City of Elk Ridge
Fee Schedule
Approved August 11, 2015

BUILDING FEES

1-ACCESSORY APARTMENT PERMIT RENEWAL
= $30 annually

2-BUILDING PERMIT FEES
- Standard Culinary water connection (1") = $500
  Oversized: $75 + Cost of meter
- Sewer connection = $200
- Non-residential Connection Fees are calculated, based on "Equivalent Residential Connections"
- Plan check deposit = $1,000
- Plan check deposit for plans other than homes = $100
- Plans lamination fee = $.80 per foot
- Basement completion permit = $200
- Contractor water (during construction) = $100
- Contractor registration fee = $12 annually
- Performance bond = $500 (refunded after final inspection)
- Contractor clean up bond = $500 (refunded after final inspection)
- Landscaping Deposit = $2,500 (refunded after completion and inspection)
- Building permit fee = based upon square footage
- Plan check fee = 65% of building permit fee

- Any Additional Inspection = $50

3-EXCAVATION PERMIT = $100

4-IMPACT FEES (paid at the time of building permit)
- Electric impact fee = determined by SESD
- Essential roadway impact fee = $3,304
- Park Impact Fee = $2,393
- Water Impact Fee = $5,653
- Sewer Impact Fee = $3,097
- Non-residential Impact Fees are calculated, based on "Equivalent Residential Connections"

5-TEMPORARY OCCUPANCY PERMIT = $100

OFFICE FEES

1-COPY MACHINE USE
- Copy (B& W) = $.10
- Colored Copies = $.25

2-FAX MACHINE USE
- Each Sheet (Domestic only) = $.50 each

3-FILE RESEARCH = $25 per hour plus copy costs

4-RETURNED CHECKS =$30 per check

MISCELLANEOUS FEES

1-BUSINESS LICENSE
- Business license = $45 annually
- Solicitors, canvassers, peddlers, & itinerant merchants = $25

2-HEARING ADJUSTOR
- Fixed Fee = $200 (Non-refundable)
- Initial Hearing Adjustor Deposit = $300

3-SHULER PARK PAVILION RENTAL
- Rental fee = $25
- Refundable deposit = $50

4-CITY UTILITY FEES
- Deposit = $100 (Refundable after 12 months of consistent good payment record)
- Administrative Fee = $10 (paid with deposit)
- Late Fee = $10.00 (After the last day of the month)
- Shut-off Fees: (After the 15th of the Month)
  - Red Tag Fee = $15 (To deliver warning of shut-off)
  - Disconnect (Shut-off) Fee: $25
  - Re-deposit: $100
    (2nd Shut-off: If no deposit is on record with the City, with the 2nd shut-off within an 18 month period of time, $100 must be re-submitted to the City - *Non-refundable)*
    This Deposit increases $25 with each subsequent Shut-off

5-WATER CHARGES:
1. Base Fee: $40.00 for the 1st 12,000 gal.
2. Tiered-based water rates:
   - Plus, $1.80 per 1,000 gal of water above the fee base amount & up to 50,000 gal.
   - & $2.00 per 1,000 gal. of water above 50,000 gal used & up to 75,000 gal.
   - & $2.25 / 1,000 gal. of water above 75,000 gal. & up to 125,000 gal. water used
   - & $2.75 / 1,000 gal. water above 125,000 gal. of water used

6-SEWER CHARGES: $52.00 per month

7-STORM DRAINAGE FEE: $6.50

8-SANITATION SERVICES:
A. Collection + 1st Container: $12
B. 2nd Container (Optional): $7
C. Recycle Container (Optional): $7

* Fees for non-residents are double.

DEVELOPMENT FEES

Required fees shall be paid at time of application. All fees required for Development or General Plan / Code are non-refundable. Should additional fees be required, they will be the responsibility of the applicant and paid prior to the meeting for which the fees correspond.

**** A project will not be vested until Preliminary Plat Submittal.***

INITIAL PLANNER CONSULTATION

Review and consultation prior to submission of an application.

- Concept Plan Review = $75 / hour
- Concept Plan Meeting = $150 / hour

- Additional Planning Commission and City Council Meeting: $400 per meeting
- Each additional TRC Meeting/Review: $600

1-ANNEXATION

- Petition / Resolution to Annex
  - Fixed Fee = $1,000 (Non-refundable)
    - Application Processing
    - Staff Review
    - Engineering/Planner Review
    - City Council Consideration
    - Resolution

- Annexation Fee
  - Fixed Fee = $4,000 (Non-refundable)
    - Staff Review
    - Engineering/Planner/Attorney Review
    - Engineering/Planner Review
    - 2 TRC Meetings
    - Planning Commission/City Council Field Trip
    - Public Hearing/Notification
    - Planning Commission/City Council Meetings
    - Legal Documents/Recordation (County Fees separate)
  - Annexation/Development Agreement:
    City Planner: $75 /hour
    City Attorney: $150 /hour

