



Planning & Zoning FEES SCHEDULE

City of Finlayson

PO Box 244| 2217 Finland Avenue

Finlayson, MN 55735

320-233-6472

PLANNING AND ZONING FEE SCHEDULE FOR THE CITY

ITEM DESCRIPTION	FEE
Residence (Construction Footprint), Including Manufactured Homes, <u>ATTACHED</u> Garage, Deck, And/Or Porch)	
Less than 1000 sq.ft.	\$ 300.00
1001 sq. ft.to 2000 sq.ft	\$ 400.00
2001-sq. ft. and larger sq. ft.	\$ 550.00
Re inspection/Additional Inspection Fee	Actual administrative and inspection costs
Design Modification	Actual administrative and inspection costs
Attached Additions: (Decks, porches, patios are separate permit fees)	
Less than 500 sq.ft.	\$ 150.00
501 sq.ft. to 1000 sq.ft.	\$ 300.00
1001 sq.ft. to 2000 sq.ft.	\$ 400.00
Re inspection/Additional Inspection Fee	Actual administrative and inspection costs
Design Modification	Actual administrative and inspection costs
Accessory Building and/or Detached Structures:	
120 sq.ft. or less	\$ 75.00
121 sq.ft to 1000 sq.ft.	\$ 150.00
1001 sq.ft. and larger	\$ 300.00
Re inspection/Additional Inspection Fee	Actual administrative and inspection costs
Design Modification	Actual administrative and inspection costs
Commercial/Industrial Site Permit:	
Less than 1000 sq.ft.	\$ 300.00
1001 sq. ft.to 2000 sq.ft	\$ 400.00
2001-sq. ft. and larger sq. ft.	\$ 550.00
Re inspection/Additional Inspection Fee	Actual administrative and inspection costs
Design Modification	Actual administrative and inspection costs
See ordinances for all other requirements	Actual administrative and inspection costs
Fences: (see ordinances for all requirements)	\$ 75.00
Driveway, Parking Area: (see ordinances for all requirements)	\$ 200.00
Grading and Filling: (greater than 200 cu. yards or greater than 1000 sq ft.)	\$ 200.00

Permanent Signage: \$ 75.00
(ie:Business, Commercial, Industrial, Development Identification, Pedestal, Non-Personal, Roof, Shopping Center, Wall)

Variances: (and all additional and administrative costs) \$ 600.00

The modification or variation of the Zoning Regulations where it is determined that, by reason of exceptional circumstances, the strict enforcement of the Zoning Ordinances would cause unnecessary hardship.

Conditional Use Permit: (and all additional and administrative costs) \$ 600.00
A conditional use permit is a special type of zoning permit that allows a property to be used for a purpose that isn't typically permitted in its zoning district, but is allowed under certain conditions.

Zoning Amendment: (and all additional and administrative costs) \$ 600.00
A zoning amendment is a formal change to existing zoning regulations or maps, enacted by the city council.

Zoning Appeal: Actual administrative costs per statute
A zoning appeal is a formal request to a Board of Zoning Appeal (or similar body) to review and potentially overturn a decision made by a local zoning authority.

Minor Subdivision: \$ 300.00
Any subdivision of not more than four (4) lots or building sites within any five (5) year period from a tract of land previously part of a recorded subdivision plat or from a tract which existed on a local street.

Re-subdivision of Land: \$ 300.00

Major Subdivision: (All subdivisions not classified as minor subdivisions which include the creation of five (5) or more lots or building sites or a parcel of land previously part of a recorded subdivision plat or a tract of land under one ownership and contiguous, which exists on the date of passage and publication according to law.

SOLE EXPENSE OF DEVELOPER PER ORDINANCE

Zoning manager	Actual costs
Concept Plan	
Preliminary Plat	
Preliminary Plat Data	
Subdivision Design	
Conformance to the Comprehensive Plan	
Escrow Account	
Registered Land Surveys	
Street Plan/Cul de Sac Plan	
Open Space and Parks	
Signage	
Soil	
Easements attached to land	
Recording of Easements	
Storm Water Management Plan	
Construction of Improvements and Required Improvement Contract	
City Engineer Inspection	
As-Built Plan	
WAC/SAC Connection	
Non-Conformance Standards	
Final Plat Data	

Special Meeting:	Dedication FEE (and all additional and administrative costs)	\$ 600
Temporary Storage Fee:		Actual and administrative costs
Survey Review Fee:		Actual and administrative costs
Engineer Review Fee:		Actual and administrative costs
Blight Enforcement Fee		Actual and administrative costs
911 Addressing Fee (includes assignment of number, sign, and post)		\$ 75.00 per site
Replacement of 911 Address Signage components		Actual costs
Late/Delinquent/Penalty Permit Fee:		\$Fee x 2
Other Professional Fee:		Actual and administrative costs
Duplication Rates:		See administrative section
Reports:		Actual and administrative cost
Ordinances:		FREE
Demolition Permit:		Actual and administrative cost
OTHER BUILDING FEES		
	Sewer Permit	\$ 300.00
	Sewer Access Fee	\$1000.00
	Sewer Hook-up Fee	Actual and administrative costs
	Banning Sewer District by Contract	
	Water Access Fee	\$1000.00
	Water Hook-up Fee	Actual and administrative costs
	Water Shut-off Fee	Actual and administrative costs
	Water Turn on Fee	Actual and administrative costs
	Additional Water Meter Fee	
	Filling of a Swimming Pool Fee	\$
	Administrative: Non -payment of WAC/SAC Fees...	Insufficient Fund Fee
Domestic Animal Fee:		
	Initial fee (chicken, rabbit, etc) (Jan – Dec current year)	\$ 50.00
	Yearly domestic animal renewal fee	\$ 5.00/year
	Having these animals without a permit	\$ FEE x 2
	(Dogs and cats are not included at this time.)	
Burning Permit Fee:		see DNR

Drafted Sept 4, 2025