

PART II
LAND DEVELOPMENT REGULATIONS

Chapter 101
GENERAL AND ADMINISTRATIVE PROVISIONS

Sec. 101-1. Applicability of chapter 1.

The provisions of chapter 1 of this Code apply to this part.

Sec. 101-2. Status.

While this part is a codification of the ordinances pertaining to land development regulations, provisions in Part I of this Code may also pertain to land development. The failure to include provisions in this part does not excuse failure to comply with such provisions.

Sec. 101-3. Land use fees.

(a) *Purpose.* The purpose of this section is to comply with Minn. Stats. § 426.353, subd. 4, which states that a municipality may prescribe fees sufficient to defray the costs incurred by it in reviewing, investigating, and administering an application for an amendment to an official control established pursuant to Minn. Stats. §§ 462.351—462.364 or an application for a permit or other approval required under an official control established pursuant to those sections. Fees as prescribed must be by ordinance.

(b) Building and construction fees.

<i>Section</i>	<i>Description</i>	<i>Fee</i>
105-21	Demolition permit – Demolition permit fees are based on valuation and require a regular building permit	
105-24	Residential heating, air conditioning, and gas piping permit fees:	
	For EACH heating or air conditioning unit, including air exchange units, bath/kitchen fans, in-floor heat systems, gas logs/fireplaces, factory wood burning and factory fireplaces – minimum 2 units, maximum 6 units	\$50.00
	For EACH gas fitting or connection, with a \$25.00 minimum on gas fitting (no state surcharge)	\$12.50
	Gas line/gas piping only	\$50.00
	Masonry fireplaces require a building permit with plans; fee is based on valuation	
	Residential Fixture Maintenance (plumbing and mechanical):	\$50.00
	This permit is for replacing a previously existing fixture or appliance where only disconnecting and reconnecting of existing pipes or ducts is to be done. This fee includes one inspection trip. *Examples of Fixture Maintenance Permits: sink, faucet, water heater, water softener, furnace replacement	
	Commercial heating, air condition, and gas piping permit fees:	
	Plumbing and Mechanical permit fees based on valuation	

	Plumbing minimum	\$75.00
	Mechanical minimum	\$75.00
	Gas line (\$25.00 minimum with mechanical permit) no state surcharge	\$12.50
	Gas line gas piping only	\$50.00
125-31	Trailers	\$38.00
	Occupancy permit	100.00
125-5	Appeal to applicant	50.00
38-1	Public lands permit (major) (value plus \$1,000.00)	200.00*
	*Fee applies only if public benefit is not derived	
105-21	Fees for building permits, fire suppression, inspection, and plan check shall be as described below	

<i>Total Valuation</i>	<i>Fee</i>
\$0.00 to \$500.00	\$38.50
\$501.00 to \$2,000.00	38.50, plus 3.36 for each add. 100.00 over 500.00 or fraction
\$2,001.00 to \$25,000.00	88.90, plus 15.40 for each add. 1,000.00 over 2,000.00 or fraction
\$25,001.00 to \$50,000.00	443.10, plus 11.11 for each add. 1,000.00 over 25,000.00 or fraction
\$50,001.00 to \$100,000.00	720.85, plus 7.70 for each add. 1,000.00 over 50,000.00 or fraction
\$100,001.00 to \$500,000.00	1,105.85, plus 6.16 for each add. 1,000.00 over 100,000.00 or fraction
\$500,001.00 to \$1,000,000.00	3,569.85, plus 5.23 for each add. 1,000.00 over 500,000.00 or fraction
\$1,000,001.00 and up	6,184.85, plus 4.02 for each add. 1,000.00 over 1,000,000.00 or fraction
Other inspections and fees	
Plan Check Fee (residential maintenance, mechanical and plumbing permits are exempt)	65% of the permit fee for residential building projects and all commercial projects
State Surcharge Fee – per MN Statute 326B.148. State Surcharge applies on all permits unless otherwise noted.	Based on the currently adopted State Surcharge Table

