

RESOLUTION 24-143

A RESOLUTION TO AMEND THE TABLE OF FEES IN THE SPRING HILL MUNICIPAL CODE TITLE 5, CHAPTER 1, SECTION 5-104 AS APPROVED BY ORDINANCE 23-21

WHEREAS, the Board of Mayor and Aldermen of the City of Spring Hill, pursuant to its charter and general laws of the State of Tennessee, have adopted Ordinance 23-21; and

WHEREAS, Ordinance 23-21 establishes Title 5, Chapter 1, Section 5-104 of the Spring Hill Municipal Code; and

WHEREAS, current Planning and Land Use Control fees capture a low percentage of the actual cost to process, review, and consider zoning and development applications; and

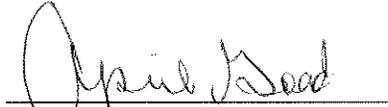
WHEREAS, to ensure compliance and effective implementation of the provisions within the Spring Hill Municipal Code as detailed in Ordinance 23-21, it is imperative to establish a comprehensive fee table that corresponds to the Spring Hill Municipal Code.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen, do hereby authorize and enact the establishment of the attached fee table as per the requirements set forth in Title 5, Chapter 1, Section 5-104 of the Spring Hill Municipal Code.

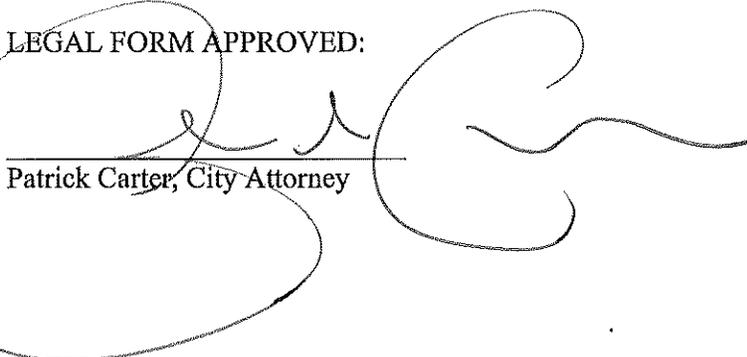
Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17th day of June 2024.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



STAFF MEMORANDUM

TO: Board of Mayor and Alderman
FROM: Dara Sanders, Development Services Director
DATE: June 14, 2024
RE: Resolution 24-143: Updated FY 24 Fee Table for Planning

PURPOSE:

Resolution 24-143 provides an updated listing of application and miscellaneous fees collected by the Development Services Department for Zoning and Land Use Control. The updated table provides for the modification of the fee table as provided for in Title 5, Chapter 1, Section 5-104 of the Spring Hill Municipal Code. All proposed changes are shown in red text.

BACKGROUND:

At the May 20, 2024, BOMA meeting, City staff initiated discussion of a Planning Division and Engineering Division cost recovery approach.

The Planning Division, supported by the Engineering, Utilities, and Public Works, facilitates the review of and action on applications for zoning and development proposals. Currently, planning fees are estimated to cover approximately 30% of the Planning Division's costs to facilitate the review of these applications and prepare them for Planning Commission, Board of Zoning Appeals, and Board of Mayor and Aldermen (BOMA) consideration and action.

The Engineering Division, supported by Planning, Utilities, and Public Works, facilitates the review of construction documents and plans after a project is approved and prior to grading and building permits are reviewed. Currently, engineering fees are estimated to cover approximately 10% of the Engineering Division's costs to facilitate this review and inspect infrastructure installation in the field.

The BOMA directed staff to evaluate incremental fee increases to bring the Planning and Engineering Divisions closer to 60-70% cost recovery. Staff worked internally to determine how to incrementally increase fees over a period of time while incentivizing some activities with lower costs, such as voluntary concept plan applications to obtain feedback early in the planning process.



OFFICE OF THE CITY ADMINISTRATOR

199 Town Center Parkway • Spring Hill, Tennessee 37174

931-486-2252, ext 215

www.springhilltn.org

Based on that internal evaluation, staff is bringing forward increases to Planning Division fees now and will bring increases to Engineering Division fees in Fall of 2024.

At the June 3, 2024, BOMA work session, City staff presented estimates of the Planning Division's and Engineering Division's time spent reviewing new zoning and development applications and proposed new fees that would increase Planning Division cost recovery. The fees included in the attached fee table are reflective of the discussion on June 3rd.

Based on the June 3rd work session discussion, staff has included the introduction of a site plan fee for properties up to 1 acre and a fee for properties over 1 acre. The intent of this distinction is to bring larger development closer to cost recovery and easing the financial impact of fee increases on smaller properties that tend to be developed for small and/or local businesses.

Additionally, based on the June 3rd work session discussion, staff used several recent applications to test the proposed multifamily, mixed-use, and nonresidential site plan formulas to evaluate the financial impact of the proposed fee structure. Overall, the proposal would increase multi-family, mixed-use, and nonresidential applications fee by a few hundred dollars for smaller sites and upwards of \$1,000 or more for larger sites. For example, the application fees for a 5-story hotel would increase from approximately \$1,250 to approximately \$2,500. The application fees for a small site would increase from approximately \$850 to approximately \$1,200.

FINANCIAL IMPACT:

The proposal will increase revenue to the Planning Division and increase cost recovery above 30%. Should these fees be approved, staff will evaluate the actual increase to Planning Division cost recovery and provide updates to the BOMA.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 24-143 as provided.

**The previously adopted water and sewer rate changes are also included as adopted for the sake of consistency. Thos are also denoted in red for the purposes of information and are consistent with those adopted by the BOMA at the recent regular meeting.*

APPENDIX A COMPREHENSIVE FEES AND PENALTIES

TITLE

3.	Municipal Court
5.	Municipal Finance and Taxation
7.	Fire Protection and Fireworks
8.	Alcoholic Beverages
9.	Business, Peddlers, Solicitors, and the like
12.	Building, Utility Codes, and the like
13.	Property Maintenance Regulations
14.	Zoning and Land Use Control
15.	Motor Vehicles, Traffic, and parking
16.	Streets, Sidewalks, and the like
17.	Refuse and Trash Disposal
18.	Water and Sewers
20.	Miscellaneous

