



**CITY OF VADNAIS HEIGHTS FEE SCHEDULE 2018**

APPLICATION/FEE/PERMIT TYPE	2018 FEE	ADDITIONAL COMMENTS	DEPARTMENT
All of these charges reflect the city fee. Sales tax is to be added as applicable to these fees.			
<b>Building Permit Fee Valuation Table</b>			
Total Valuation			Building
\$1.00 to \$500.00	\$29.50		Building
\$501.00 to \$2,000.00	\$28.00 for the first \$500.00	plus \$3.70 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	Building
\$2,001.00 to \$25,000.00	\$83.50 for the first \$2,000.00	plus \$16.55 for each additional \$1,000, or fraction thereof, to and including \$25,000.00	Building
\$25,001.00 to \$50,000.00	\$464.15 for the first \$25,000.00	plus \$12.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	Building
\$50,001.00 to \$100,000.00	\$764.15 for the first \$50,000.00	plus \$8.45 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	Building
\$100,001.00 to \$500,000.00	\$1,186.65 for the first \$100,000.00	plus \$6.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	Building
\$500,001.00 to \$1,000,000.00	\$3,886.65 for the first \$500,000.00	plus \$5.50 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	Building
\$1,000,001.00 and up	\$6,636.65 for the first \$1,000,000.00	plus \$4.50 for each additional \$1,000.00, or fraction thereof	Building
<b>Other Inspections and Fees</b>			
1. Inspections outside of normal hours	\$63.25 per hour	minimum charge of two hours	Building
2. Reinspection fees	\$63.25 per hour		Building
3. Inspections for which no fee is specifically indicated	\$63.25 per hour	minimum charge of one hour	Building
4. Additional plan review required by changes, additions or revisions to plans	\$63.25 per hour	minimum charge of one hour	Building
5. For use of outside consultants for plan checking and inspections, or both, as determined by the Building Official	Actual Costs		Building
The fees above are determined to be minimum fees. The fees will be determined by the above fee table or the total hourly cost to the municipality, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved. Actual costs include administrative and overhead costs. Final determination and interpretation on permit fees described in this table are determined by the Building Official.			
<b>Investigation Fee (work commenced before permit issuance)</b>		Equal to permit fee	Building



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<b>Plan Review Fee</b>		65% of permit fee (Plan Review fee reduction for similar plans in accordance with Minnesota Rules 1300.0160 Subp.5)	Building
<b>State Surcharge Fee</b>		Based on Minnesota Statute 326B.148	
** Building Official may waive the plan review fee for certain projects that require diminutive plan review such as basement finishes, kitchen remodeling, and minor repairs/alteration.			
<b>Building Relocation/Demolition</b>			
Building Relocation into city	\$500.00	plus a \$600.00 consultant deposit	Building
Relocation of structure outside of city	\$250.00		Building
Demolition - 4,000 square feet or less	\$150.00		Building
Demolition - Over 4,000 square feet	\$500.00		Building
Demolition - tenant improvement/remodeling	\$75.00		Building
Removal of Manufactured home in R-4 District	\$110.00		Building
Manufactured home set-up (HUD)	\$110.00	Plus surcharge	Building
<b>Connection/System Charges</b>			
Met Council sewer access charge (SAC) residential	\$2,485.00	Per residential unit schedule set by the Metropolitan Council	Building
Met Council sewer access charge (SAC) non-residential	\$2,485.00	Per commercial unit schedule set by the Metropolitan Council	Building
City Sewer Access Charge - residential	\$230.00	Per residential unit	Building
City Sewer Access Charge - non-residential	\$230.00	Per 2,000 square feet of building for non-residential & multi-family	Building
Water Access Charge - residential	\$570.00	Per residential unit	Building
Water Access Charge - non-residential	\$570.00	Per 2,000 square feet of building for non-residential & multi-family	Building
Stormwater - residential	\$230.00	Per residential unit	Building
Stormwater - non-residential	\$230.00	Per 2,000 square feet of impervious surface for non-residential & multi-family	Building
<b>Stormwater Unit Charges</b>			
85-3 Trunk Sewer	\$516.15	Per residential unit or 850 square feet of a building for comm/indus use	Building
92-1 Arcade	\$490.39	Per residential unit or 850 square feet of a building for comm/indus use	Building
94-3 Stormwater	\$238.04	Per residential unit or 850 square feet of a building for comm/indus use	Building
97-2 Monn Avenue	\$724.44	Per residential unit or 850 square feet of a building for comm/indus use	Building
<b>Street Maintenance (1)-Residential</b>	\$325.00	Per unit fee for sites up to 3 dwellings	Building
<b>Street Maintenance (4)-Residential</b>	\$275.00	Per unit fee for site with 4 or more dwelling units	Building
<b>Street Maintenance - Commercial</b>	\$275.00	Per 2,000 square feet of building	Building
<b>Contractor's License</b>	\$60.00	Plus a certificate of insurance	Building
<b>Driveway Permit</b>	\$65.00	Zoning Permit Required	Building
<b>Electrical Permit</b>	*	*set through annual contract with contracted electrical inspector	Building
<b>Fence Permit</b>	\$65.00	Zoning Permit Required (Under 6 feet in height)	
<b>Fire Department</b>			
\$500,000 and under	\$150.00		
\$500,001 to \$1,000,000	\$200.00		
\$1,000,001 to \$5,000,000	\$300.00		
\$5,000,001 to \$10,000,000	\$400.00		
\$10,000,001 and over	\$500.00		



