

ZONING FEE COMPARISON

Zoning fees last changed 2-19-05

updated 12/15/2010

ZONING FUNCTION	CURRENT FEE	% PROPOSED FEE INCREASE	PROPOSED FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY PROPOSED FEE	MINNEAPOLIS FEES	BLOOMINGTON FEES
<i>Site plan review, administrative:</i> residential, 1-2 dwelling units	\$110, 1-4 dwelling units	82%	\$200 residential, 1-2 dwelling units	\$316	63%	\$400	
<i>Site plan review, administrative:</i> all other uses	\$435 for first 25,000 square feet of land \$85 for each additional 25,000	15% 135% for additional lot size	\$500 up to 10,000 sq. ft. of land, \$200 for each additional 10,000 sq. ft. of land for all other uses	\$2,525/plan	20+%	\$400 up to 10,000 square feet of land, \$600 for 10,000 sq ft to 1 acre and \$800 for > 1 acre	\$110
Additional fee for sites on steep slopes, in the critical area or tree preservation overlay	0	New charge	\$260	\$211 small sites \$340 < 1 acre \$470 > 1 acre	100%		
TDM plan	New function	New charge	\$450 for TDM plan	\$450	100%	\$525 for TDM plan	
<i>Site plan review, planning commission:</i> Additional charge for site plans that are reviewed before the planning commission	0	New charge	\$300	\$1,119	27%	\$700 up to 10,000 square feet of land, \$1,000 for 10,000 sq ft to 1 acre and \$1,350 for > 1 acre	\$360 for site plans before the planning commission. \$420 for site plans before the city council
<i>Design review:</i> for new single family dwellings and duplexes	New function	New charge	\$45	\$46	98%		
<i>Design review:</i> for additions to single family dwellings and duplexes	New function	New charge	\$30	\$31	97%		

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<i>Conditional use permit:</i>	\$750 up to 1 acre of land, \$200 for each additional acre of land, and an additional fee of \$180 for a river corridor conditional use permit	7%	\$800 up to 1 acre of land, \$200 for each additional acre of land, and an additional fee of \$180 for a river corridor conditional use permit	\$1,080	74%	\$550 up to 10,000 square feet of land, \$750 for 10,000 sq ft to 1 acre, \$950 for > 1 acre, \$550 for CUPs related to signs and \$2,250 for CUPs for planned unit developments	\$760
<i>Major variance:</i> one- and two-family residential and signs	\$435	20%	\$520	\$718	72%	\$400 up to 10,000 square feet of land, \$600 for 10,000 sq ft to 1 acre and \$800 for > 1 acre	\$270
<i>Major variance:</i> multiple-family residential	\$470	19%	\$560	\$813	69%		\$520
<i>Major variance:</i> commercial, industrial, institutional	\$680	20%	\$815	\$882	92%		\$520
<i>Minor variance (single family additions):</i>	\$350	20%	\$420	\$603	70%		\$270
<i>Nonconforming use permit, determination of similar use:</i>	\$650	8%	\$700	\$1,080	65%	\$550	

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<i>Appeals:</i> for appeals from administrative decisions to the board of zoning appeals or planning commission	\$435	20%	\$520	\$819 appeals to the BZA \$848 appeals to planning commission	63% 61%	\$350	\$150
<i>Appeals:</i> for appeals from decisions of the board of zoning appeals or planning commission to the city council	\$435	1%	\$440	\$444 appeals from BZA \$551 appeals from planning commission \$1,170 site plan appeals from planning commission	99% 80% 36%	\$350	\$200
<i>Rezoning:</i>	\$1,000 up to 1 acre of land, \$250 for each additional acre of land, and an additional fee of \$250 for rezoning to PD or TN3(M)	20%	\$1,200 up to 1 acre of land, \$250 for each additional acre of land, plus an additional fee of \$500 for rezoning to TN3(M) and an additional fee of \$1000 for rezoning to PD	\$1,286	93%	\$650 up to 10,000 square feet of land, \$900 for 10,000 sq ft to 1 acre and \$1,100 for > 1 acre plus \$25 fee for publishing in the newspaper	\$1,420 A total fee of \$3,200 for PD rezoning
<i>Subdivision review:</i> lot split, adjustment of common boundary	\$140	114%	\$300	\$548	55%	\$350	\$360