TITLE 3. MUNICIPAL COURT

Court Costs (City)	\$75.00
State Litigation Tax	Per State Statute
City Court Violations (Max)	\$500.00 except:
A. All Traffic Offenses	\$50.00
B. Property and Health Code offenses judged by the city's Codes Inspectors to be in compliance prior to commencement of Court proceedings.	\$50.00
A violation of the separate offense of failure to appear:	\$50.00, + Court costs and litigation taxes + \$35 fee for the administrative costs.
Contempt	\$50.00 + \$35 fee for the administrative costs.
Appeal Bond:	\$250.00

TITLE 5. MUNICIPAL FINANCE AND TAXATION

Credit/Debit Card Not Honored	\$25.00
Business License	Per T.C.A.
Beer Tax	Per Tennessee Code Annotated

Roadway Impact Fee		
<i>Land Use Type</i>	<i>Unit</i>	<i>Fee per Unit</i>
Single-Family Detached	Dwelling	\$3,601.00
Multi Family	Dwelling	\$2,792.00
Mobile Home Park	Pad	\$1,907.00
Senior Adult Housing, Detached	Dwelling	\$1,623.00
Senior Adult Housing, Attached	Dwelling	\$1,410.00
Golf Course	Hole	\$1,034.00
Hotel/Motel	Room	\$2,234.00
Retail/Commercial/ Shopping Center	1,000 sf	\$5,615.00
Restaurant, Standard	1,000 sf	\$10,771.00
Restaurant, Drive- Through	1,000 sf	\$23,897.00
Gas Station w/Convenience Mkt.	1,000 sf	\$9,271.00
Office/Institutional	1,000 sf	\$4,251.00
Elementary/Secondary School	1,000 sf	\$1,320.00
Community College	1,000 sf	\$2,973.00
Day Care Center	1,000 sf	\$3,539.00
Hospital	1,000 sf	\$3,289.00
Nursing Home	1,000 sf	\$2,006.00
Place of Worship	1,000 sf	\$2,127.00
Industrial	1,000 sf	\$1,594.00
Warehouse	1,000 sf	\$823.00
Mini-warehouse	1,000 sf	\$711.00
Title 5, Chapter 5, Section 517 of the Spring Hill Municipal Code provides for an automatic annual adjustment for Roadway Impact Fees based on the Engineering News Record Construction Cost index.		

Adequate Facilities	
Building Permit (New Residential)	\$1.00 per gross square foot
Building Permit: (New Non-Residential)	\$2.00 per gross square foot

TITLE 7. FIRE PROTECTION AND FIREWORKS

Fire Service Fee	\$100.00
------------------	----------

Burn Permit	\$50.00
Firework Violation	\$50.00
Citations	\$50.00 per deficiency
Alarm Fines	\$50.00 (After 3 rd false alarm)
Fire Alarm Plans Review Fee	\$100.00
Underground/Above Ground Fuel Storage Tanks Testing	\$500.00
Fire code re-inspection fees	\$100.00
Pool fill-ups	\$100.00 + cost of water
Fireworks Retail Permit (Summer)	\$2,500.00
Fireworks Retail Permit (Winter)	\$1,000.00
Deposit per each Firework sales location	\$500.00

Commercial building permit	25% of building permit fee, includes (3) Life Safety Inspections; subsequent re-inspections are \$150 each.
Industrial building permit	1.25% of building permit fee
Plan Review Fees	
Commercial building Plan Review	\$2.50 per thousand dollars or fraction thereof up to \$1,000,000.00 in construction valuation of project, (\$250.00 minimum).
	\$2,500.00 for the first \$1,000,000.00 plus \$2.00 for each additional thousand or fraction thereof (there is no maximum).
Valuation Conflict	In cases where proposed construction valuation conflicts with the International Building Code (IBC) Square Foot Construction Costs, the IBC cost will be used to determine applicable fees unless a signed construction contract is presented for actual construction valuation.

Fire Lines (Hydrants)	
Fire Line	\$350.00
(Required Inspections: (1) Underground with kickers; (2) Pressure Test; (3) Flush Test)	

Automatic Sprinkler Systems	
1-20 Heads	\$40.00
21-100 Heads	\$70.00
101-200 Heads	\$100.00
201-300 Heads	\$140.00
Over 300 Heads	\$180.00 base + \$1.10 per head
Duplex and above Multi-Family Dwellings	\$45.00 per unit
Fire Sprinkler Riser	\$75.00 per riser

Other Fire Suppression Systems	
Standpipe	\$50.00
Fire Pump and related equipment	\$75.00
Engineered systems using carbon dioxide, halon, wet and dry chemicals	\$100.00
Kitchen Hood Systems (suppression only)	\$75.00

Fire Alarm and Detection Systems	
Fire Alarm or detection system	\$100.00 per system
Non-flammable medical gas system	\$100.00 per system
Fire Alarm acceptance test	\$75.00 initial test; \$105 for each re-test due to failed tests
Fire Alarm – Malfunction – per offense	\$50.00 first; \$75.00 second; \$100 third & subsequent responses.

Other Operational Fire Inspections and Permits	
Aviation Facilities	\$75.00
Blasting Permits	\$75.00 per permit (valid for 30 days)
Carnivals & Fairs	\$75.00 per visit
Explosives	\$50.00
Firework Site Inspection (public/private events)	\$50.00
Firework Retail Permit Fee (includes site inspection)	\$50.00
Fumigation & thermal insecticidal fogging	\$50.00
Hazardous Materials	\$75.00
Open Burning Permit / Air Curtain Destructors	\$100.00 per permit (valid for 30 days)
Pyrotechnic special event materials/permit	\$75.00
Pyrotechnic special event on site stand-by	\$100.00 per hour
Temporary membrane structures/tents	\$50.00

Annual Life Safety Inspections

Assembly (A-1, A-2, A-3, A-4, A-5) – Business – Mercantile - Storage	
Up to 2,500 sq. ft.	\$40.00
2,501 – 10,000 sq. ft.	\$50.00
10,001 – 50,000 sq. ft.	\$75.00
10,001 – 100,000 sq. ft.	\$100.00
100,001 – 150,000 sq. ft.	\$150.00
150,001 – 200,000 sq. ft.	\$200.00
Over 200,000 sq. ft.	\$250.00

Factory/Industrial Facility – Hazardous Materials Facility – Institutional Facility (Nursing Home, Hospital, Mental Health Facilities, Assisted Living)	
Up to 2,500 sq. ft.	\$75.00
2,501 – 10,000 sq. ft.	\$100.00
10,001 – 50,000 sq. ft.	\$175.00
10,001 – 100,000 sq. ft.	\$200.00
100,001 – 150,000 sq. ft.	\$250.00
150,001 – 200,000 sq. ft.	\$300.00
Over 200,000 sq. ft.	\$400.00

