



2024 SCHEDULE OF FEES AND VALUES

PLANNING & ZONING APPLICATION FEES

Prelim. Development Plan	\$300
Final Development Plan	\$300
Residential Rezoning	\$150
Commercial Rezoning	\$200
Special Use Permit	\$150
Lot Split	\$150
Variance	\$150
Vacation	\$150

PRELIMINARY & FINAL PLATS

Residential Less than 20 lots: \$200 + \$10/each lot over 20 lots

Commercial Less than 40 acres: \$300 + \$10/each acre over 40 acres

OTHER PERMITS

Fence Permit	\$10
Sign Permit	
Permanent Sign	\$50
Temporary Sign	\$15
Change of Face	\$10
Mobile Home Permit	\$60
Demolition Permit	\$84

FIRE

Blasting	State of Missouri Issued
Commercial Hoods	Check with Fire Marshal's Office
Fire Supression Systems	Check with Fire Marshal's Office

RIGHT-OF-WAY PERMIT FEES

Service Provider Registration	\$19
Base Permit Fee	\$62
Street Cut Charge	\$24
Linear Work Charge	\$0.07/LF (2,000 LF permit)
Re-inspection	\$24

TRAFFIC CONTROL PERMIT FEES

Community Event	\$10/day
Arterial Street	\$24/lane/day
Collector Street	\$18/lane/day
Local Street	\$12/lane/day

Market Regional Detention Program

Optional "in-lieu of detention" program for eligible properties charged at \$5,900 per impervious acre. See Chapter 32 of the Unified Development Code for details on eligibility.

Valuation*

\$1 to \$25,000	\$42 for first \$3,000 plus \$7.40 for each additional \$1,000 or fraction thereof, to & including \$25,000
\$25,001 to \$50,000	\$205 for first \$25,000 plus \$5.80 for each additional \$1,000 or fraction thereof, to & including \$50,000
\$50,001 to \$100,000	\$350 for first \$50,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to & including \$100,000
\$100,001 to \$500,000	\$625 for first \$100,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to & including \$500,000
\$500,001 to \$1,000,000	\$2,225 for first \$500,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to & including \$100,000,000
\$1,000,001 and up	\$4,225 for first \$1,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof

*Valuation – total value of work, including materials and labor, including electrical, gas, mechanical, plumbing, and all permanent systems.

SANITARY SEWER CONNECTION FEES

Residential	\$47/trap min. Charge of \$1,200
Commercial	\$59/trap min. Charge of \$2,000

WATER TAP & IRRIGATION TAP FEES

Meter Size	Fee
¾"	\$400
1"	\$482
1" w/ dual ¾"	\$540
1 ½"	\$892
2"	\$1,120

Larger meters at current material costs

WATER DEPOSIT

Builder	\$110
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LAND DISTURBANCE PERMIT

No fee except applicable Public Infrastructure Fees.

Performance bond 100% of the construction cost. State MDNR Permits are required. See City LDP form for more information.

PUBLIC IMPROVEMENTS PERMIT

Review & Inspection Fee	3% of const. cost
Performance and 2-Year Maintenance Bond	100% of const. cost

IMPACT FEES

Arterial Street Impact Fee \$620/PM Peak Hour Traffic Trip

Water Impact & Irrigation Impact Fees

Size	Fee
¾"	\$3,090
1"	\$4,944
1 ½"	\$6,180 / \$9,888
2"	\$12,360 / \$14,832
3"	\$18,540 / \$33,867
4"	\$24,670 / \$61,800
6"	\$61,800 / \$135,960

BUILDING PERMIT FEES

Building permit fees based on valuation – minimum fee \$42



FEES FOR COMMON PERMIT TYPES

The following fee schedules provide commonly assessed fees by permit type, which may vary by project and location (this may not be a complete list of all permit fees that may be assessed). Permit fees are based on the project valuation, utility connections and impacts (types and sizes), impacts to the right-of-way and stormwater system (right-of-way permit, mud escrow, and in-lieu of detention fee), and land use (street impact and fire fees).

NEW RESIDENTIAL CONSTRUCTION FEES

- Building Permit Fee
- + Sanitary Sewer Connection Fee
- + Water Tap Fee
- + Water Impact Fee
- + Water Deposit
- + Arterial Street Impact Fee
- + Right-of-Way Permit Fee
- + Mud Escrow (\$500 – refundable after CO issued)
- Total Permit Fee

New residential construction fees apply to permits for the construction of new detached single-family units and attached single-family units (duplexes and townhouses).



NEW COMMERCIAL CONSTRUCTION FEES

- Building Permit Fee
- + Sanitary Sewer Connection Fee
- + Water Tap Fee
- + Water Impact Fee +
- + Irrigation Tap Fee (when provided or required)
- + Irrigation Impact Fee (when provided or required)
- + Water Deposit
- + Arterial Street Impact Fee
- + Right-of-Way Permit Fee
- + Mud Escrow (\$500 – refundable after CO issued)
- + Markey Regional Detention (in-lieu of fee within defined boundaries)
- + Fire fees (hoods and fire suppression systems based on use/size)
- Total Permit Fee

New commercial construction fees apply to permits for the construction of new non-residential or multi-family apartment (5+ unit buildings) projects that generally include site work, building construction, and utility extensions and connections.