Inspections outside of normal business hours	\$60.00 per hour (two-hour min.)
Re-inspection fee	\$55.00
Inspections for which no fee is specifically indicated	\$60.00 per hour
Site inspection fee (residential)	\$50.00
Site inspection fee (commercial)	\$90.00
Additional plan review for changes	\$60.00 per hour (one hour min.)
Pre-move inspection	\$165.00
Moved-in structure (not including foundation, interior remodel, etc.)	\$275.00
Manufactured home installation plus state surcharge and requires a regular building permit if also doing basement, foundation, garage or entryway, fees are based on sq. ft. State Table	\$275.00
Photocopying incomplete applications 8 ½ x 11 black/white	\$.25
Photocopying incomplete applications 8 ½ x 11 color	\$1.00
Contractor License look-up fee and lead certification look-up fee	\$5.00
Special investigation fee (Work started without obtaining a permit. Applies even if no permit is pulled.)	100% of permit fee
Refunds: 80% of building permit fees on projects not yet started (within 90 days of permit issuance by municipality). No refund on plan review fees or maintenance permits	

Electrical Inspections	State of Minnesota Fee Schedule for Electrical Permits as Amended
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Residential Maintenance Permit Fees:

Re-Roof	\$75.00
Re-Side (excludes stucco work – building permit required)	\$75.00
Re-Window (if opening is not altered)	\$75.00
Exterior Door (if opening is not altered)	\$75.00
Garage Door (if opening is not altered)	\$75.00
Fence – any fence over 6’ requires a building permit (based on valuation)	
Shed – any shed over 120 square feet requires a building permit (based on valuation)	

Commercial Project Fees:

Building permit fees are based on valuation, including re-roof and re-side projects

Fire Sprinkler Systems require regular building permit; fees based on valuation (no state surcharge)

Fire Alarm Systems require regular building permit; fees based on valuation

(c) *Plumbing fees.*

<i>Section</i>	<i>Description</i>	<i>Fee</i>
	Residential: Per fixture with a minimum of \$75.00	\$7.50
	Residential Fixture Maintenance (plumbing and mechanical):	\$50.00
	This permit is for replacing a previously existing fixture or appliance where only disconnecting and reconnecting of existing pipes or ducts is to be done. This fee includes one inspection trip. *Examples of Fixture maintenance Permits: sink, faucet, water heater, water softener, furnace replacement	
105-21	Per 100 feet of pipe or fraction	\$8.00
	Per 100 feet of repair or fraction	
	Outside sewer and/or water inspection	\$35.00
105-21	Additional inspections	\$10.00
	Commercial plan review (plumbing permits)	
	Water distribution and drain, waste, and vent systems, including interceptor, separator or catch basin	
	25 or fewer drainage fixture units	\$150.00
	26 to 50 drainage fixture units	\$250.00
	51 to 150 drainage fixture units	\$350.00
	151 to 249 drainage fixture units	\$500.00
	250 or more drainage fixture units	\$3.00 per unit (max. of \$4,000.00)
	per interceptor, separator or catch basin	\$70.00
	Building sewer service only	\$150.00
	Building water service only	\$150.00
	Building water distribution (no drainage system)	\$5.00 per

		fixture unit or \$150.00, whichever is greater
	Storm drainage system	\$150.00 min. (or)
	per drain opening (maximum of \$500.00)	\$50.00
	per interceptor, separator, or catch basin	\$70.00
	Manufactured home park or campground	
	1 to 25 sites	\$300.00
	26 to 50 sites	\$350.00
	51 to 125 sites	\$400.00
	more than 125 sites	\$500.00
	Revision to previously reviewed or incomplete plans	
	Review of plans for which commissioner has issued two or more requests for additional information	\$100.00 per review or 10% of orig. fee, whichever is greater
	Proposer-requested revision	
	No increase in project scope	\$50.00 or 10% of orig. fee, whichever is greater
	Increase in project scope	\$50.00 plus differ. between orig. and revised project fee
(d)	Reserved.	
(e)	<i>Permits for wells.</i> Permits for drilling or deepening wells are \$65.00 per drilling or deepening.	
(f)	<i>Building relocation.</i> Moving permit fees as follows:	
	(1) If not on state or county highway, it requires conditional use permit at \$350.00.	
	(2) On state or county highways, there is no fee, but requires evidence of insurance and refundable \$250.00 of cash.	
(g)	<i>Land use administration fees.</i>	
	(1) Land use administration fees for the cost of staff reports, meetings, etc., are as follows:	
	Property file research administration fee for	\$15.00