Mid-Rise / High Rise Facilities (over 4 stories)	
Up to 2,500 sq. ft.	\$75.00
2,501 – 10,000 sq. ft.	\$100.00
10,001 – 50,000 sq. ft.	\$150.00
10,001 – 100,000 sq. ft.	\$200.00
100,001 – 150,000 sq. ft.	\$250.00
150,001 – 200,000 sq. ft.	\$300.00
Over 200,000 sq. ft.	\$350.00

Residential	
Group Home	\$50.00
Day Care (within a residence)	\$50.00
Apartments, Hotels, Dormitories	\$75.00
1-10 Units	\$50.00
11-20 Units	\$75.00
21-40 Units	\$100.00
41-100 Units	\$150.00
101-200 Units	\$200.00
201-300 Units	\$250.00
301-400 Units	\$300.00
401-500 Units	\$350.00
Over 500 Units	\$400.00

TITLE 8. ALCOHOLIC BEVERAGES

Application fee—Beer permit	\$250.00
Privilege Tax (Per 8-230)	\$100.00

TITLE 9. BUSINESS, PEDDLERS, SOLICITORS, AND THE LIKE

Application: Temporary and Transient Vendors or Peddlers	\$10.00
Deposit in lieu of bond	\$100.00 + \$10.00 per day operating within the City.
Hotel Motel Occupancy Privilege Tax	4% of the consideration charged by the operator.
Privilege tax levied; use.	Per Tennessee Code Annotated 4%
Interest and penalty for late payment.	12% per annum, plus a penalty of 1% for each month or fraction thereof such taxes are delinquent.

TITLE 12. BUILDING, UTILITY CODES, AND THE LIKE

Building Code Fees	\$.45 per square foot + increase this fee annually in July based on the CPI (Consumer Price Index) or 2%, whichever is greater.
Violation and penalty.	\$500.00 for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

Re-inspection fees	
First Inspection:	No Additional Fee
First re-inspection:	No Additional Fee - Each Permit
Second Reinspection:	\$25.00 - Each Permit
Third and more re-inspections:	\$50.00 - Each Permit
Blasting Permit	\$50.00

Electrical Fees	
For Lighting Circuits or any other circuit where the outlets are intended to be install for low-voltage devices or lamp-holding devices or receptacles for the attachment of small portable electrical devices and appliances; 130 volts or less:	
For the installation of 10 or less such outlets, each	\$5.70
For additional outlets over 10, each	\$.50

Motors and Generators:	
One horsepower or less, each	\$2.00
Over 1 and including 10 horsepower, each	\$7.55
Over 10 horsepower, each	\$13.25
Motor – Generator Sets, each	\$19.00
Electric Ranges	
Residential, each	\$19.00
Commercial, each	\$22.75
Water Heaters:	
Residential, each	\$15.00
Commercial, each	\$19.00
Electrical Heat and Electrically Heated appliances, other than ranges and water heaters	
Over 1 kw and including 5kw, each	\$19.00
Over 5kw and including 10 kw, each	\$19.00
Over 10kw, each	\$19.00
HVAC, each handling unit	\$40.00
Electrical Dryers	
Residential, each	\$ 9.50
Commercial, each	\$13.50
Electrical Signs	
Electrical Signs (excluding service), each	\$19.00
Lunch Wagons, bookmobiles, medical service vehicle, and similar structures on wheels, for lighting only	\$19.00
Service, new installation, increasing size, or relocation per meter	\$11.50
Installation of any wiring, device, apparatus, appliance, or equipment not specifically covered herein, such as, but not limited to disconnects, 220 volt receptacles, each	\$7.55
Distribution, lighting, or switch panels	
Up to, and including 200 amperes, each	\$ 9.50
201 to 400 amperes, each	\$19.00
401 to 800 amperes, each	\$28.50
801 to 1600 amperes, each	\$47.50
1601 to 3000 amperes, each	\$75.50

3001 to 6000 amperes, each	\$142.00
Each additional 100 amperes, or fraction thereof:	\$2.85
Temporary Poles Service Releases:	
0 to 200 amperes	\$40.00
201 to 400 amperes	\$50.00
401 to 600 amperes	\$60.00
601 to 1,000 amperes	\$100.00
Over 1,000 amperes	\$350.00
Low Voltage	
Residential, per inspection	\$50.00
Commercial, per inspection	\$100.00
Occupancy Final	
Residential, per inspection	\$50.00
Commercial, per inspection	\$100.00
Emergency Re-connection of Service, each	\$50.00
Consultation Fee	\$100.00
Rough-in	\$40.00
Minimum Fee	\$75.00
Including permit for the installation of any electrical system or part thereof, including, but not limited to the installation of both new electrical systems, and additions, alterations, and repairs to existing electrical systems, the installation of electrical fixtures, equipment, devices, and appurtenances thereto, temporary services, etc.	
Re-Inspection , each	\$50.00

TITLE 13. PROPERTY MAINTENANCE REGULATIONS

Property Maintenance Code Violation	\$50.00 per offense
Slum Clearance for Boarding/Rooming Houses Clearance Permit	\$50.00 per offense
Alarm System Fees	
Fees	
Registration and Renewal	\$25.00
Appeal fees per request	\$25.00
Fines	
Registration late charge	\$25.00
Alarm fines late charge (All fees and fines late)	\$25.00

Reinstatement Fee	\$100.00
Police department related alarm fines	
Burglar False Alarm (First 3 false alarms are not fined for Registered Alarm Users)	Registered Alarm 4th Offense - \$50.00 5th Offense - \$75.00 6th Offense - \$100.00 7th Offense - Suspension
Burglar False Alarm (First false alarm: letter sent to alarm user to register alarm within 20 days)	Non-Registered Alarm 2nd Offense - \$125.00 3rd Offense - \$175.00 4th Offense - \$225.00 5th Offense - Suspension
Robbery False Alarm	1st Offense - \$100.00 2nd Offense or more \$200.00
Panic False Alarm	1st Offense - \$100.00 2nd Offense or more \$200.00
Operating Suspended Alarm System	1st Offense - \$200.00 2nd Offense or more \$300.00
Fire department related alarm fines	
Fire-Related False Alarm (First 3 false alarms are not fined for Registered Alarm Users)	Registered Alarm 4th Offense - \$50.00 5th Offense - \$75.00 6th Offense or more \$100.00
Fire-Related False Alarm	Non-Registered Alarm 2nd Offense - \$125.00 3rd Offense - \$175.00 4th Offense or more - \$225.00