COMMERCIAL TENANT FINISH

- Building Permit Fee
- + Fire fees (hoods and suppression systems based on use/size)
- + Utility connection and impact fees (if additional needed/required)
- Total Permit Fee

Commercial tenant finish fees apply to permits for already developed sites in which a pre-existing tenant space or building is being remodeled for a new tenant. The site typically already has completed site work and established utilities.





ARTERIAL STREET IMPROVEMENTS IMPACT TABLE

Land Use Category	ITE Land Use Code	Land Use	Pass-by Factor	Impact Fee per Unit **
Residential Unit of Measure: (Dwelling Unit)	210	Single Family Detached	100%	\$620.00
	220	Apartment	100%	\$384.40
	224	Rental Townhouse (2-3 units)	100%	\$446.40
	230	Condo/Townhouse (Owner Occupied)	100%	\$322.40
	240	Mobile Home Park	100%	\$365.80
	251	Senior Adult Housing - Detached	100%	\$167.40
	252	Senior Adult Housing - Attached	100%	\$155.00
	253	Congregate Care Facility	100%	\$105.40
	255	Continuing Care Retirement Community	100%	\$99.20
Commercial Unit: (Each Room)	310	Hotel	75%	\$279.00
	320	Motel	75%	\$218.55
Commercial/Retail Unit of Measure: (Square Foot)	444	Movie Theatre with Matinee	85%	\$2.00
	492	Health/Fitness Club	100%	\$2.19
	520	Elementary School	100%	\$0.75
	522	Middle School/Junior High School	100%	\$0.74
	530	High School	100%	\$0.60
	560	Church	90%	\$0.31
	565	Daycare Center	74%	\$5.66
	610	Hospital	77%	\$0.44
	620	Nursing Home	75%	\$0.34
	710	General Office Building	92%	\$0.85
	720	Medical-Dental Office Building	77%	\$1.70
	760	Research & Development Bldg.	92%	\$0.61
	770	Business Park	92%	\$0.72
	812	Building Materials/Lumber Store	81%	\$2.25
	813	Free Standing Discount Superstore	72%	\$1.94
	814	Variety Store	72%	\$3.04
	815	Free Standing Discount Store	83%	\$2.56
	816	Hardware/Paint Store	74%	\$2.22
	817	Nursery Garden Center	81%	\$3.49
	820	Shopping Center	66%	\$1.52
	826	Specialty Retail Center	49%	\$0.82
	841	Automobile Sales	79%	\$1.28
843	Automotive Parts Sales	57%	\$2.11	
848	Tire Store	72%	\$1.58	
850	Supermarket	64%	\$3.76	



Land use Category	ITE land Use Code	Land Use*	Pass-by Factor	Impact Fee Per Unit **
Commercial/Retail Unit of Measure: (Square Foot) Continued	851	Convenience Market-24 hours w/o pumps	39%	\$12.67
	853	Convenience Market w/ pumps	34%	\$10.73
	854	Discount Supermarket	77%	\$3.98
	857	Discount Club	61%	\$1.58
	860	Wholesale Market	92%	\$0.50
	861	Sporting Goods Superstore	60%	\$0.68
	862	Home Improvement Superstore	52%	\$0.75
	863	Electronic Superstore	60%	\$1.67
	864	Toy/Children's Superstore	60%	\$1.86
	866	Pet Supply Superstore	60%	\$1.26
	867	Office Supply Superstore	52%	\$1.10
	869	Discount Home Furnishing Superstore	47%	\$0.46
	876	Apparel Store	55%	\$1.31
	879	Arts and Craft Store	74%	\$2.85
	880	Pharmacy/Drugstore w/o drive thru	47%	\$2.45
	881	Pharmacy/Drugstore w/ drive thru	51%	\$3.13
	890	Furniture Store	47%	\$0.13
	896	Video Rental Store	61%	\$5.14
	911	Walk-in Bank	80%	\$6.02
	912	Drive-thru Bank	53%	\$7.98
925	Drinking Place	100%	\$7.03	
931	Quality Restaurant	56%	\$2.60	
932	High-Turnover (Sit-Down) Restaurant	57%	\$3.48	
934	Fast-Food Restaurant w/ drive thru	51%	\$10.32	
936	Coffee/Donut Shop w/o drive thru	53%	\$13.39	
942	Automobile Care Center	83%	\$1.60	
Manufacturing / Industrial Unit of Measure: Square Foot)	110	General Light Industrial	92%	\$0.55
	120	General Heavy Industrial	92%	\$1.23
	130	Industrial Park	92%	\$0.48
	140	Manufacturing	92%	\$0.42
	150	Warehousing	92%	\$0.18
	151	Mini-Warehouses	92%	\$0.15
	152	High-Cube Warehouse/Distribution Center	92%	\$0.07

* Land Uses not identified shall be coordinated with City Staff, using the ITE Trip Generation Tables (9th Edition)

** Fee Calculated in accordance with Resolution No. 2005-50:

\$620.00 per trip based on weekday PM peak hours of the adjacent street traffic between 4 and 6 PM

NOTE: This list is not inclusive of all possible uses.