

GROWTH MANAGEMENT

Development Services Fees	FY 2023-2024	FY 2024-2025
Planning/Zoning/Development Fees		
General Fees		
Rezoning	1,250.00	1,250.00
Resolution	500.00	500.00
Public hearing	1,000.00	1,000.00
Abrogation	1,500.00	1,500.00
Vacation of plat	1,500.00	1,500.00
Signage for P&Z or City Council review	750.00	750.00
Neighborhood meetings (rezoning, land use amendments, PUDs or shopping center site plans) if the city participates in the preparation or notification of the meeting.	75.00	75.00
General Developer's Agreement	2,000.00	2,000.00
Letter of compliance/research	300.00	300.00
Home occupation permit, plus an annual renewal fee of 10.00	25.00	25.00
Mobile Home Site/Developer's Agreement	2,000.00	2,000.00
Miscellaneous Agreement	2,000.00	2,000.00
Environmental study (non Development of Regional Impact), per study	2,500.00	2,500.00
Tree removal application	100.00	100.00
Tree Restoration Plan Review	750.00	750.00
Tree Replacement Per Tree	-	750.00
Site permit (site, subdivision and PUD plans) 300.00 for the first 50,000 square feet plus 20.00 for each additional 25,000 square feet or major fraction thereof	starting at 300.00	starting at 300.00
Retention/maintenance of imaged approved plans and related documents (cost per page)	5.00	5.00
Annexation (See Footnote below)		
1. Joint annexation, land use amendment and rezoning for a parcel of land one acre or less in size which contains an existing single family or duplex dwelling	500.00	500.00
2. All other annexations	2,500.00	2,500.00
Chapter 163 Development Agreements		
Chapter 163/Concurrency Development Agreement	7,500.00	7,500.00
Chapter 163/Concurrency Development Agreement Amendment	6,000.00	6,000.00
Minor amendment to a Chapter 163 Development Agreement (changes pertaining to one section of the agreement that does not address traffic studies or mitigation)	3,000.00	3,000.00
Code Amendments		
Amendments to land development regulations	2,500.00	2,500.00
Amendments to land development regulations (table of permitted uses)	4,000.00	4,000.00
Concurrency Processes		
Concurrency determination application, minimal review	100.00	100.00
Concurrency determination application	750.00	750.00
Concurrency determination application with alternate date	900.00	900.00

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Development of Regional Impact (DRI) Processes		
Development of regional impact which includes development order	60,000.00	60,000.00
Amendment to development order	7,500.00	7,500.00
Rescinding a DRI Agreement	1,000.00	1,000.00
DRI annual report	250.00	250.00
Historic district processes		
Certificate of Appropriateness Application for Demolition	1,000.00	1,000.00
Fee for Doing Work Without a Certificate of Appropriateness	100.00	100.00
Resubmitted certificate of appropriateness application based on a prior approval within the previous six months	50.00	50.00
Historic district nomination	300.00	300.00
Residential Business Historic (RBH) (Ordinance No. 5882 public hearing, certificate of appropriateness and developer's agreement)	2,000.00	2,000.00
Land Use Plan Amendments		
Small-scale land use amendment (up to 50 acres)	2,500.00	2,500.00
Large-scale land use amendment (over 50 acres)	5,000.00	5,000.00
Text amendment associated with a map amendment	1,500.00	1,500.00
Amendments to the comprehensive plan goals, objectives and policies	5,000.00	5,000.00
PD (Planned Development)		
Rezoning/PD plan	3,000.00	3,000.00
Single-Family Attached Developments in the R-3 Zoning District		
1. Rezoning	1,250.00	1,250.00
2. Amendment	1,250.00	1,250.00
3. Site plan review/Developer's Agreement/Neighborhood meeting subdivision review	2,500.00	2,500.00
4. Administrative review	400.00	400.00
Site Plan Review		
Site plan review (buildings under 30,000 square feet) (The initial fee includes the first submittal and first resubmitted review, any further submittal will require the revised site plan fee)	2,500.00	2,500.00
Site plan review (buildings over 30,000 square feet), plus .0175 per square feet (The initial fee includes the first submittal and first resubmitted review, any further submittal will require the revised site plan fee)	2,500.00	2,500.00
Revised site plan (e-plans) 80.00 per page up to a max of 1,000.00 (any submittal beyond the first submittal and first resubmitted review)	80.00 per page up to 1,000.00	80.00 per page up to 1,000.00
Revised site plan 400 (any submittal beyond the first submittal and first resubmitted review)	1,000.00	1,000.00
Site plan inspection: For first 50,000 square feet of land developed, plus 200.00 for each additional 50,000 square feet or portion	750.00	750.00
Minor site plan (The initial fee includes the first submittal and first resubmitted review, any further submittal will require the revised site plan fee)	1,250.00	1,250.00