TITLE 14. ZONING AND LAND USE CONTROL

Site Concept Plan	\$350.00
Site Plan Residential*	\$1,000.00 + \$0.01/GFA + \$0.01/sq. ft. impervious surface
Site Plan Nonresidential* (up to 1.0 acre)	\$600.00 + \$0.01/ sq. ft. impervious surface
Site Plan Nonresidential* (more than 1.0 acre)	\$600.00 + \$.01/sq./ft GFA + \$0.01/ sq. ft. impervious surface
Site Plan Minor Modification	\$250.00
Site Plan Major Modification	\$350.00 + \$0.01 sq. ft. GFA
Extension	\$1,000.00
Neighborhood Concept Plan (Req. for lots 25+)	\$500.00

Preliminary Plat*	\$1,000.00 + \$50/lot up to 10 lots + \$25/lot thereafter
Final Plat	\$500.00 + \$10/DU
Final Plat Minor Subdivision Review	\$500.00
Final Plat Administrative Review (Lot Split)	\$500.00
Minor Modification	\$300.00
Major Modification	\$500.00
Extension	\$1,000.00
Planned Development Concept Plan	\$2,000.00
Planned Development Preliminary Plan*	
- Residential/Nonresidential/Mixed Use	\$3,000.00
Planned Development Final Plan	
- Residential/Non residential/Mixed Use	See above site plan and subdivision fees
Planned Development Amendment	\$1,000.00
Extension	\$1,000.00
* Professional consultant review fees charged in addition to application fees noted above.	
---- Nonresidential = Above fee +\$.03 per sq/ft of gross floor area	
---- Residential = Above fee + \$20/dwelling unit	
Pre-application Conference	30 minutes free; \$500 above 30 minutes
Annexation	\$500.00 - two acres or less
	\$2,500.00 -more than two acres
Rezone (Zoning Map Amendment)	\$1,000.00
Temporary Use Permit	\$200.00
Cell Tower	\$1,000.00
Small Cell and DAS	\$500 each
	<i>Each Applicant 'one-time' fee \$200.00</i>
Special Use	\$1,000.00
Variance (per request for relief)	\$250 residential; \$400 nonresidential
Appeal	\$1,000.00
Zoning Letter	\$100.00
Easement/Right-of-way Abandonment	\$500.00
Easement by Separate Instrument	\$350.00
Public Notice	Actual Cost for labor, materials, fees (\$500 deposit due at application)
Map printing	Actual Cost for labor and materials
Document print/copy fee	Actual Cost for labor and materials

Planning and Engineering Services On-Call Fee Schedule

Application	Review Fee	Deposit
Site Plan (Residential)	Hourly*	\$ 2,000.00
Site Plan (Non-residential)	Hourly*	\$ 2,000.00
Site Plan (Administrative)	Hourly*	\$ 500.00
Site Plan (Minor Modification)	Hourly*	\$ 500.00
Site Plan (Major Modification)	Hourly*	\$ 1,500.00
Preliminary Plat	Hourly*	\$ 3,000.00
Planned Development Preliminary	Hourly*	\$ 3,000.00
Planned Development Final	Hourly*	\$ 3,000.00
Planned Development Major Modification	Hourly*	\$ 2,000.00
No-Rise	Hourly*	\$ 2,000.00
CLOMR	Hourly*	\$ 2,000.00
LOMR	Hourly*	\$ 1,000.00
Downstream Assessment	Hourly*	\$ 1,000.00
Pre-Application Conference	Hourly* (not to exceed 1 hr)	
In-Person Comment Resolution Meeting	Hourly* (not to exceed 1 hr)	

* Professional consultant review fees are charged at a rate of
Engineering Review Fee \$200/hr
Planning Review Fee \$200/hr

TITLE 15. MOTOR VEHICLES, TRAFFIC AND PARKING

Vehicle to be covered	\$50.00
Impounded Vehicles Charge	\$5.00 and a storage cost of \$1.00 per day shall also be charged.

TITLE 16. STREETS, SIDEWALKS, AND THE LIKE

Excavation and Cut Fee	\$25.00 for each excavation and tunnel project
Special Events Permit Review Fee	\$20.00 + applicable beer and alcohol fees

TITLE 17. REFUSE AND TRASH DISPOSAL

Trash Collection Fee	
Trash	\$10.86 / per month
Recycling	\$4.65/ per month
City Services	\$6.74/ per month
Bulk Waste Pickup	\$25.00 per collection

PART II. - CODE OF ORDINANCES
APPENDIX A - COMPREHENSIVE FEES AND PENALTIES
CHAPTER 17. MUNICIPAL SOLID WASTE DISPOSAL

Water System Development Charges

Average Investment/ERU		\$1,243			
Meter Size	Multipplier	Phased Implementation - Jan. 1, 2021	Tapping Fee (Adopted by Resolution 19-78)	Meter Fees (Adopted by Resolution 19-78)	
5/8" M25	1.00	\$1,243	\$1,300	\$185.65	
3/4" M25	1.20	\$1,491	\$1,300	\$185.65	
1" M170	1.60	\$1,988	\$1,600	\$306.80	
1.5" M120	2.40	\$2,982	\$1,900	\$489.32	
2" Turbo Series	3.20	\$3,977	\$2,100	\$826.80	
2" Compound	3.20	\$3,977	\$2,100	\$1,866.80	
3" Turbo Series	4.80	\$5,965	\$2,800	\$962.00	
3" Compound	4.80	\$5,965	\$2,800	\$2,210.00	
4" Turbo Series	6.40	\$7,953	\$3,700	\$1,591.20	
4" Compound	6.40	\$7,953	\$3,700	\$3,387.28	
6" Turbo Series	9.60	\$11,930	\$4,700	\$3,744.00	
6" Compound	9.60	\$11,930	\$4,700	\$4,758.00	
8" Combo	12.80	\$15,907	\$8,700	\$7,124.00	
10" Turbo Series	16.00	\$19,883	\$10,700	\$7,500.00	
12" Turbo Series	19.20	\$23,860	\$12,700	\$8,200.00	
Irrigation System Connection		Same as above based upon meter type and size	Same as above plus \$25.00 Backflow Permit	Same as above based upon meter type and size	

Note: For any development proposing to use a master meter to serve a private system, the water and sewer system development charges shall be assessed based on the number of units proposed and charged the average investment per equivalent residential unit amount noted in this section.