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<b>Fire Suppression and Fire Extinguisher Equipment</b>		2% of job value - \$63.25 minimum plus state surcharge	
<b>Fire Alarm</b>		2% of job value - \$63.25 minimum plus state surcharge	
<b>Heating, Ventilation and Air Conditioning</b>			
Residential		1.5% of job value - \$63.25 minimum plus state surcharge	
Commercial		2% of job value - \$63.25 minimum plus state surcharge	
<b>Plumbing</b>			
Residential		1.5% of job value - \$63.25 minimum plus state surcharge	
Commercial		2% of job value - \$63.25 minimum plus state surcharge	
<b>Park Dedication Fee</b>			
Dwelling Units		See City Code Section 33.020	
Commercial and Industrial Development	\$365.00 for each 1,000 square feet of proposed building		
Warehousing, low labor intensive light manufacturing/assembly (one or less employees per 1,000 square feet of structure), other low labor intensive uses	\$245.00 for each 1,000 square feet of proposed building		
Hotels and Motels	\$250.00 per hotel or motel unit		
<b>Residential Improvements, Minor</b>		\$15.00 or 5% whichever is greater, for improvement, installation or replacement of a residential fixture or appliance that does not modify electric or gas service, has a labor cost of \$500.00 or less, and is done by the homeowner or a licensed contractor	
<b>Signs</b>			
Billboard		Building Permit required. Fee based on "Building Permit Fee Valuation" table. In addition, see "General Fees" for annual license fee.	
Pylon or Monument		Building Permit required. Fee based on "Building Permit Fee Valuation" table.	
Temporary Bulletin or Banner Sign	\$50.00	Plus a \$50.00 refundable deposit.	
Wall, re-facing, non-ylon or non-monument (example directonal or home occupation)	\$65.00	Zoning Permit Required.	
<b>Swimming Pools (in ground or above)</b>	\$100.00	Plus state surcharge	
<b>Window(s)</b>	\$75.00	Plus state surcharge	





