

Planning & Development Service Fees

Adopted by Resolution No. 2026-17 - Effective March 6, 2026

Land Use
Application
Fees

Title of Use	Fee
Comprehensive Plan Text Amendment	\$500 + publication and mailing
Comprehensive Plan Map Amendment	\$500 + publication and mailing
Zoning Ordinance Text Amendment	\$500 + publication and mailing
Zoning District Amendment	\$500 + publication and mailing
Subdivision Plat (4 lots or less) <i>(in addition, the surveying fee must be paid for review by the County Surveyor/Consultant. See Survey fee schedule per the Assessor.)</i>	\$450 + publication and mailing
Subdivision Plat (5 lots or more) <i>(in addition, the surveying fee must be paid for review by the County Surveyor/Consultant. See Survey fee schedule per the Assessor.)</i>	\$550 + publication and mailing
Subdivision Plat with a Comprehensive Plan Map Amendment and/or Zoning Amendment	An additional \$350.00 to the Subdivision Fee
Subdivision Plat Request for Extension of Time	\$100
Planned Unit Development <i>(in addition, the surveying fee must be paid for review by the County Surveyor/Consultant. See Survey fee schedule per the Assessor.)</i>	\$750 + publication and mailing
Development Agreement and any Amendments	\$100
Subdivision in a floodplain designated area With No-Rise and/or H&H Analysis <i>(additional fee)</i>	\$150 \$300
RV Park/Campground/Manufactured Home Park	\$450 + \$25/spot and publication and mailing
Conditional Use Permit Specific Land Uses: Confined Animal Feeding Operation (CAFO) Commercial Wind Facilities Gravel Mining/Mineral Extraction Telecommunication Towers	\$450 + publication and mailing \$1,000 + publication and mailing \$1,500 + publication and mailing \$750 + publication and mailing \$750 + publication and mailing
Variance	\$350+ publication and mailing
Vacation/Validation Applications <i>(Subdivisions, Roads, Easements, etc.)</i>	\$400 + publication, mailing, and any survey work
Agricultural Protection Area Application	\$250 + publication and mailing
Zoning/Land Use Siting Determination Letter <i>(ex., Home Occupations, Vessel Dealers License, etc.)</i>	\$100

Division Right/Property Research	\$100 per parcel or original parcel (maximum of \$500)
Non-Conforming Use Determination	\$200

Surveyor Fees
(Billed by the Assessor's Office)

Title of Fee	Fee
Preliminary Plat Review	Up to 20 lots: \$300 Over 20 lots: \$300 plus \$25/lot
Final Plat Review	\$400 plus \$25/lot
Preliminary and Final Plat reviews that require three (3) or more reviews	\$150/each review after the third
Development Drawings/Improvement Plan Review	\$210 plus \$10/lot
Irrigation Verification Inspection	\$25/lot with a \$100 minimum

Appeal Fees

Title of Fee	Fee
Appeal of an Administrative Decision to the Planning and Zoning Commission	\$300
Reconsideration of an Administrative Decision from the Planning and Zoning Commission to the Board of County Commissioners	\$300
Appeal of Planning and Zoning Decision to the Board of County Commissioners	\$300
Reconsideration of the Board of County Commissioners' Decision	\$300

1. All permits will be charged a \$25.00 technology fee.
2. No refunds will be allowed past the seven (7) day period after submittal.
3. The County's use of any consultant, surveyor, engineer, or other professional: Fees for the actual cost of work performed or by contracted price
4. Amendments to approved Applications will be charged the same amount as the original fee