TITLE 18. WATER AND SEWERS

Meter Testing	
---------------	--

Water Rates as of July 1, 2020

	Category	Description	Minimum Includes Zero (0) gal	Remaining usage per 1,000 gal
	0001	Water inside	\$.980	\$3.69
	0002	Water outside	\$18.47	\$3.69
	0004	3 inch water meter	\$92.10	\$3.69
	0005	33 minimums	\$486.33	\$3.69
	0006	2 inch water meter	\$71.98	\$3.69
	0007	One inch water meter	\$43.23	\$3.69
	0008	8 inch water meter	\$646.98	\$3.69
	0009	1-1/4" or 1-1/2"	\$57.60	\$3.69
	0003	4" water meter	NOT USED	\$3.69
	0004	3 inch water meter	NOT USED	\$3.69
Irrigation	0001	Water inside	\$9.80	\$3.69
Irrigation	0006	2 inch water meter	\$71.98	\$3.69
Irrigation	0007	One inch water meter	\$43.23	\$3.69
Irrigation	0009	1-1/4 or 1-1/2"	\$57.60	\$3.69

Sewer Rates	
Minimum (base) Charge	\$12.07
Per Thousand Gallons	\$4.52

Sewer System Development Charges			
Average Investment/ERU		\$1,692	
Meter Size	Multiplier	Phased Implementation - Jan. 1, 2021	Sewer Connection Fee
5/8"	1.00	\$1,692	4-inch Tap (Residential - Single- Family, Duplex, Townhome) = \$1,100; Multifamily = \$600/dwelling unit; 6-inch Tap (Residential or Commercial) = \$1,300; 8-inch Tap (Residential or Commercial) = \$1,600; 10- inch or larger = To be determined by City Engineer
3/4"	1.20	\$2,030	
1"	1.60	\$2,707	
1.5"	2.40	\$4,060	
2"	3.20	\$5,413	
3"	4.80	\$8,120	
4"	6.40	\$10,827	

6"	9.60	\$16,240	
8"	12.80	\$21,653	
10"	16.00	\$27,067	
12"	19.20	\$32,480	

Notes: (*) - Connection Charges as reflected in Title 18, Chapter 1, Sections [18-108](#) and [18-109](#) of Spring Hill Code of Ordinances; See also Resolution 02-17 (Reserve Fee increase from \$0.28 to \$0.35 times water tap fee)

- For any development proposing to use a master meter to serve a private system, the water and sewer system development charges shall be assessed based on the number of units proposed and charged the average investment per equivalent residential unit amount noted in this section.

<i>WATER CAPACITY ANALYSIS FEE SCHEDULE</i>	
<i>TYPE OF APPLICATION</i>	<i>WATER CAPACITY ANALYSIS FEE</i>
Annexation	
< 50 acres	\$250.00
51 - 150 acres	\$500.00
> 150 acres	\$750.00
Zoning Map Amendment	
Residential	\$250.00
Non-Residential	\$400.00
Subdivision - Conceptual or Preliminary Plat	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Planned Development - Conceptual or Preliminary Development Plan	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00

Site Plan	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Special Use (All Types)	\$250.00

SEWER CAPACITY ANALYSIS FEE SCHEDULE	
TYPE OF APPLICATION	SEWER CAPACITY ANALYSIS FEE
Annexation	
< 50 acres	\$250.00
51 - 150 acres	\$500.00
> 150 acres	\$750.00
Zoning Map Amendment	
Residential	\$250.00
Non-Residential	\$400.00
Subdivision - Conceptual or Preliminary Plat	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Planned Development - Conceptual or Preliminary Development Plan	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
Planned Development - Conceptual or Preliminary Development Plan	
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Site Plan	
< 10 acres	\$250.00

10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Special Use (All Types)	\$250.00

Storm	
Residential	\$5.25 per ERU
Commercial	\$5.00 per ERU

Inspection and Testing Fees	
30- day Re-inspection of backflow	\$50.00
Second Re-inspection of backflow	\$150.00
3 rd or additional Re-inspection	\$300.00

TITLE 20. MISCELLANEOUS

Rate charges for parks building and City Hall facilities	
Public service organizations	no charge
Parks building and City Hall community room	\$35.00 per day for city residents, \$50.00 per day for others
City Hall courtroom	\$75.00 per day
City Hall conference room	\$25.00 per day
City Hall offices	\$25.00 per day

Roadway Impact Fee		
<i>Land Use Type</i>	<i>Unit</i>	<i>Fee per Unit</i>
Single-Family Detached	Dwelling	\$3,601.00
Multi Family	Dwelling	\$2,792.00
Mobile Home Park	Pad	\$1,907.00
Senior Adult Housing, Detached	Dwelling	\$1,623.00
Senior Adult Housing, Attached	Dwelling	\$1,410.00
Golf Course	Hole	\$1,034.00
Hotel/Motel	Room	\$2,234.00
Retail/Commercial/ Shopping Center	1,000 sf	\$5,615.00
Restaurant, Standard	1,000 sf	\$10,771.00
Restaurant, Drive- Through	1,000 sf	\$23,897.00
Gas Station w/Convenience Mkt.	1,000 sf	\$9,271.00
Office/Institutional	1,000 sf	\$4,251.00
Elementary/Secondary School	1,000 sf	\$1,320.00
Community College	1,000 sf	\$2,973.00
Day Care Center	1,000 sf	\$3,539.00
Hospital	1,000 sf	\$3,289.00
Nursing Home	1,000 sf	\$2,006.00
Place of Worship	1,000 sf	\$2,127.00
Industrial	1,000 sf	\$1,594.00
Warehouse	1,000 sf	\$823.00
Mini-warehouse	1,000 sf	\$711.00
Title 5, Chapter 5, Section 517 of the Spring Hill Municipal Code provides for an automatic annual adjustment for Roadway Impact Fees based on the Engineering News Record Construction Cost index.		

