

**CITY OF EDEN PRAIRIE  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE NO. 18-2020**

**AN ORDINANCE OF THE CITY OF EDEN PRAIRIE, MINNESOTA, REVISING THE TITLE PAGE OF CHAPTER 25 AND ESTABLISHING A FEE PRESCRIBED FOR REVIEW, INVESTIGATION AND ADMINISTRATION OF AN APPLICATION FOR AN OFFICIAL CONTROL PURSUANT TO MINN. STAT. § 462.351 TO 462.364, AND, ADOPTING BY REFERENCE CITY CODE CHAPTER 1 WHICH, AMONG OTHER THINGS, CONTAINS PENALTY PROVISIONS**

**THE CITY COUNCIL OF THE CITY OF EDEN PRAIRIE, MINNESOTA, ORDAINS:**

**Section 1.** City Code Chapter 25 is amended by replacing in its entirety the “Fee Schedule for Administration of Official Controls” with the 2021 fee schedule set forth below. The following fees are prescribed for the review, investigation and administration of an application for an amendment to an official control established pursuant to Minnesota Statute Sections 462.351 to 462.364 or an application for a permit or other approval required under an official control established pursuant to those sections:

<b>SERVICE</b>	<b>FEE</b>	<b>DESCRIPTION</b>
<b><i>BUILDING INSPECTIONS</i></b>		
<b>Building Permit – Valuation</b>		
\$1 to \$500	\$40.00	
\$501 to \$2,000	\$40.00	1 <sup>st</sup> \$500 plus \$4.35 each add'l \$100 or fraction thereof, to & including \$2,000
\$2,001 to \$25,000	\$105.25	1 <sup>st</sup> \$2,000 plus \$19.75 each add'l \$1,000 or fraction thereof, to & including \$25,000
\$25,001 to \$50,000	\$559.50	1 <sup>st</sup> \$25,000 plus \$14.50 each add'l \$1,000 or fraction thereof, to & including \$50,000
\$50,001 to \$100,000	\$922.00	1 <sup>st</sup> \$50,000 plus \$10.10 each add'l \$1,000 or fraction thereof, to & including \$100,000
\$100,001 to \$500,000	\$1,427.00	1 <sup>st</sup> \$100,000 plus \$8.10 each add'l \$1,000 or fraction thereof, to & including \$500,000
\$500,001 to \$1,000,000	\$4,667.00	1 <sup>st</sup> \$500,000 plus \$6.70 each add'l \$1,000 or fraction thereof, to & including \$1,000,000
\$1,000,001 & up	\$8,017.00	1 <sup>st</sup> \$1,000,000 plus \$5.40 each add'l \$1,000 or fraction thereof
<b>Building Permit Other Inspections &amp; Fees</b>		
Plan checking	65% of the building permit fee	

<b>SERVICE</b>	<b>FEE</b>	<b>DESCRIPTION</b>
Reinspection	\$50.00	Per hour
Investigation Fee – work started w/o a permit	Equal to amount of permit fee	
Demolishing or Razing Buildings – Commercial Building	\$100.00	
Demolishing or Razing Buildings - House	\$100.00	
Demolishing or Razing Buildings - Garage	\$50.00	
Demolishing or Razing Buildings – Accessory Building	\$50.00	
Demolishing or Razing Buildings - Interior Demo	\$50.00	
Demolishing or Razing Buildings – Exterior Demo	\$50.00	
<b>Cash Park Fee</b>		
Single Family Unit	\$6,500.00	Per unit
All other residential	\$5,500.00	Per unit
Office, Commercial, Industrial	\$11,500.00	Per acre
<b>Fire Code Appeal</b>		
Fire Code Appeal	\$320.00	
<b>CONDITIONAL USE PERMITS</b>		
<b>Conditional Use Permit Fees</b>		
Historic Properties	\$580.00	
Wireless Support Structures	\$580.00	
<b>DEVELOPMENT</b>		
<b>Community Development Deposit</b>		
0 to 40 Acres	\$4,900.00	A development deposit agreement is required for planned unit developments, planned unit development amendments, rezoning, platting, site plan review, guide plan changes, development deposit amendments, conditional use permits, and environmental assessment worksheets
41 to 80 acres	\$5,100.00	
81+ acres	\$5,800.00	
Administrative Subdivision/Combination and Lot Line Adjustments	\$1,000.00	