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Each separate land use request shall be charged a separate fee even if submitted on the same application. In addition to the application fee, all planning cases are subject to a minimum escrow fee to cover any consulting costs the City may incur. Additional charges may apply if the consulting costs exceed the escrow amount. The escrow may be waived, reduced, or increased by the City planner on a project-by-project basis. For applications that involve excessive staff time, services performed by city staff will be billed at actual payroll costs including hours rates, payroll taxes and benefit charges.			
<b>Easement Vacation</b>	\$300.00	Escrow \$1,500	Comm Development
<b>Excavation/earth work/landfill</b>		Permit required for earth work of greater than 25 cubic yards	
One acre or less	\$450.00	\$800 bond required for each 12,500 square feet of disturbed area	Comm Development
Greater than one acre	\$1,100.00	\$6,000 per acre bond required	Comm Development
<b>Minor Subdivision</b>	\$1,000.00	Up to 3 lots - escrow \$1,500	Comm Development
<b>Land Use Plan Amendment</b>	\$725.00	Escrow \$2,000	Comm Development
<b>Planned Unit Development</b>	\$1,200.00	Escrow \$2,500	Comm Development
<b>Planned Unit Development Amendment</b>	\$800.00	Escrow \$2,000	Comm Development
<b>Plats</b>			
Preliminary Plat	\$600.00 + \$25.00 per lot	Escrow \$2,500; Fee excludes final engineering approval, construction services, and as-build reviews	Comm Development
Final Plat	\$400.00 + \$25.00 per lot		Comm Development
<b>Rezoning</b>	\$1,000.00	Escrow \$2,000	Comm Development
<b>Site Plan Review</b>	\$1,200.00	Escrow \$1,000	Comm Development
Minor Site Plan Review	\$500.00	Escrow \$500	Comm Development
<b>Special Use Permit</b>			
Cell Towers	\$1,000.00	Escrow \$10,000	Comm Development
Residential			
Single-family uses including standard home occupation	\$450.00	Escrow \$1,000	Comm Development
Minor home occupation - per Section 9.020(3)(c)(8) of the City Code	\$250.00		Comm Development
All other Special Use Permits	\$1,000.00	Escrow \$1,500	Comm Development
Amendments to Approved Special Uses	75% of above fees	Escrow \$1,500	Comm Development
<b>Variance</b>			
Single-Family Uses	\$300.00	Escrow \$1,500	Comm Development
Commercial/industrial/multi-family uses	\$600.00	Escrow \$1,500	Comm Development
<b>Zoning Certification</b>	\$45.00		Comm Development
<b>Zoning Code Amendment</b>	\$550.00	Escrow \$2,000	Comm Development



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<b>Administrative Penalty Fee</b>	\$100	Fee Per Chapter 44 of City Code	Administration
<b>Animal Licensing</b>			Administration
Cats	<b>\$20.00</b>	2 year license and certificate of rabies vaccination and distemper	
Dogs	<b>\$20.00</b>	2 year license and certificate of rabies vaccination and distemper	
Annual Dangerous Dog License	\$250.00	Plus other code requirements	
Annual Potentially Dangerous Dog License	\$250.00	Plus other code requirements	
Appeal of Potentially Dangerous Dog Designation		Applicant provides escrow amount per staff estimate of potential costs	
<b>Kennels</b>			
Personal Kennel	\$85.00		
Public Kennel	\$350.00		
Impound Fee	\$50.00		
<b>Carnival Permit</b>	\$230.00	Per setup; a certificate of insurance is also required	Administration
<b>Copies</b>			Administration
Print or copy documents: 100 or fewer pages	\$0.25	State maximum (M.S. 13.03)	
Print or copy documents: more than 100 pages		actual costs of searching for, retrieving and providing documents	
<b>Day Care Centers, home-based</b>	\$50.00	\$50.00 reinspection fee, State maximum (M.S. 245A.151)	
<b>False Alarms (Per City Code 56.04)</b>			
1-2 False Alarms	\$0		
3rd False Alarm	\$105.00		
4th False Alarm	\$155.00		
5th False Alarm	\$205.00		
6th False Alarm	\$255.00		
7th + False Alarms	\$305.00		
<b>Fire &amp; Rescue/EMS and Emergency Services</b>	\$420.00	Per hour rate, per piece of equipment to non-residents for motor vehicles and tax-exempt properties for fire & rescue/EMS and emergency services. (First call of calendar year free of charge as per Resolution 09-01-021).	
<b>Fire Occupancy Inspections for Businesses/Non-Profits</b>		3rd time and subsequent re-inspections are \$200.00 each; hotels/motels pay an additional charge of \$35.00 per room in addition to the square footage based fee	
up to 1,000 sq. ft.	\$105.00		
1,001 to 5,000 sq. ft.	\$205.00		
5,001 to 10,000 sq. ft.	\$255.00		
10,001 to 20,000 sq. ft.	\$355.00		
20,001 to 30,000 sq. ft.	\$455.00		
30,001 to 40,000 sq. ft.	\$560.00		
40,001 to 50,000 sq. ft.	\$665.00		
50,001 to 100,000 sq. ft.	\$1,015.00		
Over 100,000 sq. ft.	\$2,220.00	plus \$.06 per sq. ft.	