Adequate Facilities	
Building Permit (New Residential)	\$1.00 per gross square foot
Building Permit: (New Non-Residential)	\$2.00 per gross square foot

TITLE 7. FIRE PROTECTION AND FIREWORKS

Fire Service Fee	\$100.00
------------------	----------

Burn Permit	\$50.00
Firework Violation	\$50.00
Citations	\$50.00 per deficiency
Alarm Fines	\$50.00 (After 3 rd false alarm)
Fire Alarm Plans Review Fee	\$100.00
Underground/Above Ground Fuel Storage Tanks Testing	\$500.00
Fire code re-inspection fees	\$100.00
Pool fill-ups	\$100.00 + cost of water
Fireworks Retail Permit (Summer)	\$2,500.00
Fireworks Retail Permit (Winter)	\$1,000.00
Deposit per each Firework sales location	\$500.00

Commercial building permit	25% of building permit fee, includes (3) Life Safety Inspections; subsequent re-inspections are \$150 each.
Industrial building permit	1.25% of building permit fee
Plan Review Fees	
Commercial building Plan Review	\$2.50 per thousand dollars or fraction thereof up to \$1,000,000.00 in construction valuation of project, (\$250.00 minimum).
	\$2,500.00 for the first \$1,000,000.00 plus \$2.00 for each additional thousand or fraction thereof (there is no maximum).
Valuation Conflict	In cases where proposed construction valuation conflicts with the International Building Code (IBC) Square Foot Construction Costs, the IBC cost will be used to determine applicable fees unless a signed construction contract is presented for actual construction valuation.

Fire Lines (Hydrants)	
Fire Line	\$350.00
(Required Inspections: (1) Underground with kickers; (2) Pressure Test; (3) Flush Test)	

Automatic Sprinkler Systems	
1-20 Heads	\$40.00
21-100 Heads	\$70.00
101-200 Heads	\$100.00
201-300 Heads	\$140.00
Over 300 Heads	\$180.00 base + \$1.10 per head
Duplex and above Multi-Family Dwellings	\$45.00 per unit
Fire Sprinkler Riser	\$75.00 per riser

Other Fire Suppression Systems	
Standpipe	\$50.00
Fire Pump and related equipment	\$75.00
Engineered systems using carbon dioxide, halon, wet and dry chemicals	\$100.00
Kitchen Hood Systems (suppression only)	\$75.00

Fire Alarm and Detection Systems	
Fire Alarm or detection system	\$100.00 per system
Non-flammable medical gas system	\$100.00 per system
Fire Alarm acceptance test	\$75.00 initial test; \$105 for each re-test due to failed tests
Fire Alarm -- Malfunction -- per offense	\$50.00 first; \$75.00 second; \$100 third & subsequent responses.

Other Operational Fire Inspections and Permits	
Aviation Facilities	\$75.00
Blasting Permits	\$75.00 per permit (valid for 30 days)
Carnivals & Fairs	\$75.00 per visit
Explosives	\$50.00
Firework Site Inspection (public/private events)	\$50.00
Firework Retail Permit Fee (includes site inspection)	\$50.00
Fumigation & thermal insecticidal fogging	\$50.00
Hazardous Materials	\$75.00
Open Burning Permit / Air Curtain Destructors	\$100.00 per permit (valid for 30 days)
Pyrotechnic special event materials/permit	\$75.00
Pyrotechnic special event on site stand-by	\$100.00 per hour
Temporary membrane structures/tents	\$50.00

Annual Life Safety Inspections

Assembly (A-1, A-2, A-3, A-4, A-5) – Business – Mercantile - Storage	
Up to 2,500 sq. ft.	\$40.00
2,501 – 10,000 sq. ft.	\$50.00
10,001 – 50,000 sq. ft.	\$75.00
10,001 – 100,000 sq. ft.	\$100.00
100,001 – 150,000 sq. ft.	\$150.00
150,001 – 200,000 sq. ft.	\$200.00
Over 200,000 sq. ft.	\$250.00

Factory/Industrial Facility – Hazardous Materials Facility – Institutional Facility (Nursing Home, Hospital, Mental Health Facilities, Assisted Living)	
Up to 2,500 sq. ft.	\$75.00
2,501 – 10,000 sq. ft.	\$100.00
10,001 – 50,000 sq. ft.	\$175.00
10,001 – 100,000 sq. ft.	\$200.00
100,001 – 150,000 sq. ft.	\$250.00
150,001 – 200,000 sq. ft.	\$300.00
Over 200,000 sq. ft.	\$400.00

Mid-Rise / High Rise Facilities (over 4 stories)	
Up to 2,500 sq. ft.	\$75.00
2,501 – 10,000 sq. ft.	\$100.00
10,001 – 50,000 sq. ft.	\$150.00
10,001 – 100,000 sq. ft.	\$200.00
100,001 – 150,000 sq. ft.	\$250.00
150,001 – 200,000 sq. ft.	\$300.00
Over 200,000 sq. ft.	\$350.00

Residential	
Group Home	\$50.00
Day Care (within a residence)	\$50.00
Apartments, Hotels, Dormitories	\$75.00
1-10 Units	\$50.00
11-20 Units	\$75.00
21-40 Units	\$100.00
41-100 Units	\$150.00
101-200 Units	\$200.00
201-300 Units	\$250.00
301-400 Units	\$300.00
401-500 Units	\$350.00
Over 500 Units	\$400.00

TITLE 8. ALCOHOLIC BEVERAGES

Application fee—Beer permit	\$250.00
Privilege Tax (Per 8-230)	\$100.00

TITLE 9. BUSINESS, PEDDLERS, SOLICITORS, AND THE LIKE

Application: Temporary and Transient Vendors or Peddlers	\$10.00
Deposit in lieu of bond	\$100.00 + \$10.00 per day operating within the City.
Hotel Motel Occupancy Privilege Tax	4% of the consideration charged by the operator.
Privilege tax levied; use.	Per Tennessee Code Annotated 4%
Interest and penalty for late payment.	12% per annum, plus a penalty of 1% for each month or fraction thereof such taxes are delinquent.

TITLE 12. BUILDING, UTILITY CODES, AND THE LIKE

Building Code Fees	\$.45 per square foot + increase this fee annually in July based on the CPI (Consumer Price Index) or 2%, whichever is greater.
Violation and penalty.	\$500.00 for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

Re-inspection fees	
First Inspection:	No Additional Fee
First re-inspection:	No Additional Fee - Each Permit
Second Reinspection:	\$25.00 - Each Permit
Third and more re-inspections:	\$50.00 - Each Permit
Blasting Permit	\$50.00

Electrical Fees	
For Lighting Circuits or any other circuit where the outlets are intended to be install for low-voltage devices or lamp-holding devices or receptacles for the attachment of small portable electrical devices and appliances; 130 volts or less:	
For the installation of 10 or less such outlets, each	\$5.70
For additional outlets over 10, each	\$.50