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Revised minor site plan (e-plans) 50.00 per page up to a max of 250.00 (any submittal beyond the first submittal and first resubmitted review)	50.00 per page up to 250.00	50.00 per page up to 250.00
Revised minor site plan (any submittal beyond the first submittal and first resubmitted review)	250.00	250.00
Review of county site plan	500.00	500.00
Special Exception Variances		
1. Special Exception	1,250.00	1,250.00
2. Variance through Board of Adjustment	1,250.00	1,250.00
3. Administrative variance	400.00	400.00
4. Special exception and variance application on the same parcel	1,500.00	1,500.00
Subdivisions		
1. Pre-Conceptual Plan fee	500.00	500.00
2. Conceptual Plan fees		
a. 1-15 lots @ 350.00 plus 17.50 per lot or parcel	350.00	350.00
b. 16 lots and up @ 700.00 plus 17.50 per lot or parcel	700.00	700.00
c. Revised conceptual plan 1-15 lots (e-plans) 87.50 per page up to a max 350.00 (any submittal beyond the first submittal and first resubmitted review)	87.50 per page up to 350.00	87.50 per page up to 350.00
d. Revised conceptual plan 16 lots and up (e-plans) 175.00 per page up to a max 700.00 (any submittal beyond the first submittal and first resubmitted review)	175.00 per page up to 700.00	175.00 per page up to 700.00
3. Improvement plan review fee 1,000.00 plus 30.00 per 100 feet of road	starting at 1,000.00	starting at 1,000.00
a. Revised improvement plan (e-plans) 125.00 per page up to a max 1,000.00 (any submittal beyond the first submittal and first resubmitted review)	125.00 per page up to 1,000.00	125.00 per page up to 1,000.00
4. Final Plat Fee		
a. 1-15 lots @ 450.00 plus 17.50 per lot or parcel	450.00	450.00
b. 16 lots and up @850.00 plus 17.50 per lot or parcel	850.00	850.00
5. Developer's agreement	1,500.00	1,500.00
6. Inspections: Two and a half percent (2.5%) of the total cost of subdivision improvements, as defined in code of ordinance (section 114-3), or as defined in the developer's agreement.	←	See Description
7. Review of county subdivision plans	1,000.00	1,000.00
8. Review of As-Built Drawings: One half of one percent (0.5%) of the total cost of subdivision improvements, as defined in section 114-3, or as defined in the developer's agreement.	←	See Description
9. Items 1-6 may include additional city attorney fees as defined by Section 114-10	←	See Description

