

# FY26 Fee Schedule for Planning Review Applications

Pursuant to City Commission [Resolution 5622](#) (August 2024)

**Effective September 1<sup>st</sup>, 2025**

Application Type	Base Fee	Scaled fee by project size
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**Pre-Application Consultation** - If these charges are incurred, the fees must be paid prior to final project approval.

0	Pre-application Consultation with City Planners	\$80 per hour after initial 2 hours	
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**Concept Review**

1	Concept Review	\$250	
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**Site Development**

2	Master Site Plan	\$3,850	
3	Site Plan	\$4,180	\$165 per Dwelling Unit (DU), not to exceed 150 DU's; Non Residential Space 0-150,000 SF: \$530 per 1,000 ft <sup>2</sup>

**Subdivision Development**

4	Subdivision Pre-Application (Step 1)	\$950 minor/ \$1,810 major	\$70 per lot
5	Subdivision Preliminary Plat (Step 2)	\$3,850 minor/ \$6,130 major	\$120 per lot subject to sketch plan; \$50 per lot subject to site plan
6	Subdivision Final Plat (Step 3)	\$3,410 minor/ \$5,685 major	\$60 per lot
7	Subdivision Exemption	\$265	
8	Condominium Review (Independent of site development process)	\$350	

**\*Planned Development Zone (PDZ)**

9	PDZ Concept Plan (Step 1)	\$2,955	
10	PDZ Preliminary Plan (Step 2)	\$3,400	\$100 per requested exemption
11	PDZ Final Plan (Step 3)	\$2,715	\$100 per requested exemption

[Ordinance 2104](#) repealed and replaced Planned Unit Developments (PUD's) with Planned Development Zones (PDZ) effective 10/24/2022.

**Annexation**

12	Annexation (Including Initial Zone Map Amendment)	\$3,325	
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**Appeals**

13	Appeal of Administrative Interpretation	\$1,545	
14	Appeal of Administrative Project Decision	\$3,175	

**Zoning Reviews & Design Reviews**

15	Commercial Reuse	\$270	
16	Commercial/Non-Residential COA (Independent of a Site Plan or Reuse application)	\$725	
17	Historic Neighborhood (NCOD) Design Review / Residential COA (both new applications and renewals)	\$255	
18	Informal Review	\$580	
19	Zoning Variance or Subdivision Variance – independent	\$3,530	

20	<b>Zoning Departure, Deviation, or Variance</b>	\$465 each	
21	<b>Special Use Permit (SUP)</b>	\$2,375	
22	<b>Special Temporary Use Permit</b>	\$355 per week	
23	<b>Comprehensive Sign Plan Review</b>	\$475	
24	<b>Zoning Verification Single Household/Duplex</b>	\$150 per geocode/parcel	
	<b>All other property types</b>	\$340 per geocode/parcel	
	<b>Expedited Letters (less than 15 business days)</b>	\$340 additional per geocode/parcel	
	<b>Wetlands Review</b>	\$250	
25	<b>Regulated Activities in Wetlands</b>	no fee	

**Regulatory Changes**

26	<b>Zoning Map Amendment (non-Annexation)</b>	\$3,850	
27	<b>UDC Text Amendment</b>	\$3,495	
28	<b>Growth Policy Amendment</b>	\$6,130	

**Penalty / Special Consideration Fees** - If these charges are incurred, the fees must be paid prior to final project approval.

29	<b>After the Fact Permit</b>	\$500 in addition to all other applicable fees	
30	<b>3<sup>rd</sup> and Subsequent Submission of Revised Materials</b>	1/4 of total original application fee	
31	<b>Modification / Amendment to Approved Plan</b>	\$435	
32	<b>3<sup>rd</sup> or Subsequent Occupancy Site Inspection</b>	\$190	
33	<b>Extension to Approved Plan</b>	\$545	
34	<b>Initial Improvements Agreement (IA)</b>	\$770 OR 1% of face value (1.5 times estimated cost), whichever is greater	
35	<b>Reduction in Security (other than final)</b>	\$380	
36	<b>Impact Fee Deferral</b>	\$105	

Abbreviations: UDC = Unified Development Code; DU = Dwelling Unit; COA = Certificate of Appropriateness; NCOD = Neighborhood Conservation Overlay District;

**Planning Review Fees for Building & Sign Permits**

These fees will be assessed and collected by the Building Division as part of the permitting process. No planning application is needed.

<b>Permit Type</b>	<b>Planning Review Fee</b>
Sign Permit Review	\$200 if in Overlay District; \$40 all others
Residential Building Permit Review	\$80
Commercial/Industrial Building Permit Review	\$165

**Registration and Inspection Fees for Short Term Rentals**

These fees will be assessed and collected by the Department of Community Development as part of the registration process. Registration is required annually. A zoning review may be required in addition.

<b>Action</b>	<b>Fee</b>
Short Term Rental Registration	\$250
Fire Inspection	\$225