nonowners	
Zoning letter	\$25.00
Building permit deposit (to cover staff review time/nonpickup)	
Minor projects (value less than \$1,000.00)	\$100.00
Major projects (value more than \$1,000.00)	\$500.00
Land use application fee (city staff)	
1 to 3 hours	No charge
More than 3 hours	\$75.00 per hour
Unauthorized construction/no permit issued	Double building permit fee

(2) Land use application outstanding balances. Any and/or all land use application outstanding balances from:

- a. An applicant must be paid before a new land application from that applicant will be accepted and deemed to be complete.
- b. A previous applicant seeking the same type of approvals involving the same parcel must be paid before the new application will be accepted and deemed complete.

(h) *Subdivision and zoning fees.*

<i>Section</i>	<i>Description</i>	<i>Fee</i>
105-22	New construction monitoring escrow	\$5,000.00
105-22	Temporary certificate of occupancy escrow	5,000.00
121-33	Waiver of platting fee	200.00
121-33	Subdivision exemption application fee	200.00
129-203	Fence permit	55.00
129-32	Zoning appeals/adjustment application	200.00
129-39	Zoning variance	200.00
129-38	Conditional use permit	350.00
129-40	Expansion permit	200.00
129-70	Vacation	350.00
129-353	Wetlands permit	350.00
129-33	Zoning amendment	350.00
	Preliminary plat	350.00, plus 15.00 per lot
	Final plat	350.00, plus 15.00 per lot
	Minor subdivision	
	Lot split	250.00

<i>Section</i>	<i>Description</i>	<i>Fee</i>
	Per lot over two lots	15.00
	Park dedication fee (minor)	1,100.00 per lot
	Park dedication fee (major)	1,100.00 per lot or 10% of market value (whichever greater)
	Planning Case Escrow Accounts (based on scope/complexity of proposed project)	
	Level 1: SF residential type applications such as setback for house remodel/addition projects	2000.00
	Level 2: MF residential type applications (i.e. CUP, etc.)	3000.00
	Level 3: New minor subdivisions or similar type more complex	5000.00
	Level 4: New major subdivisions and CUP for PUD	15000.00
129-287	Adult establishment license fee	2,000.00
	Police Department background check	65.00 per hour
119-2	Sign permit	100.00
	Sign alteration fee (structural alteration, up to the first \$1,000.00)	50.00
105-261	Erosion control const. and grading escrow deposit	5,000.00
105-261	Erosion control site inspection fee	70.00 (per inspection)
54-107	Containers in right-of-way	50.00
117-45	Portable storage container	50.00
129-194	Membrane structure	50.00

(Code 1987, § 380; Ord. No. 13-2003, 12-7-2003; Ord. No. 04-2004, 7-4-2004; Ord. No. 11-2004, 10-31-2004; Ord. No. 12-2004, 12-26-2004; Ord. No. 18-2005, 12-25-2005; Ord. 04-2006, 2-26-2006; Ord. No. 21-2006, 11-12-2006; Ord. No. 24-2006, 12-24-2006; Ord. No. 01-2007, 1-21-2007; Ord. No. 15-2007, 12-11-2007; Ord. No. 01-2008, 1-22-2008; Ord. No. 07-2010, 10-31-2010; Ord. No. 10-2012, 1-1-13; Ord. No. 15-2021, 01-02-2022; Ord. No. 11-2024, 11-24-2024; Ord. No. 13-2024, 12-22-2024; Ord. No. 05-2025, 12-7-2025)