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Subdivisions (continued)		
10. Where city staff is required to review the Conceptual Plan (Step b), the Improvement Plan (Step c) more than two times an additional fee shall be required. The additional fee shall be equal to the original base fee for the appropriate step and apply to each additional review starting with the third review that results in additional comments to be addressed.	←	See Description
11. Termination of Developer's Agreement per ordinance 2012-49	500.00	500.00
12. Termination of Developer's Agreement needing council	750.00	750.00
13. Lot Reconfiguration	100.00	100.00
Traffic and Parking Studies		
Traffic study	3,000.00	3,000.00
Traffic Study Methodology	750.00	750.00
Revised traffic study resubmitted after the initial review	1,500.00	1,500.00
Parking Study (staff review only)	500.00	500.00
Parking Study (P&Z public hearing)	1,000.00	1,000.00
BUILDING/CONSTRUCTION FEES		
Administration, Forms, Additional Service Fees		
Change of Contractor (from one contractor or "To be announced" to another)	50.00	50.00
Big Box/Grocery Temporary Certificate of Occupancy Permit (30	1,000.00	1,000.00
Commercial Certificate of Occupancy	75.00	75.00
Residential Certificate of Occupancy	50.00	50.00
Commercial Permit Extension Fee (180 days maximum)	100.00	100.00
Residential Permit Extension Fee (180 days maximum)	75.00	75.00
Preliminary Inspection/Walk-thru Fee During Normal Operational Hours	75.00	75.00
Change of Occupancy/ownership inspections	75.00	75.00
Education Impact Processing Fee	-	25.00
Single-Family Residential Transportation Impact Processing Fee	-	25.00
All Other Uses Transportation Impact Processing Fee	-	35.00
Building Permits		
1. Early Start Permit Fee	50.00	50.00
2. Paving/repaving/restriping		
a. Parking Lot Paving Permit for lots under 50,000 sq. ft. in size	100.00	100.00
b. Parking Lot Paving Permit for lots over 50,000 sq. ft. in size	200.00	200.00
c. Plus \$50 when job cost < \$50K or \$100 when job cost > \$50K	←	See Description
3. Residential permits		
a. Residential re-roof	100.00	100.00
b. Residential non-refundable submittal plan review, new SFR/Dpx	100.00	100.00
c. Residential non-refundable submittal plan review fee for additions and renovations	50.00	50.00
d. Residential plan review for each revision	50.00	50.00

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e. Plus, for SFR/Dpx new construction/renovations/additions:		
1) 0.05 per square ft. of addition only; and	←	See Description
2) Construction and repairs: 0.25 for each 100 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	←	See Description
4. Commercial permits		
a. Commercial non-refundable submittal review fee		
1) Job cost < \$50K	50.00	50.00
2) Job cost > \$50K	100.00	100.00
b. Commercial building plan review: For review of each plan, there shall be a fee in the amount of 50 percent of the permit fee	←	See Description
c. Commercial plan review for each revision	50.00	50.00
d. Plus the following when provided:		
1) Construction and repairs: 0.25 for each 100 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	←	See Description
2) Total square footage under roof applicable to construction times 0.05	←	See Description
Electrical permit fees		
For each issuing permit	50.00	50.00
Plus:		
1. For standard improvements: Total square footage under roof applicable to construction times 0.015; plus	←	See Description
2. For special improvements: 0.25 for each 100.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment when applied.	←	See Description
Gas permit fees		
For each issuing permit	50.00	50.00
Plus:		
For special improvements: 0.25 for each 100.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	←	See Description
Mechanical permit fees		
Residential Mechanical Changeout	75.00	75.00
For each issuing permit	50.00	50.00
Plus:		
1. For standard improvements: total square footage of air conditioned floor area applicable to construction times 0.015	←	See Description
2. For special improvements: 0.25 for each 100.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	←	See Description
Plumbing permit fees		
For each issuing permit	50.00	50.00
Plus:		