Motors and Generators:	
One horsepower or less, each	\$2.00
Over 1 and including 10 horsepower, each	\$7.55
Over 10 horsepower, each	\$13.25
Motor – Generator Sets, each	\$19.00
Electric Ranges	
Residential, each	\$19.00
Commercial, each	\$22.75
Water Heaters:	
Residential, each	\$15.00
Commercial, each	\$19.00
Electrical Heat and Electrically Heated appliances, other than ranges and water heaters	
Over 1 kw and including 5kw, each	\$19.00
Over 5kw and including 10 kw, each	\$19.00
Over 10kw, each	\$19.00
HVAC, each handling unit	\$40.00
Electrical Dryers	
Residential, each	\$ 9.50
Commercial, each	\$13.50
Electrical Signs	
Electrical Signs (excluding service), each	\$19.00
Lunch Wagons, bookmobiles, medical service vehicle, and similar structures on wheels, for lighting only	\$19.00
Service, new installation, increasing size, or relocation per meter	\$11.50
Installation of any wiring, device, apparatus, appliance, or equipment not specifically covered herein, such as, but not limited to disconnects, 220 volt receptacles, each	\$7.55
Distribution, lighting, or switch panels	
Up to, and including 200 amperes, each	\$ 9.50
201 to 400 amperes, each	\$19.00
401 to 800 amperes, each	\$28.50
801 to 1600 amperes, each	\$47.50
1601 to 3000 amperes, each	\$75.50

3001 to 6000 amperes, each	\$142.00
Each additional 100 amperes, or fraction thereof:	\$2.85
Temporary Poles Service Releases:	
0 to 200 amperes	\$40.00
201 to 400 amperes	\$50.00
401 to 600 amperes	\$60.00
601 to 1,000 amperes	\$100.00
Over 1,000 amperes	\$350.00
Low Voltage	
Residential, per inspection	\$50.00
Commercial, per inspection	\$100.00
Occupancy Final	
Residential, per inspection	\$50.00
Commercial, per inspection	\$100.00
Emergency Re-connection of Service, each	\$50.00
Consultation Fee	\$100.00
Rough-in	\$40.00
Minimum Fee	\$75.00
Including permit for the installation of any electrical system or part thereof, including, but not limited to the installation of both new electrical systems, and additions, alterations, and repairs to existing electrical systems, the installation of electrical fixtures, equipment, devices, and appurtenances thereto, temporary services, etc.	
Re-Inspection , each	\$50.00

TITLE 13. PROPERTY MAINTENANCE REGULATIONS

Property Maintenance Code Violation	\$50.00 per offense
Slum Clearance for Boarding/Rooming Houses Clearance Permit	\$50.00 per offense
Alarm System Fees	
Fees	
Registration and Renewal	\$25.00
Appeal fees per request	\$25.00
Fines	
Registration late charge	\$25.00
Alarm fines late charge (All fees and fines late)	\$25.00

Reinstatement Fee	\$100.00
Police department related alarm fines	
Burglar False Alarm (First 3 false alarms are not fined for Registered Alarm Users)	Registered Alarm 4th Offense - \$50.00 5th Offense - \$75.00 6th Offense - \$100.00 7th Offense - Suspension
Burglar False Alarm (First false alarm; letter sent to alarm user to register alarm within 20 days)	Non-Registered Alarm 2nd Offense - \$125.00 3rd Offense - \$175.00 4th Offense - \$225.00 5th Offense - Suspension
Robbery False Alarm	1st Offense - \$100.00 2nd Offense or more \$200.00
Panic False Alarm	1st Offense - \$100.00 2nd Offense or more \$200.00
Operating Suspended Alarm System	1st Offense - \$200.00 2nd Offense or more \$300.00
Fire department related alarm fines	
Fire-Related False Alarm (First 3 false alarms are not fined for Registered Alarm Users)	Registered Alarm 4th Offense - \$50.00 5th Offense - \$75.00 6th Offense or more \$100.00
Fire-Related False Alarm	Non-Registered Alarm 2nd Offense - \$125.00 3rd Offense - \$175.00 4th Offense or more - \$225.00

TITLE 14. ZONING AND LAND USE CONTROL

Site Concept Plan	\$350.00
Site Plan Residential*	\$1,000.00 + \$0.01/GFA + \$0.01/sq. ft. impervious surface
Site Plan Nonresidential* (up to 1.0 acre)	\$600.00 + \$0.01/ sq. ft. impervious surface
Site Plan Nonresidential* (more than 1.0 acre)	\$600.00 + \$.01/sq./ft GFA + \$0.01/ sq. ft. impervious surface
Site Plan Minor Modification	\$250.00
Site Plan Major Modification	\$350.00 + \$0.01 sq. ft. GFA
Extension	\$1,000.00
Neighborhood Concept Plan (Req. for lots 25+)	\$500.00

Preliminary Plat*	\$1,000.00 + \$50/lot up to 10 lots + \$25/lot thereafter
Final Plat	\$500.00 + \$10/DU
Final Plat Minor Subdivision Review	\$500.00
Final Plat Administrative Review (Lot Split)	\$500.00
Minor Modification	\$300.00
Major Modification	\$500.00
Extension	\$1,000.00
Planned Development Concept Plan	\$2,000.00
Planned Development Preliminary Plan*	
- Residential/Nonresidential/Mixed Use	\$3,000.00
Planned Development Final Plan	
- Residential/Non residential/Mixed Use	See above site plan and subdivision fees
Planned Development Minor Modification	
Planned Development Major Modification	
Planned Administrative Modification	
Planned Development Amendment	\$1,000.00
Extension	\$1,000.00
* Professional consultant review fees charged in addition to application fees noted above.	
----- Nonresidential = Above fee +\$.03 per sq/ft of gross floor area	
----- Residential = Above fee + \$20/dwelling unit	
Pre-application Conference	30 minutes free; \$500 above 30 minutes
Annexation	\$500.00 - two acres or less
	\$2,500.00 -more than two acres
Rezone (Zoning Map Amendment)	\$1,000.00
Temporary Use Permit	\$200.00
Zoning text Amendment	\$250.00
Cell Tower	\$1,000.00
Small Cell and DAS	\$500 each
	<i>Each Applicant 'one-time' fee \$200.00</i>
Special Use	\$1,000.00
Variance (per request for relief)	\$250 residential; \$400 nonresidential
Appeal	\$1,000.00
Zoning Letter	\$100.00
Easement/Right-of-way Abandonment	\$500.00
Easement by Separate Instrument	\$350.00
Public Notice	Actual Cost for labor, materials, fees (\$500 deposit due at application)

Map printing	Actual Cost for labor and materials
Document print/copy fee	Actual Cost for labor and materials