2-PERFORMANCE GUARANTEES

- Durability retainer = 10% of bonded improvements
  - Cash bond required for roadway overlay/equal to cost estimate + 10%
- Engineering inspection deposit (min. $1,000)
  - 6% of bonded improvements under $1m
  - 3% of bonded improvements over $1m
- Administration fee = 5.0% of engineering Inspection bond
- Bond Release Fee for Multiple or Partial Releases = $50 per release

3-SITE PLAN APPROVAL

- Fixed Fee = $750 (Non-refundable)
  - Staff Review
  - Engineering/Planner Review
  - 2 TRC Meetings
  - Public Hearing/Notification
  - Planning Commission/City Council Meetings
  - Recordation (County Fees separate)

4-SUBDIVISION

*** If additional review/meetings are required due to site specific issues, or incomplete submissions by the applicant, additional fees will apply as defined in the fee schedule.**

- 1-3 Lot Subdivision (Lot fronting existing street): $4000
  - Preliminary and Final Combined
  - Staff Review/Water Right Appropriation, Bonding
  - Engineering/Planner Review
  - 2 TRC Meetings
  - Public Hearing/Notification
  - Planning Commission/City Council Meetings
  - Pre-Construction Meeting

- Subdivision Environmental Considerations (HR-1 & CE-2 Zones): $1200
  - Staff review
  - Engineering/Planner Review
  - 1 TRC Meeting
  - Planning Commission consideration

- **Preliminary Plat** *(No Contingencies)*
  Fixed Fee = $3000 + $50 per lot or unit
  - Application Processing
  - Staff Review
  - Engineering/Planner Review
  - 2 TRC Meetings (additional meetings $600)
  - Public Hearing Notification
  - Planning Commission/City Council Meetings
- **Final Plat**
  - Fixed Fee = $3500 + $50 per lot or unit
    - Application Processing
    - Staff Review/Water Right Appropriation, Bonding
    - Engineering/Planner Review
    - 2 TRC Meetings included
    - Planning Commission/City Council Meetings
    - Recordation (County Fees Separate)
    - Pre-Construction Meeting

  - Annexation/Development Agreement:
    City Planner: $75 /hour
    City Attorney: $150 /hour

- Water Rights Transfer, Draft Change Application = $1,000
  - City drafted water rights change application for applicant.

  (Applicant is responsible to provide necessary information, submit the application and defend the application.)

- Construction Water Usage Fee: $80 per lot

- Development Promotional Sign Permit = $200 per year
  - Signs are not allowed to be posted indefinitely. Signs can only remain if building lots are still available for purchase.

Planner Hourly Fee:	$75
Engineer Hourly Fee:	$100
Public Works Hourly Fee:	$58

- Plat amendment after an approval
  - Fixed Fee = $2000
    - Staff Review
    - Engineering/Planner Review
    - 1 TRC Meeting
    - Public Hearing/Notification
    - Planning Commission/City Council Meetings

- Recordation (County Fees Separate)

- Lot line adjustment
  - Outside of Subdivision no plat required = $400
    - Review for code compliance
    - 1 TRC Meeting
    - Compliance Letter
  - Within Subdivision Fixed Fee = $1500
    - Staff Review
    - Engineering/Planner Review
    - 1 TRC Meeting
    - Public Hearing/Notification
    - Planning Commission/City Council Meetings
    - Recordation (County Fees Separate)

- Street vacation
  - Fixed Fee = $2000
    - Staff Review
    - Engineering/Planner Review
    - 1 TRC Meeting
    - Public Hearing Notification
    - Planning Commission/City Council Meetings
    - Recordation (County Fees Separate)

5 – INSPECTIONS
If the work is not ready for an inspection, charges will still occur.

Public Work Inspections: $300 per lot

BacT Water Sample Fee: $50 per unit

Planner Hourly Fee:	$75
Engineer Hourly Fee:	$100
Public Works Hourly Fee:	$58
Fire Chief Hourly Fee:	$50

6 - CONDITIONAL USE PERMIT

- Land use permit
  Fixed Fee = $1,000
  - Application Processing
  - Staff Review
  - Engineering/Planner
  - 1 TRC Meeting
  - Public Notification
  - Planning Commission/City Council Meetings

- Accessory Apartment permit
  Fixed Fee = $400
  - Staff Review
  - Engineering/Planner
  - 1 TRC Meeting
  - Public Notification
  - Planning Commission/City Council Meetings

- Hobby Animal Conditional Use Permits
  - Fixed Fee = $50
    - Application Processing
    - Staff Review
    - Public Notification

- Request to Amend or Revoke a Conditional Use Permit = $300

GENERAL PLAN / CODE AMENDMENT FEES

1-CODE AMENDMENT

- Code amendment request
  - Fixed Fee = $1200
    - Staff Review
    - Engineering/Planner Review
    - 1 TRC Meeting
    - Public Hearing/ Notification
    - Planning Commission/City Council Meetings

2-GENERAL PLAN AMENDMENT

- General Plan Amendment (Includes Zoning Map Changes)
  - Fixed Fee = $1200
    - Staff Review
    - Engineering/Planner Review
    - 1 TRC Meeting
    - Public Hearing/Notification
    - Planning Commission/City Council Meetings