Building &
Inspection
Fees

Title of Fee	Fee per sq. ft.
Main floor	\$88
Addition	\$78
Additional Floor	\$39
Basement - Finished	\$20
Framed Garage (attached)	\$16
Carport	\$10
Patio or Deck	\$8
Covered Patio/Porch/Deck	\$10
Foundation only	\$8
Pole Building	\$16
Shop	\$20
Pre-manufactured Shed	\$10
Manufactured Home Setting Permit	\$150 single \$200 double \$250 triple
Move Residence (<i>does not include Setting Fee</i>)	\$250 + SF Foundation
Declaration of Real Property for Manufactured Home if an on-site inspection is required	\$100
Floodplain Development Permit With No-Rise and/or H&H Analysis	\$150 \$300
Agricultural Exempt Siting Permit	\$200
Address/Approach Fee (per address and approach)	\$50 to R&B (<i>Approach</i>) \$50 to P&D (<i>Address</i>)
Plan Review Accessory Structure Residential Structure Commercial Structure	20% of Permit Fee 20% of Permit Fee 40% of Permit Fee
Additional Plan Review (1hr minimum)	\$50/hr
Re-inspection/hr. (when corrections are not prepared or the site is not ready for inspection)	\$100 after the 2 nd failed inspection \$150 after the 3 rd failed inspection
Failure to Request Inspection	25% of Permit Fee
Inspection outside of normal business hours (minimum charge of 2 hours)	\$50/hr
Inspections for which no fee is specifically indicated (minimum charge of 2 hours)	\$50/hr
Reinstatement Fee for Expired Building Permit (within current IRC/IBC)	50% of the Original Permit Fee
Reinstatement Fee for Expired Building Permit	New Permit Fee
Living in a structure without a Certificate of Occupancy/Completion	Double the Permit Fee
Construction Board of Appeal Fee	\$300 + publication and mailing

HVAC Fees

Sq. Footage of SFD, Duplex, Townhome	Fee
Up to 1,500	\$150
1,501 to 2,500	\$200
2,501 to 3,500	\$250
3,501 to 4,500	\$300
Over 4,500	\$300 +\$50 for each additional 1,000 sq ft.

Mechanical Fees

Type of System	Fee
New retrofit gas piping with 1 appliance	\$100.00 + \$25 for each additional appliance
Furnace, A.C, Heat Pump, Fireplace, New HVAC appliance (no new gas piping)	\$75 each
Minor installation (dryer exhaust, bathroom, kitchen exhaust fans)	\$25 each
Wood-burning fireplace/pellet stove installation	\$75
Gas meter re-installation or gas piping change-over	\$50
Hydronic heating system	\$100
Manufactured home gas piping / hook-up	\$75
Commercial	2% Bid Cost (\$200 min.)

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 3. The County's use of any consultant, surveyor, engineer, or other professional: Fees for the actual cost of work performed or by contracted price.
- *Penalty fees are at the discretion of the Planning & Development Director.

Residential
Building
Permit
Valuation
Table

Total Valuation	Current Fee
\$1 to \$500	\$16.50
\$501 to \$2,000	\$16.50 for the first \$500.00 plus \$2.20 for each additional \$100.00
\$2,001 to \$25,000	\$49.50 for the first \$2,000.00 plus \$9.90 for each additional \$1,000
\$25,001 to \$50,000	\$277.30 for the first \$25,000.00 plus \$7.15 for each additional \$1,000
\$50,001 to \$100,000	\$455.95 for the first \$50,000.00 plus \$4.95 for each additional \$1,000
\$100,001 to \$500,000	\$762.85 for the first \$100,000.00 plus \$3.85 for each additional \$1,000
\$500,001 to \$1,000,000	\$2,243.45 for the first \$500,000.00 plus \$3.30 for each additional \$1,000
\$1,000,001 to \$5,000,000	\$3,915.45 for the first \$1,000,000.00 plus \$2.20 for each additional \$1,000

Commercial
Building
Permit
Valuation
Table

Total Valuation	Current Fee
\$1 to \$500	20.00
\$501 to \$2,000	\$20.62 for the first \$500.00 plus \$2.75 for each additional \$100.00
\$2,001 to \$25,000	\$61.90 for the first \$2,000.00 plus \$12.40 for each additional \$1,000
\$25,001 to \$50,000	\$346.60 for the first \$25,000.00 plus \$9.00 for each additional \$1,000
\$50,001 to \$100,000	\$570.00 for the first \$50,000.00 plus \$6.20 for each additional \$1,000
\$100,001 to \$500,000	\$953.50 for the first \$100,000.00 plus \$4.80 for each additional \$1,000
\$500,001 to \$1,000,000	\$2804.50 for the first \$500,000.00 plus \$4.10 for each additional \$1,000
\$1,000,001 to \$5,000,000	\$4894.50 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000