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1. For standard improvements: the total square footage under roof applicable to construction times 0.015	←	See Description
2. For special improvements: 0.25 for each 100.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	←	See Description
Other permits		
1. Moving buildings: For buildings moved within the city limits	100.00	100.00
2. Building demolition: For the issuance of each permit, per building	50.00	50.00
3. Pumps (service station), each	50.00	50.00
4. Tanks (service station), each	50.00	50.00
5. Temporary structures, each	40.00	40.00
6. Mobile home setup for issuance of each permit	100.00	100.00
7. Pools		
a. Commercial pool		
1) non refundable submittal fee of \$50 when job cost < \$50K or \$100 when job cost > \$50K; plus	←	See Description
2) for each issuing permit; plus	50.00	50.00
3) 0.25 for each 100.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	←	See Description
a. Residential pool		
1) non refundable submittal fee; plus	50.00	50.00
2) for each issuing permit; plus	50.00	50.00
3) 0.25 for each 100.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	←	See Description
8. Driveway permit		
a. For each issuing permit	75.00	75.00
b. Construction and repairs: 0.25 for each 100.00 or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs, exclusive of equipment.	←	See Description
9. Right of way permit	50.00	50.00
FIRE FEES		
Plan reviews and related services by fire department:		
1. Site plan/subdivision review, per phase	150.00/250.00	150.00/250.00
2. Fire sprinkler/standpipe systems (up to 10,000 sq. ft.), per system, per building	100.00	100.00
a. Fire line underground, 100.00 plus 50.00 per every 200 feet of underground fire line installed	←	See Description
3. Fire sprinkler/standpipe systems (over 10,000 sq. ft.), per 1,000 sq. ft. over 10,000 sq. ft. system, per building, up to a maximum cap of \$6,500 total.	15.00	15.00
4. Fire pump, per pump	75.00	75.00
5. Fire alarm systems (up to 10,000 sq. ft.) per system, per building	100.00	100.00

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6. Fire alarm systems (over 10,000 sq. ft.) per 1,000 sq. ft. over 10,000 sq. ft. up to a maximum cap of \$6,000 total.	15.00	15.00
7. Smoke evacuation systems (up to 10,000 sq. ft.), per system, per building	100.00	100.00
8. Smoke evacuation systems (over 10,000 sq. ft.) per 1,000 sq. ft. over 10,000 sq. ft.	25.00	25.00
9. Fire suppression systems (hoods or paint booths), per system	100.00	100.00
10. Ventilation systems (hoods or paint booths), per system	75.00	75.00
11. Emergency generator systems, per system	75.00	75.00
12. Fuel tanks above ground (liquid or gas) Each includes plan review and inspection of installation supports	75.00	75.00
13. Fireworks: (public or private displays), per display	100.00	100.00
14. Tents (sales, carnivals, and revivals), per site	150.00	150.00
15. Amusement parks (fairs, carnivals, and festivals), per site	100.00	100.00
16. Burn permits:		
a. Open burning permit (each for rural or commercial)	50.00	50.00
b. Special - no charge for campfires, ceremonials		
17. Miscellaneous Review	50.00	50.00
New Construction Inspection Fees & Related Services by Fire Department		
1. First inspection - no additional charge (included with plans review fees)	←	See Description
2. First reinspection	50.00	50.00
3. Second reinspection	100.00	100.00
4. Third reinspection and each additional reinspection	150.00	150.00
SOLID WASTE FEES		
1. Residential -- 265.00 per residential unit and shall be due and payable at the time of council approval of the plat.	←	See Description
2. Commercial developments -- 115.00 per cubic yard of dumpster capacity required, plus 66.00 per cubic yard collected multiplied by the number of times collected per week. The fee shall be calculated, due and payable within 30 days of initiation of permanent electric service.	←	See Description
SIGNAGE		
On-site Signage		
Signage application	75.00	75.00
Sign on a city sidewalk in the FBC zoning district	50.00	50.00
Permanent freestanding, roof and projecting on-site signs needing a permit shall be as follows:		
a. For illuminated signs, 0.30 for each square foot of each face.	0.30 per sq. ft.	0.30 per sq. ft.
b. For nonilluminated signs, 0.20 for each square foot of each face.	0.20 per sq. ft.	0.20 per sq. ft.
A permit fee shall not be less than 75.00, nor shall it exceed 300.00.	75.00 up to 300.00	75.00 up to 300.00
Wall, window and fascia signs requiring a permit shall be as follows:		
1. For illuminated signs	75.00	75.00
2. For nonilluminated signs	75.00	75.00