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<i>Subdivision review:</i> Preliminary plat/registered land survey	\$500 up to 1 acre of land, and \$125 for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey	20%	\$600 up to 1 acre of land, and \$125 for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey	\$1,028 preliminary and final review	80%	\$1,000 preliminary and final review	\$360 plus \$80 per lot for 1- & 2-family \$710 plus \$150 per acre for all other uses
<i>Subdivision review:</i> final plat/registered land survey	\$200	12%	\$225				\$360 plus \$20 per lot or outlot
<i>Subdivision review:</i> variance of subdivision regulations to be considered by the city council	\$435	20%	\$520	\$854	61%		\$520
<i>City council interim use permit:</i>	0	New charge	\$700	\$815	86%	\$450 up to 10,000 square feet of land, \$650 for 10,000 sq ft to 1 acre and \$850 for > 1 acre	\$360
<i>Zoning compliance letter, research:</i> one- and two-family residential	\$50	100%	\$100	\$103	97%		\$85

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<i>Zoning compliance letter, research:</i> all other uses	\$80	187%	\$230	\$234	98%		\$85 Zoning compliance analysis: \$250 + \$100 for research > 2 hrs.
<i>Zoning compliance letter, research:</i> expedited request	0	New charge	\$100 additional				
<i>Administrative staff reviews:</i> review of request for reasonable accommodation (sober houses)	New function	New charge	\$355	\$355	100%		
<i>Administrative staff reviews:</i> statement of clarification (administrative determination of similar use)	0	New charge	\$375	\$378	99%		
<i>Administrative staff reviews:</i> review of shared parking permit	0	New charge	\$215	\$216	100%	\$100	
<i>Administrative staff reviews:</i> review of demolition permit	0	New charge	\$85	\$86	99%		
<i>Administrative staff reviews:</i> review of antenna permit	0	New charge	\$105	\$109	96%	\$200	
<i>Administrative staff reviews:</i> a flood plain permit	New function	New charge	\$115	\$117	98%		

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<i>Wetland Conservation Act administrative determination:</i> Wetland Conservation Act exemption or no loss compliance letter	\$100	25%	\$125	\$127	98%		
<i>Wetland Conservation Act administrative determination:</i> wetland delineation review	\$250 regardless of size	-36% < 1 acre 28% > 1 acre	\$160 for sites less than 1 acre, \$320 for sites 1 acre or larger	\$162 < 1 acre \$324 > 1 acre	99% 99%		
<i>Wetland Conservation Act administrative determination:</i> wetland fill and replacement/sequencing plan review	0	New charge	\$460	\$461	100%		
<i>Wetland Conservation Act administrative determination:</i> appeals to the city council from decisions of the zoning administrator on wetland exemption or no loss determinations	0	New charge	\$490	\$493	99%		
<i>Zoning petition:</i> Delete charge, include in base application	\$2 each parcel for ownership list	-100%					

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<i>Late fee: Double fee</i>	Double fee up to \$430	Penalty fee for starting work without prior approval	Double fee up to \$1,000				
<i>SFV state fair vending permit:</i>	\$100	20%	\$120	\$141	85%		
<i>Fee for permits and approvals subject to annual review:</i>	\$50	20%	\$60	\$64, shared parking annual review	94%		
<i>Environmental review:</i>	0	New charge	Actual cost of review processes as determined by the planning director	Varies by project	100%	\$500 or the actual costs of environmental review processes as determined by the planning director, whichever is greater	\$1,420 for mandatory Environmental Assessment Worksheet \$5,660 for Environmental Impact Statement