



2022 Monticello Development Fee Schedule

Community Development - Building

County Assessor Fees: Building Valuation \$499,999 or less	\$50
Building Valuation \$500,000 or more.....	\$150
Basement Finish.....	106% of 1997 State recommended schedule
Building Inspection (non-permit related).....	\$60/hr (\$15 minimum for 15 min. or less)
Building Permit Fees.....	106% of 1997 State recommended schedule
Building Permit Surcharge	Use State-mandated fee
Contractor License Check Fee.....	\$5
Building Permit/Records – Duplicate.....	\$60/hour (\$15 minimum for 15 min. or less)
Blight Processing Fee	\$60 (per parcel)
Demolition Permit *	106% of 1997 State recommended schedule
	*Excavation permit may also be required by Public Works
Fire/Alarm/Fire Sprinkler System	106% of 1997 State recommended schedule
Master Plan Review.....	25% of building permit fee
Mechanical Permits: Residential	\$50 base + \$9/fixture + State surcharge
Commercial	1.5% of valuation or \$100 min. + State surcharge
Mobile Home Permit.....	\$200
Moving Buildings	\$150 + expense + demolition permit
Plan Review	65% of building permit fee
Plumbing Permit: Residential	\$50 base + \$9/fixture*
	(*fixture includes such things as traps, toilets, floor drains, sinks, showers)
Commercial	1.5% of valuation or \$100 min. + State surcharge
Rental Housing License Fee	\$45/per building + \$15 for each dwelling unit within the bldg
Rental Housing License Application/Late Fee	Double the standard license fee
Rental Housing License Transfer Fee	\$35
Residential Building Escrow:	\$2,000
Re-Roof Residential	\$150 + State surcharge
Re-Side Residential	\$150 + State surcharge
Window Replacement Residential	\$100 + State surcharge
Sign Permits: Permanent	\$50 for first \$1,000 of value (minimum fee \$50), \$10 each additional \$1,000 of value
Sign Permits: Temporary	\$50
State Surcharge on Building Permits:	
Valuation of Structure	Addition or Alteration Surcharge Computation
\$1,000,000 or less.....	.0005 x valuation
\$1,000,000 to \$2,000,000	\$500 + .0004 x (Value - \$1,000,000)
\$2,000,000 to \$3,000,000.....	\$900 + .0003 x (Value - \$2,000,000)
\$3,000,000 to \$4,000,000	\$1200 + .0002 x (Value - \$3,000,000)
\$4,000,000 to \$5,000,000.....	\$1400 + .0001 x (Value - \$4,000,000)
Greater than \$5,000,000	\$1500 + .00005 x (Value - \$5,000,000)
Surveys:.....	\$15
Utility Locate Fee: Residential	\$50
Commercial/Industrial	\$65

Community Development - Planning/Zoning

Administrative Home Occupation Permit	\$50
Community Garden Plot.....	\$30
Comprehensive Plan Amendment.....	\$200 + escrow (per chart)
Conditional Use Permit	\$200 + escrow (per chart)
Encroachment/License Agreements.....	\$50

Escrow Chart - Land Use Application Plan Review

Commercial		Residential	
0-3 acres	\$2,000	1 unit	\$1,000 (single family)
4-10 acres	\$6,000	2+ units	\$1,000 base + \$100 per unit (up to \$10,000)
11+ acres	\$8,000		

*reconciled to actual costs for staff/consulting time after decision

Escrow Chart - Development & Subdivision Project:

Legal Review & Administration.....	1% of estimated public improvement cost or \$2,000 min. (whichever is greater)
City Review & Administration	1% of estimated public improvement cost or \$2,000 min. (whichever is greater)
Engineering Review & Inspection:	3% of estimated public improvement cost or \$2,000 min. (whichever is greater)
Grading Street & Utilities	4% of estimated public improvement cost or \$2,000 min. (whichever is greater)
Iron Monuments.....	\$300/lot

Interim Use Permit

	\$200 + escrow (per chart)
--	----------------------------

Labor (for Community Development/Projects):

Planner	\$191/hour
Engineer	\$206/hour (maximum)
Construction Inspector	\$128/hour (maximum)

Landscaping Security Letter of credit or cash based on statement of value of landscaping x 125%

Park Dedication (residential) An amount of land equal to eleven percent (11%) of the total gross land area of the plat shall be presumptively defined as "reasonably commensurate." In the event that the subdivider objects to the eleven percent (11%) standard, the City shall, at the developer's request and expense, conduct a specific dedication study of the park system and the demand placed on the system by the proposed plat.

> Cash-in-Lieu 11% of fair market value of the raw land to be platted at the time of final plat. The City may require an appraisal to determine market value of subject land being platted.