<b>SERVICE</b>	<b>FEE</b>	<b>DESCRIPTION</b>
<b>Guide Plan Charge</b>	\$870.00	Plus \$5.00 per acre
<b>Planned Unit Development (P.U.D) Fee</b>	\$930.00	Plus \$5.00 per acre
<b>Planned Unit Development Amendment</b>	\$930.00	Plus \$5.00 per acre
<b>Platting</b>		
Residential-0 to 10 units	\$590.00	Plus \$5.00 per unit
Residential-11 or more	\$700.00	Plus \$5.00 per unit
Commercial, Industrial, Office, Public-0 to 3 acres	\$590.00	Plus \$25.00 per acre
Commercial, Industrial, Office, Public-3.1 or more acres	\$700.00	Plus \$25.00 per acre
Minor Subdivision	\$395.00	
Administration Subdivision	\$130.00	
Lot Line Adjustment	\$130.00	
<b>Site Plan Review</b>		
Administrative	\$430.00	
<b>Site Plan Review (City Council)</b>		
Multi-Family-0 to 10 units	\$590.00	Plus \$5.00 per unit
Multi-Family-11 or more units	\$690.00	Plus \$5.00 per unit
Commercial, Industrial, Office, Public-0 to 3 acres	\$590.00	Plus \$25.00 per acre
Commercial, Industrial, Office, Public-3.1 or more acres	\$690.00	Plus \$25.00 per acre
<b>Development Agreement Amendment</b>		
Development Agreement Amendment	\$530.00	
<b>Tree Replacement</b>		
Tree Replacement Fee	\$125.00 per caliper inch	
<b>ZONING AMENDMENTS, VARIANCES and APPEALS</b>		
Zoning Amendment	\$360.00	
<b>Commercial, Industrial, Office, Public</b>		
0-3 acres	\$590.00	Plus \$25.00 per acre
3.1 or more acres	\$710.00	Plus \$25.00 per acre
<b>Residential</b>		
0-10 units	\$590.00	Plus \$5.00 per unit
11 or more units	\$710.00	Plus \$5.00 per unit

SERVICE	FEE	DESCRIPTION
<b>Variances and Appeals</b>		
Variances Residential	\$460.00	Includes residential zoned properties for new construction, building additions, decks, porches, garages, accessory structures and variances from all chapters of the City Code
Variances Other	\$700.00	Includes variances associated with properties zoned office, industrial, commercial and residential
Zoning Appeals	\$330.00	
<b>ZONING VERIFICATION</b>		
<b>Zoning Letter Preparation</b>		
Zoning Letter Preparation Fee	\$50.00	
<b>ZONING-TELECOMMUNICATIONS</b>		
<b>Commercial Wireless Communications towers and/or antennas</b>		
Administrative	\$590.00	Towers and/or antennas meeting code located on private property
Letter of Intent	\$4,900.00 Deposit	Deposit for towers and/or antennas on City property
Letter of Intent	\$8,900.00 Deposit for legal/consultant costs	Additional funds may be required if the balance in the deposit account is inadequate to pay for all of the fees and costs incurred by the City
Variances required for tower and/or antennas	See Development Fees	
Site Plan Review required for tower and/or antennas	See Development Fees	
<b>ENGINEERING</b>		
<b>Excavation &amp; Grading – Grading Permit Fee / Plan Review Fee</b>		
101 to 500 cubic yards	\$150.00	
501 to 1,000 cubic yard	\$360.00	
1,001 to 10,000 cubic yards	\$660.00	
10,001 to 100,000 cubic yards	\$1,350.00	
100,001 or more	\$2,700.00	
<b>*The following fees are the total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.</b>		
Additional plan review fees	\$120.00*	Minimum charge is one half hour, required by changes, additions or revisions to approve plans
Reinspection fee	\$120.00*	Minimum charge is one half hour, required by changes, additions or revisions to approve plans

<b>Public Right-of Way or Easement Vacation and Amendments</b>		
Application and Processing Fee: 1 to 3 parcels	\$750.00	Per transaction / for vacating, amending the City's interest in real property, including right-of-way and easements (for consultation, review, notice mailing, publication of notice and recording)
Application and Processing Fee: 4 or more parcels	\$1,200.00	Per transaction / for vacating, amending the City's interest in real property, including right-of-way and easements (for consultation, review, notice mailing, publication of notice and recording)
<b>Signs</b>		
Up to 30 sq ft in size	\$95.00	
31 sq ft through 50 sq ft in size	\$115.00	
51 sq ft through 80 sq ft in size	\$145.00	
81 sq ft or over	\$180.00	
Charge for returning picked up signs	\$35.00	
** The surface of double or multi-faced signs shall be combined for the purpose of determining the amount of the fee.		
<b>Engineering Land Development Services, including Plan Review, Contract Administration, and Inspection Review</b>		
5% multiplied by the total construction cost		Not applicable to projects built by city through special assessment. Costs include public infrastructure improvements (excluding grading costs), subject to approval by City Engineer payable prior to start-up.
<b>Final Plat</b>		
Residential	\$100.00	Per unit / Minimum \$400.00 plus cost of review by special assessment.
Commercial, Industrial, Office and Public	\$250.00	Per acre / Minimum \$400.00
<b>LGU Review</b>		
Min. Payment is \$230. Plus cost of review by special consultants necessary as determined by the City Manager. The deposit, or a portion thereof, will be refunded after final City Council action on the Development Application if the total	\$115.00 per hour	