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<b>Fire Reports</b>	\$15.00	per report	
<b>Gambling Permit</b>	\$33.00	per day	
<b>Garbage/Recycling Hauler</b>	\$150.00	For first two (2) vehicles plus certificate of insurance	
Additional Vehicles	\$70.00		
<b>Housing</b>			
Rental Dwelling	<b>\$38.00</b>	<b>\$30.00/\$33.00</b> per unit for multi-unit dwellings, <b>\$35.00/\$38.00</b> per unit reinspection fee	
<b>Late Fee Charge on Invoice</b>		Per City Code Section 90.090	
Per Month over 30 days	10.00%		
<b>Lawn Maintenance Fee</b>			
Per Person, Per Hour, One Hour Minimum	\$80.00	plus 25% administration fee	
Per Piece of Equipment, Per Hour, One Hour Minimum	\$40.00	plus 25% administration fee	
<b>Liquor</b>			
On-Sale Liquor Establishment/Bar		Based on square footage of liquor serving area, plus a \$3,000 bond	
Up to 2,000 sq. ft.	\$3,300.00		
2,001 to 3,000 sq. ft.	\$4,300.00		
3,001 to 4,000 sq. ft.	\$5,300.00		
Over 4,000 sq. ft.	\$6,300.00		
2:00 a.m. Option		same as state fee	
Investigation Fee on New Application	\$300.00		
Taverns (dancing/entertainment)		Add 25% to associated liquor fees	
Off-Sale (\$1,000 bond)	\$380.00	State Maximum (M.S. 340A.408)	
Sunday Sales	\$200.00	State Maximum (M.S. 340A.504)	
Consumption & Display Permit	\$300.00		
*As required by the State, off-sale license fees will be reduced by \$100 if licensee agrees to meet the conditions specified in M.S. 340A.408			
Wine on-sale only	\$400.00	State maximum (M.S. 340A.408) is lesser of 1/2 on-sale liquor license fee or \$2,000	
3.2% malt beverage on-sale	\$175.00		
3.2% malt beverage off-sale	\$150.00		
Temporary on-sale	\$75.00	per day	
Temporary Beer Permit (3.2 beer)	\$75.00	maximum duration of permit is 3 days	
Brewer Taproom On-Sale	\$600.00		
Small Brewer Off-Sale	\$380.00		
Microdistillery Cocktail Room	\$600.00		
Microdistillery Off-Sale	\$380.00		
<b>Massage Therapy Establishment</b>			
Initial License Fee	\$150.00	includes investigation fee	
Renewal License Fee	\$75.00	includes investigation fee	



