the following land uses:

- Single family, duplex, townhomes, apartments, boarding houses, garage projects, associated fences, residential pools
- Student housing, housing for the elderly
- Churches, convents, cemeteries
- Public non-commercial recreational uses, campgrounds, nature centers
- Agricultural uses, forestry
- School and day care (public and nonprofit)
- Group homes
- Home occupations
- Bed and Breakfast

**PROPERTY VACATION FEES**

Filing Fee for Petition to Vacate:	Easements	\$225.00
	Parks	\$425.00
	Streets	\$425.00

(Includes publication and mailing of required notices, if any.)

<b><u>RATES &amp; CHARGES FOR PROJECT REVIEWS &amp; REINSPECTIONS:</u></b>				<u>HOURLY RATE</u>
City Attorney				Per City Attorney Contract
Clerical				\$45.00 *
Planning Director				\$80.00 *
Assistant Planning Director				\$55.00 *
Outside Consultants				Actual Costs **
Mailing Cost				Actual Costs **
* Or the total hourly cost, whichever is greatest. This cost shall included supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.				
** Actual costs include administrative and overhead costs.				
<b><u>REPORTS AND MAPS</u></b>				
Comprehensive Guide Plan:				\$25.00
Zoning Map:				\$10.00
Zoning and Subdivision Ordinance:				\$25.00
<u>Additional Information</u>				
Contact:		City Hall		
		315 W 4th Street		
		Red Wing, MN 55066-2529		
		(651) 385-3608		