sum deposited is greater than the administrative review cost or if no City Council action is required the deposit will be refunded after all site review and monitoring activities are complete. All costs incurred by the City or their consultant that exceed the cash deposit balance will be billed to the applicant.		
<b>LGU Deposit-Plan Review</b>		
An LGU deposit agreement is required for wetland alteration, wetland replacement, wetland restoration and/or wetland bank plan reviews	\$5,000.00	
<b>LGU Deposit – Site Review</b>		
Single Family Residential	\$220.00	An LGU deposit agreement is required for review of wetland delineations or wetland determinations on single family residential properties.
Site Review or Development Review	\$1,800.00	An LGU deposit agreement is required for site review and/or wetland delineation review.
<b>Floodplain</b>		
Application for FEMA Letter of Map Amendment (LOMA) using LiDAR Elevation Data	\$75.00	
Application for FEMA Letter of Map Amendment Out as Shown (LOMA-OAS)	\$50.00	
FEMA Parcel Map with Base Flood Elevation and Lowest Adjacent Grades	no cost	
<b>Environmental Assessment Worksheet</b>		
Environmental Assessment Worksheet (E.A.W.)	\$600.00	Plus \$10/acre
<b>Shoreland Management Ordinance Permits</b>		

Temporary structure in public waters	\$135.00	
Change in structure in public waters	\$135.00	
Multiple dock or dock excess of 75'	\$135.00	

**Section 2.** Ordinance No. 23-2019 is repealed effective January 1, 2021.

**Section 3.** City Code Chapter 1 entitled “General Provisions and Definitions Applicable to the Entire City Code Including Penalty for Violation” is hereby adopted in its entirety by reference, as though repeated verbatim herein.

**Section 4.** This Ordinance shall become effective January 1, 2021 for calendar year 2021.

FIRST READ at a regular meeting of the City Council of the City of Eden Prairie on the 1st day of December, 2020, and finally read and adopted and ordered published at a regular meeting of the City Council of said City on the 1st day of December, 2020.

**ATTEST:**

  
 Kathleen Porta, City Clerk

  
 Ronald Case, Mayor

PUBLISHED in the *Eden Prairie Sun Current* on December 10, 2020.

**CITY OF EDEN PRAIRIE  
HENNEPIN COUNTY, MINNESOTA**

**SUMMARY OF ORDINANCE 18-2020**

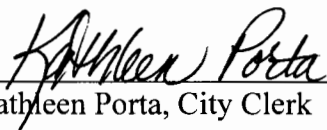
**AN ORDINANCE OF THE CITY OF EDEN PRAIRIE, MINNESOTA, AMENDING CHAPTER 25 BY ADOPTING THE 2021 “FEE SCHEDULE FOR ADMINISTRATION OF OFFICIAL CONTROLS”, REPEALING ORDINANCE NO. 23 -2019, AND ADOPTING BY REFERENCE CITY CODE CHAPTER 1 WHICH, AMONG OTHER THINGS, CONTAINS PENALTY PROVISIONS**


**THE CITY COUNCIL OF THE CITY OF EDEN PRAIRIE, MINNESOTA, ORDAINS:**

Summary: This ordinance amends Chapter 25 of the City Code by replacing in its entirety the “Fee Schedule for Administration of Official Controls” for the City’s costs in administering Official Controls. As defined by Minnesota Statute, Official Controls may include zoning, subdivision controls, site plan regulations, sanitary codes, building codes and official maps.

Effective Date: This Ordinance shall take effect January 1, 2021.

**ATTEST:**

  
\_\_\_\_\_  
Kathleen Porta, City Clerk

  
\_\_\_\_\_  
Ronald Case, Mayor

PUBLISHED in the *Eden Prairie Sun Current* on December 10, 2020.

(A full copy of the text of this Ordinance is available from City Clerk.)