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Additional Owner, Change in on-premise manager, etc	\$50.00		
Amendments to License	\$50.00		
Temporary Off-Site Permit Fee	\$25.00	includes up to 3 individuals per event	
<b>Massage Therapy Individual</b>			
Initial License Fee	\$100.00	includes investigation fee	
Renewal License Fee	\$50.00	includes investigation fee	
Temporary Off-Site Permit Fee	\$25.00	includes up to 3 individuals per event	
Mobile Permit (in-home services)	\$100.00		
<b>Mobile Vendor (food and beverage)</b>	\$60.00		
<b>NSF Check</b>	\$30.00	State Maximum (M.S. 604.113)	
<b>Notary Fee</b>	\$5.00	State Maximum (M.S. 357.17)	
<b>Park Fees</b>		State sales tax is added when applicable; fees for seasonal recreational activities will be provided in registration guides distributed seasonally.	
Resident Reservation for Picnic Shelter includes tax	\$70.00	Plus a \$60.00 facility maintenance/damage deposit	
Non-Resident Picnic Shelter Reservation includes tax	\$150.00	Plus a \$200.00 facility maintenance/damage deposit	
Block Party Trailer Reservation includes tax	\$78.00	Per day plus \$200.00 equipment/damage deposit	
<b>Park Fees</b>			
Field Reservations			
Local Youth Tax Exempt Association Practice or Game	\$5.60/hr	Minimum 3 hour reservation ( Tax Exemption Certificate Required)	
Youth Resident Practice or Game includes tax	\$6.00/hr	Minimum 90 minute reservation	
Non-Local Youth includes tax	\$22.00/hr	Minimum 90 minute reservation	
Adult Team Practice or Game			
Resident includes tax	\$15.00/hr	Minimum 90 minute reservation	
Non-Resident includes tax	\$22.00/hr	Minimum 90 minute reservation	
<b>Pending Assessment and Utility Search</b>	\$27.00	To protect all parties, all search results will be in written form only	
<b>Utility History Request</b>	\$30.00	Detailed account history	
<b>Public Outdoor Event</b>	\$130.00		
<b>Recording Duplication (meeting/event, etc.)</b>	\$25.00		
<b>Road Right-of-Way/Utility Permit</b>	\$50.00	Other charges as per Ordinance 484	
<b>Seasonal Outdoor Sales</b>	\$150.00	Plus \$400.00 lot cleanup deposit	
Non-Profit Sales	\$70.00	Plus \$400.00 lot cleanup deposit	
<b>Sign License</b>			
Billboard Annual Fee	\$350.00		
<b>Solicitor/Peddler</b>	\$95.00	For profit; no charge for non-profit organizations	
<b>Special Event Staffing</b>	\$30.00	Per event, per hour, per employee	







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<b>Water Rates</b>			
Water Base Charge; Residential or Commercial - 3/4" Meter	\$9.90	Per quarter	
Water Base Charge; Multiple Dwelling Units	\$9.90	Per quarter, per unit	
Water Base Charge; Meters Larger than 3/4"			
1" Meter	\$20.90	Per meter, per quarter	
1 1/2" Meter	\$44.10	Per meter, per quarter	
2" Meter	\$68.40	Per meter, per quarter	
3" Meter	\$249.90	Per meter, per quarter	
4" Meter	\$351.90	Per meter, per quarter	
Water Connection Availability Charge	\$26.00	Per quarter, per unit charge for opting out of available	
Deduct Meter Reading Fee	\$9.20	Per meter, per quarter	
Water Usage Charge			
0 - 12,000 Gallons of Water	\$1.15	Per 1,000 gallons per quarter	
12,001 - 25,000 Gallons of Water	\$1.90	Per 1,000 gallons per quarter	
Over 25,000 Gallons of Water	\$3.30	Per 1,000 gallons per quarter	
Over 50,000 Gallons of Water, ALL irrigation water use	\$4.55	Per 1,000 gallons per quarter	
Meter Reading Not Attainable - 1st Quarter	\$41.00	If a meter reading is later obtained for the quarter in question, these charges will be refunded unless repairs are necessary due to owner neglect or malfeasance.	
Meter Reading Not Attainable - Subsequent Quarters	\$265.00		
Water Surcharge (MN Dept. of Public Health)	\$1.59	Per meter, per quarter	
Water Meter Change-out Fee	\$94.00	No charge for replacements not due to owner neglect	
Water Service Turn-on or Turn-off Fee	\$63.50		
Meter Rental for Fire Hydrant			
Meter Larger than 3/4" - Base Fee	\$115.00	\$2,000 deposit required	
Meter Larger than 3/4" - Weekly Rental Charge	\$40.00	one week minimum increments	
Meter Larger than 3/4" - Water Charge	\$4.55	Per 1,000 gallons; minimum charge of \$10	
3/4" Meter - Base Fee	\$106.00	\$500 deposit required	
3/4" Meter - Weekly Rental Charge	\$25.00	one week minimum increments	
3/4" Meter - Water Charge	\$4.55	per 1,000 gallons; minimum charge of \$10	
Wrench Deposit	\$60.00		