Parking Fund (CCD District)\$4,500 per stall

Plat Subdivisions:

Preliminary Plat.....	\$300 + escrow (per chart) \$2,000 min.
Final Plat	\$50 + escrow (per chart)

Planned Unit Developments (PUDs)

Concept	\$50 + \$3,000 escrow
Development:	\$200 + escrow (per chart) \$2,000 min.
Final:	\$50 + escrow (per chart)
Adjustment:	\$50 + \$1,000 escrow

Community Development - Planning/Zoning Cont.

Public ROW or Easement Vacation	\$200 + escrow (per chart)
Rezoning Request	\$200
Rezoning (Map Amendment)	\$200 + escrow (per chart)
Simple Subdivision/Administrative Lot Combination/Lot Line Adjustment	\$200 + escrow (per chart)
Wetland Delineation Review	\$.50 application fee/\$1000 escrow + review costs
Special Home Occupation Permits	\$200 + escrow (per chart)
Special Planning Commission Meeting.....	\$.350
Temporary Use Permit (waived for parades only)	\$.50 +escrow (per chart)
Variance:	
Residential, 1 unit	\$200 + \$1,000 escrow
Residential, 2+ units:	\$200 + escrow (per chart)
Commercial/Industrial/Institutional.....	\$200 + escrow (per chart)

NOTE: When multiple land use applications are run concurrently, only one application fee and escrow deposit required per meeting cycle, until escrow depleted. New escrow required per escrow chart once depleted.

Community Development - Economic Development

Business Subsidy Application	\$250
GMEF Loan Application.....	\$550 minimum or 1.5% of loan amount, whichever is greater
SCDP Loan Application	\$.550 minimum of 1.5% of loan amount, whichever is greater
TIF Application	\$12,000 escrow deposit

Engineering

Driveway Permit.....	\$55
Construction Inspection (City or Engineer).....	\$.128/hour
GPS Locate Fee (New Subdivisions).....	\$.70/unit
Grading Permit:	
Existing Single-Family Residential	\$.75/permit + \$1,500/acre restoration surety bond
New Single-Family Residential Development	\$.150/permit + restoration surety bond \$3,000/acre; \$3,000 minimum escrow
Multi-Dwelling, Commercial & Industrial Properties	\$.350/permit + restoration surety bond \$3,000/1st acre; \$1,500 ea. additional acre
Erosion and Sediment Control Inspection Escrow	\$.300 x weeks of construction - sites disturbing 1 acre or more w/NPDES construction stormwater permit
Land Reclamation/Mining Permit (requires subdivision development agreement or CUP)	Fee determined by City Council resolution +100% of land restoration costs as determined by City Engineer
Public Improvement Security	Letter of credit or cash based on statement of construction cost of improvement x 125%
Right-of-Way Permits:	
Drops - no drawing required unless origination occurs more than 10 feet from property to be served:	
Fee w/out drawings	\$.30/25 addresses (maximum)
Fee w/drawings	\$.30/5 addresses w/drawings (maximum)
Permit Extension Fee	\$20
Pavement Hole Fee.....	\$55
Trunk Line Fee:	
Base Fee (first 100 feet)	\$45
Trenching (over 100 feet)	\$.10/lineal foot
Boring (over 100 feet)	\$.05/lineal foot
Obstruction Fee:.....	\$45

Engineering Cont.

Small Cell Wireless Fee	\$45
*Collection Fees:	
Escrow - Document Review	\$1,500
Wireless Support Structure Rent	\$150/yr
Wireless Support Structure Maintenance	\$25/year
* Fee to cover actual electricity costs needed to operate the small wireless facility, unless purchased directly from utility	

Sanitary Sewer

Sewer Access Charge	
Residential - Single Family	\$4,423/unit
All others per unit equivalent	\$4,423/unit
Trunk Sanitary Sewer	
Residential Unit.....	\$1,594/unit
Non-Residential	\$3,995/acre
Meadow Oaks Lift Station Trunk Area Charge	\$2,823/acre

Storm Sewer

Trunk Storm Sewer Fees.....	\$4,268 (net acre)
Alternate Ponding Area - Residential.....	\$4,374 per acre
Alternate Ponding Area - Commercial.....	\$8,767 per acre
Alternate Ponding Area - Industrial.....	\$10,247 per acre

Water

Trunk Water Charge:	
Residential Unit	\$1,182/unit
Non-Residential	\$2,954/acre
Little Mountain Booster Station Trunk Area Charge.....	\$2,387/acre
Water Access Charge:	
1" line	\$833 + materials
1-1/4" line	\$1,266 + materials
1-1/2" line	\$1,518 + materials
2" line	\$1,997+ materials
3" line	\$2,498 + materials
4" line	\$3,291 + materials
6" line	\$4,143 + materials
8" line	\$5,440 + materials
Water Meters:	
5/8" meter	\$412 + sales tax
3/4" meter	\$453 + sales tax
1" meter	\$568 + sales tax
1 1/2" meter	\$915+ sales tax
2" meter + up	Cost + \$50 + sales tax
1"x3/4" meter valves.....	\$64 + sales tax
1"x1" meter valves	\$69 + sales tax