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Temporary signs requiring a permit shall be 35.00 for each permit period. The permit fee may be waived by the building official for nonprofit organizational use if, in his opinion, the erection of the sign will not require city inspections.	35.00	35.00
Off-Site Advertising Signs		
Off-site advertising signs shall be 20.00 plus 0.50 for each 100.00, or major fractional part thereof, of the sworn estimate of the cost of construction, reconstruction or repairs. Where the cost of any construction or repair is, in good faith, estimated to be less than 100.00, then in that event no permit shall be required or fees collectible for such construction or repair.	←	See Description
License for off-site advertising signs must be renewed annually by payment of a renewal fee of 200.00 for each off-site advertising sign face.	200.00	200.00
LICENSES/CERTIFICATIONS/OTHER FEES		
Certification/License Fees		
Certificate of competency - exterior examination	25.00	25.00
Certificate of competency - letter of reciprocity	25.00	25.00
Mobile vendor license application fee	50.00	50.00
Mobile vendor license yearly renewal fee	150.00	150.00
Other Fees		
Special subcontractor's license	100.00	100.00
Sidewalk café - administrative review fee	100.00	100.00
Electric Fence License - administrative review fee	125.00	125.00
Electric Fence License - annual renewal fee	25.00	25.00
Pawn broker / Second hand dealer license	50.00	50.00
Fortuneteller administrative review fee	50.00	50.00
Contractor - general certification	75.00	75.00
Contractor - tested certification	75.00	75.00
Contractor - certified certification	25.00	25.00
Contractor - recertification	75.00	75.00
Donation Boxes (For Profit)	50.00	50.00
Alcoholic beverage location permit		
1. New alcoholic beverage location permit (new location)	350.00	350.00
2. Change of ownership/leaseholder	150.00	150.00
3. Annual renewal fee for alcoholic beverage permits: 100.00 (due and payable on or before October 1 of each year). If a permit holder fails to pay the annual renewal fee on or before October 1 of each year then the renewal fee shall be increased to 200.00, but only if paid on or before November 1 of each year. Thereafter, the permit shall become void and a new location permit must be applied for pursuant to this chapter with the new location fee of 200.00. The voided permit holder must stop selling alcoholic beverages after November 1.	←	See Description

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4. If a business is selling alcoholic beverages without a location permit or with a voided location permit after November 1 of each year, the owner of the business selling alcoholic beverages or the voided permit holder will be required to pay 400.00 for a new location permit plus 400.00 for every year selling alcoholic beverages without a location permit. A business that is selling alcoholic beverages without a location permit must stop selling alcoholic beverages immediately.	←	See Description
Alcoholic beverage location permit - sign deposit	50.00	50.00
Alcoholic beverage location permit for a special event - profit	200.00	200.00
Alcoholic beverage location permit for a special event - nonprofit	50.00	50.00
Code Enforcement fees		
Case prosecution costs (per case based)	←	See Description
Lien search fee (per lien search)		
Special Events		
Special event application (one day with no alcohol) - profit	300.00	300.00
Special event application (one day with no alcohol) - nonprofit	N/A	N/A
Special event application - carnival, circus, public exhibition and rodeo	500.00	500.00
Adult use establishment permit	500.00	500.00
Teen dance application	250.00	250.00
Dance hall administrative review fee	250.00	250.00
Valet parking fees		
1. New Valet License	500.00	500.00
2. Annual renewal fee	150.00	150.00
Paid/metered parking rates per hour		
Parking meters located south of State Road 40		1.25
Parking meters located north of State Road 40		0.75
Pay lots south of State Road 40		0.75
Pay lots north of State Road 40		0.50
Maps/Documents		
Designates Fee/Rate Changes		
Footnote: City can waive annexation/land use/zoning fees for an owner of developed property in the County who is seeking water and sewer services from the City. A property owner must enter into an annexation agreement to qualify for fee waivers.		