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<b>Sewer Rates</b>			
Base Charge; Residential	\$21.90	Per quarter per unit	
Residential Usage Charge	\$3.10	Per 1,000 gallons of water usage per quarter. If water usage is unavailable, 18,000 gallons will be the sewer charge basis. Minimum basis for charge is 6,000 gallons regardless of water usage. The charge for the 3rd quarter may be adjusted to address irrigation water use.	
Hotel Usage Charge	\$3.10	Per 1,000 gallons of water used per quarter	
Residential Base Charge - City Water Available, Not Connected	\$96.00	Per Quarter	
Residential Base Charge - City Water Unavailable	\$80.00	Per Quarter	
Commercial Base Charge - No City Water Connection	\$131.00	Per Quarter	
<b>Commercial Properties:</b>			
Base Charge	\$31.00	Per Quarter	
Usage Charge			
0 - 25,000 gallons of water usage	\$4.00	Per 1,000 gallons per quarter	
Over 25,000 gallons of water usage	\$5.60	Per 1,000 gallons per quarter	
<b>Surface Water Rates</b>			
Residential Single Unit Properties	\$11.00	Per unit per quarter	
Commercial, Multi Dwelling Unit Residential Properties	variable, 2.0% increase	Amount varies based on number of units and impervious land	
Illegal Sump Pump Surcharge	\$265.00	Per quarter until legal discharge is verified	
<b>Collection Fees</b>			
Returned Check/Failed Auto Deposit Fee	\$30.00		
Late Payment Fee	\$5.00 or 15% (higher calculated amount)	Assessed quarterly on delinquent account balance	
Pre-certification Processing Fee	\$35.00		
<p>After the due date of the 2nd quarterly billing (approximately August 9) all accounts delinquent for more than one quarter, owing an amount greater than the 2nd quarter billing, or an amount greater than \$150.00, are subject to the annual certification process. Details regarding the process will be mailed to affected property owners of record. Accounts included in the process will be charged a non-refundable pre-certification processing fee of \$35.00. Accounts that remain unpaid after the stated final due date will be certified to Ramsey County for collection with next year's property taxes. Quarterly late payment fees will continue through May 10 of the following year and will be certified with the delinquent amount owed.</p>			



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<b>Small Cell Wireless Facility</b>			
Right-of-Way Pole Attachment Permit	<b>\$1,500.00 per pole</b>		
Special Use Permit for Residential/Adjacent District	<b>\$250.00 per pole</b>		
Rent (annual)	<b>\$150.00 per pole</b>		
Maintenance Fee (annual)	<b>\$25.00 per pole</b>		
Electricity Fee (monthly)		The greater of the following: (1) actual cost; or (2) \$73 per radio node less than or equal to 100 maximum watts; or (3) \$182 per radio node over 100 maximum watts	