Planning and Engineering Services On-Call Fee Schedule		
Application	Review Fee	Deposit
Site Plan (Residential)	Hourly*	\$ 2,000.00
Site Plan (Non-residential)	Hourly*	\$ 2,000.00
Site Plan (Administrative)	Hourly*	\$ 500.00
Site Plan (Minor Modification)	Hourly*	\$ 500.00
Site Plan (Major Modification)	Hourly*	\$ 1,500.00
Preliminary Plat	Hourly*	\$ 3,000.00
Planned Development Preliminary	Hourly*	\$ 3,000.00
Planned Development Final	Hourly*	\$ 3,000.00
Planned Development Major Modification	Hourly*	\$ 2,000.00
No-Rise	Hourly*	\$ 2,000.00
CLOMR	Hourly*	\$ 2,000.00
LOMR	Hourly*	\$ 1,000.00
Downstream Assessment	Hourly*	\$ 1,000.00
Pre-Application Conference	Hourly* (not to exceed 1 hr)	
In-Person Comment Resolution Meeting	Hourly* (not to exceed 1 hr)	

* Professional consultant review fees are charged at a rate of
Engineering Review Fee \$200/hr
Planning Review Fee \$200/hr

TITLE 15. MOTOR VEHICLES, TRAFFIC AND PARKING

Vehicle to be covered	\$50.00
Impounded Vehicles Charge	\$5.00 and a storage cost of \$1.00 per day shall also be charged.

TITLE 16. STREETS, SIDEWALKS, AND THE LIKE

Excavation and Cut Fee	\$25.00 for each excavation and tunnel project
Special Events Permit Review Fee	\$20.00 + applicable beer and alcohol fees

PART II. - CODE OF ORDINANCES
APPENDIX A - COMPREHENSIVE FEES AND PENALTIES
CHAPTER 17. MUNICIPAL SOLID WASTE DISPOSAL

TITLE 17. REFUSE AND TRASH DISPOSAL

Trash Collection Fee	
Trash	\$10.86 / per month
Recycling	\$4.65/ per month
City Services	\$6.74/ per month
Bulk Waste Pickup	\$25.00 per collection

Water System Development Charges (July 1, 2024)

Average Investment/ERU		\$ 1,554.00
Meter Size	Multiplier	System Development Charge
5/8" M25	1.00	\$ 1,554.00
3/4" M25	1.20	\$ 1,864.80
1" M170	1.60	\$ 2,486.40
1.5" M120	2.40	\$ 3,729.60
2" Turbo Series	3.20	\$ 4,972.80
2" Compound	3.20	\$ 4,972.80
3" Turbo Series	4.80	\$ 7,459.20
3" Compound	4.80	\$ 7,459.20
4" Turbo Series	6.40	\$ 9,945.60
4" Compound	6.40	\$ 9,945.60
6" Turbo Series	9.60	\$ 14,918.40
6" Compound	9.60	\$ 14,918.40
8" Combo	12.80	\$ 19,891.20
10" Turbo Series	16.00	\$ 24,864.00
12" Turbo Series	19.20	\$ 29,836.80

TITLE 18. WATER AND SEWERS

Meter Testing	
---------------	--

WATER RATES

Base Charge		Volume Charge	
Category	Base Charge	Use Type	Volume Charge per 1,000 gal
Water Inside	\$ 12.25	Residential	
Water Outside	\$ 23.09	Tier 1 (0-4 Kgal)	\$ 4.13
1 inch	\$ 54.04	Tier 2 (4-10 Kgal)	\$ 5.16
1-1/4" or 1-1/2"	\$ 72.00	Tier 3 (10+ Kgal)	\$ 6.19
2 inch	\$ 89.98	Non-Residential	\$ 4.61
3 inch	\$ 115.13	Irrigation	\$ 6.19
8 inch	\$ 808.73		
33 Minimums	\$ 607.91		

* Water Base Charges Apply to Irrigation Meters as well. Multi-Unit Rate same as inside c

Sewer Rates

Minimum (base) Charge	\$15.09
Per Thousand Gallons	\$5.65

			Sewer Connection Fee

			\$1,600; 10- inch or larger = To be determined by City Engineer

Notes: (*) - Connection Charges as reflected in Title 18, Chapter 1, Sections 18-108 and 18-109 of Spring Hill Code of Ordinances; See also Resolution 02-17 (Reserve Fee increase from \$0.28 to \$0.35 times water tap fee)

- For any development proposing to use a master meter to serve a private system, the water and sewer system development charges shall be assessed based on the number of units proposed and charged the average investment per equivalent residential unit amount noted in this section.

WATER CAPACITY ANALYSIS FEE SCHEDULE	
TYPE OF APPLICATION	WATER CAPACITY ANALYSIS FEE
Annexation	
< 50 acres	\$250.00
51 - 150 acres	\$500.00
> 150 acres	\$750.00
Zoning Map Amendment	
Residential	\$250.00
Non-Residential	\$400.00
Subdivision - Conceptual or Preliminary Plat	
< 10 acres	\$250.00

10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Planned Development - Conceptual or Preliminary Development Plan	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Site Plan	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Special Use (All Types)	\$250.00

SEWER CAPACITY ANALYSIS FEE SCHEDULE	
TYPE OF APPLICATION	SEWER CAPACITY ANALYSIS FEE
Annexation	
< 50 acres	\$250.00
51 - 150 acres	\$500.00
> 150 acres	\$750.00
Zoning Map Amendment	
Residential	\$250.00
Non-Residential	\$400.00
Subdivision - Conceptual or Preliminary Plat	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00

Planned Development - Conceptual or Preliminary Development Plan	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
Planned Development - Conceptual or Preliminary Development Plan	
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Site Plan	
< 10 acres	\$250.00
10 - 50 acres	\$500.00
50-100 acres	\$750.00
> 100 acres	\$1,000.00
Special Use (All Types)	\$250.00

Storm	
Residential	\$5.25 per ERU
Commercial	\$5.00 per ERU

Inspection and Testing Fees	
30- day Re-inspection of backflow	\$50.00
Second Re-inspection of backflow	\$150.00
3 rd or additional Re-inspection	\$300.00

TITLE 20. MISCELLANEOUS

Rate charges for parks building and City Hall facilities	
Public service organizations	no charge
Parks building and City Hall community room	\$35.00 per day for city residents, \$50.00 per day for others
City Hall courtroom	\$75.00 per day
City Hall conference room	\$25.00 per day
City Hall offices	\$25.00 per day