

# SAINT PAUL ZONING FEES, 2017

**Sec. 61.302. Application forms and fees**

(a) **Application forms and fee.** All applications shall be filed on appropriate forms. A fee to defray the costs incurred in administering official zoning controls established pursuant to Minn. Stat. Chapter 462.351-364, as set forth in the schedule below, shall be paid by the applicant when a zoning application is filed. The fee for applications filed with the planning administrator shall be paid to the Department of Planning and Economic Development. The fee for applications filed with the zoning administrator shall be paid to the Department of Safety and Inspections (DSI).

(b) **Fee schedule.** Fees for the following zoning control applications shall be as follows:

| <b>TYPE OF CASE AND FEE</b>   | <b>WHERE FILED</b>                                       |
|---|--|
| <p>(1) <b>Site plan review:</b></p> <p style="margin-left: 20px;">a. \$357 residential, 1 to 2 dwelling units. \$332 for additions to 1 to 2 dwelling units.</p> <p style="margin-left: 20px;">b. \$525 for sites up to 10,000 square feet of land, \$210 for each additional 10,000 square feet of land for all other uses, an additional fee of \$273 for sites on steep slopes, in the river corridor, or in the tree preservation districts. There is an additional fee of \$473 for site plans requiring a Travel Demand Management plan.</p> <p style="margin-left: 20px;">c. In addition to the site plan review fee, \$315 for site plans that are reviewed before the planning commission.</p> <p style="margin-left: 20px;">d. \$32 for site plan review of agricultural uses and farmers' markets.</p> | <p><b>DSI</b></p>  |
| <p>(2) <b>Conditional use permit:</b></p> <p>\$840 up to 1 acre of land, \$210 for each additional acre of land, and an additional fee of \$190 for a river corridor conditional use permit.</p>  | <p><b>PED</b></p>  |
| <p>(3) <b>Major variance:</b></p> <p style="margin-left: 20px;">a. \$547 one- and two-family residential and signs.</p> <p style="margin-left: 20px;">b. \$589 multiple-family residential.</p> <p style="margin-left: 20px;">c. \$856 commercial, industrial, institutional.</p>   | <p><b>DSI</b></p>  |
| <p>(4) <b>Minor variance:</b> \$442.</p>  | <p><b>DSI</b></p>  |
| <p>(5) <b>Nonconforming use permit, determination of similar use:</b> \$735.</p>  | <p><b>PLANNING</b></p>                                   |
| <p>(6) <b>Appeals:</b></p> <p style="margin-left: 20px;">a. \$547 for appeals from administrative decisions to the board of zoning appeals or planning commission.</p> <p style="margin-left: 20px;">b. \$462 for appeals from decisions of the board of zoning appeals or planning commission to the city council.</p>   | <p><b>DSI (for BZA)</b><br/><b>PLANNING (for PC)</b></p> |
| <p>(7) <b>Rezoning:</b></p> <p>\$1,260 up to one (1) acre of land, \$263 for each additional acre of land, and an additional fee of \$525 for rezoning <u>any zoning district</u> with a master plan, and an additional fee of \$1,050 for rezoning to PD Planned Development District.</p>   | <p><b>PLANNING</b></p>                                   |
| <p>(8) <b>Reduced fees for multiple approvals:</b> For any permit or variance application in subparagraph (2) through (6) above submitted for consideration by the planning commission at the same public hearing as a rezoning, or a permit or variance application in subparagraph (2) through (6) with a higher fee, an additional fee of \$315 shall be added to the rezoning fee set forth in subparagraph (7) or to the higher fee in subparagraph (2) through (6).</p>   | <p><b>PLANNING</b></p>                                   |

**TYPE OF CASE AND FEE**

**WHERE FILED**

- (9) **Subdivision review:**
  - a. \$315 lot split.
  - b. \$630 up to one (1) acre of land, and \$131 for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey.
  - c. \$236 final plat/registered land survey.
  - d. \$546 for variance of subdivision regulations to be considered by city council.
  
- (10) **Planning Commission shared parking permit:** \$368 **PLANNING**
  
- (11) **City council interim use permit:** \$735 **PLANNING**
  
- (12) **Zoning compliance letter, research:** **DSI**
  - a. \$105 one- and two-family residential.
  - b. \$242 all other uses.
  - c. \$105 additional for an expedited request.
  
- (13) **Administrative staff reviews:** **DSI**
  - a. \$373 for review of request for reasonable accommodation.
  - b. \$394 for review of statement of clarification.
  - c. \$225 for review of shared parking permit.
  - d. \$90 for review of demolition permit.
  - e. \$110 for review of antenna permit.
  - f. \$120 for a flood plain permit.
  
- (14) **Historic Use Variance:** \$735.
  
- (15) **SFV – state fair vending:** Annual fee of \$126 per parcel where vending occurs. **DSI**
  
- (16) **Wetland Conservation Act administrative determination:** **DSI**
  - a. \$132 for Wetland Conservation Act exemption or no loss compliance letter.
  - b. Wetland delineation review:
    - 1. \$168 for sites less than 1 acre.
    - 2. \$336 for sites 1 acre or larger.
  - c. \$483 for wetland fill and replacement/sequencing plan review.
  
- (17) **Environmental Review:** Actual cost of review processes as determine by the planning director.
  
- (18) **Late fee:** For any application made for any development commenced without first obtaining all required permits and approvals, the fees listed above shall be doubled, to a maximum additional fee of \$1,050, to offset costs associated with investigating, processing and reviewing applications for such development.
  
- (19) **Refunds:** For a zoning case withdrawn or found incomplete before final approval, the zoning or planning administrator may refund part of the fee based upon the proportion of the work completed at the time of withdrawal.
  
- (20) **Large sites:** For large sites where only a portion of the site is affected by the zoning action, the zoning or planning administrator may set the fee based on the size of the affected portion of the site.

(c) **Fee for permits and approvals subject to annual review condition.** A holder of a conditional use permit, nonconforming use permit or variance, which the planning commission, board of zoning appeals, or city council has approved subject to annual review, shall pay to the Department of Safety and Inspections, at the time the zoning administrator provides notice of the review to the permit holder, an annual review fee in the sum of \$63.