

CITY OF TECUMSEH *PLANNING AND ZONING*

FEE SCHEDULE

FEEES FOR COMMERCIAL, OFFICE SERVICE, AND INDUSTRIAL

Preliminary Site Plan – Non-refundable Administrative Fee:	\$300.00+\$10.00 per acre
Final Site Plan – Non –refundable Administrative Fee:	\$400.00+\$10.00 per acre
**Amendment to and/or Minor Revision to Final Site Plan Non-refundable Administrative Fee:	\$300.00+\$10.00 per acre
Preliminary or Final Site Plan Approval Extension	\$200.00
Refundable Deposit for Costs:	
less than one acre	\$2,500.00*
one acre to five acres	\$3,500.00*
over five acres to ten acres	\$5,000.00*
greater than ten acres	\$5,000.00+ \$250/ac. over 10 acres*

*The deposit shall be due when the Preliminary Site Plan is submitted. The City will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

**An amendment to and/or revision of a final site plan shall be determined to be minor if in the opinion of the Zoning Administrator the nature and scope of the change does not substantially change the approved site plan. The refundable deposit for costs for minor revisions shall be one-half of the above required deposit.

MANUFACTURED HOUSING DEVELOPMENTS

Preliminary Site Plan – Non-refundable Administrative Fee:	\$300.00 + \$5.00 per unit
Final Site Plan – Non –refundable Administrative Fee:	\$400.00 + \$10.00 per unit
**Amendment to and/or Minor Revision to Final Site Plan Non-refundable Administrative Fee:	\$300.00 + \$10.00 per unit
Preliminary or Final Site Plan Approval Extension	\$200.00
less than one acre	\$2,500.00*
one acre to five acres	\$3,500.00
over five acres to ten acres	\$5,000.00*

*The deposit shall be due when the Preliminary Site Plan is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

**An amendment to and/or revision of a final site plan shall be determined to be minor if in the opinion of the Zoning Administrator the nature and scope of the change does not substantially change the approved site plan. The refundable deposit for costs for minor revisions shall be one-half of the above required deposit.

FEEES FOR MULTI-FAMILY DEVELOPMENTS

Preliminary Site Plan – Non-refundable Administrative Fee:	\$300.00 + \$5.00 per unit
Final Site Plan – Non –refundable Administrative Fee:	\$400.00 + \$5.00 per unit
**Amendment to and/or Minor Revision to Final Site Plan	

Non-refundable Administrative Fee:	\$300.00 + \$5.00 per unit
Preliminary or Final Site Plan Approval Extension	\$200.00
Refundable Deposit for Costs:	
five units or less	\$2,500.00*
six units to ten units	\$3,500.00*
eleven to twenty-five units	\$5,000.00*
Twenty-six or more units	\$5,000.00 + \$25/unit over 25 units*

*The deposit shall be due when the Preliminary Site Plan is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

**An amendment to and/or revision of a final site plan shall be determined to be minor if in the opinion of the Zoning Administrator the nature and scope of the change does not substantially change the approved site plan. The refundable deposit for costs for minor revisions shall be one-half of the above required deposit.

FEES FOR SITE CONDOMINIUMS

Preliminary Site Plan – Non-refundable Administrative Fee:	\$300.00 + \$5.00 per unit
**Amendment to and/or Minor Revision to Final Site Plan	
Non-refundable Administrative Fee:	\$300.00 + \$5.00 per unit
Preliminary or Final Site Plan Approval Extension	\$200.00
Refundable Deposit for Costs:	
five units or less	\$3,500.00*
six to ten units	\$5,000.00*
over ten units	\$5,000.00+\$125/unit over 10 units*
Placement of Monument and Irons Guarantee	\$100.00 per monument or iron

*The deposit shall be due when the Preliminary Site Plan is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

**An amendment to or revision of a final site plan shall be determined to be minor if in the opinion of the Zoning Administrator the nature and scope of the change does not substantially change the approved site plan. The refundable deposit for costs for minor revisions shall be one-half of the above required deposit.

FEES FOR SUBDIVISION PLATS

Tentative Preliminary Plat – Non-refundable Administrative Fee:	\$300.00 + \$5.00 per lot
Final Preliminary Plat – Non –refundable Administrative Fee:	\$400.00 + \$5.00 per lot
Final Plat - Non-refundable Administrative Fee:	\$200.00 + \$5.00 per lot
Preliminary or Final Approval Extension	\$200.00
Refundable Deposit for Costs:	
five lots or less	\$3,500.00*
six to ten lots	\$5,000.00
over ten lots	\$5,000.00+ \$125/lot over 10 lots*
Placement of Monument and Irons Guarantee	\$100.00 per monument or iron

*The deposit shall be due when the Tentative Preliminary Plat is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

Note: Changes to an approved preliminary plat must proceed as a new preliminary plat.

PLANNED UNIT DEVELOPMENT/PLANNED RESIDENTIAL DEVELOPMENT

Non-refundable Administrative Fee:	\$1,000.00
Refundable Deposit for Costs:	
less than one acre	\$2,500.00*
one to five acres	\$3,500.00*
over five acres to ten acres	\$5,000.00*
over ten acres	\$5,000.00 +\$125/acre over 10 acres*

*The deposit shall be due when the Rezoning is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

REZONINGS (other than PUD)

Non-refundable Administrative Fee:	\$1,000.00
Refundable Deposit for Costs:	\$2,000.00*

*The deposit shall be due when the Rezoning is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

CONDITIONAL USE (NEW FEES)

Non-refundable Administrative Fee:	\$500.00
Refundable Deposit for Costs:	\$1,000.00*

*The deposit shall be due when the Conditional Use Application is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

SPECIAL LAND USE

Non-refundable Administrative Fee:	\$500.00
Refundable Deposit for Costs:	\$1,000.00*

*The deposit shall be due when the Conditional Use Application is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

PRIVATE ROAD REVIEW

Non-refundable Administrative Fee:	\$300.00
Refundable Deposit for Costs:	\$2,000.00*

*The deposit shall be due when the Road Construction Plan is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$2,000 increments prior to additional work being performed.

USE VARIANCE

Non-refundable Administrative Fee:	\$500.00
Refundable Deposit for Costs:	\$1,000.00*

*The deposit shall be due when the application is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$1,000 increments prior to Zoning Board of Appeals action.

PARKING AREAS SITE PLAN REVIEW (not associated with structures)

Non-refundable Administrative Fee:	\$500.00
Refundable Deposit for Costs:	\$1,000.00*

*The deposit shall be due when the application is submitted. The city will charge all city review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services. If this amount is found to be inadequate, the city shall require additional deposits in \$1,000 increments prior to additional work being performed.

OTHER PLANNING AND ZONING FEES

Current

Design Standards Review	\$300.00
Annexation	\$500.00 application fee + attorney fees + \$1,000 deposit
Home Occupation Permit	\$50.00
Special Use/Event Permit	\$10.00
Appeals and Variance requests to the ZBA (except use variances)	\$325.00
Special Meeting	100.00 (additional to fee schedule)
Lot Split	\$75.00
Cluster Housing	\$400.00 + \$5 per unit
Sidewalk Café Permit	\$50.00
Zoning Ordinance	\$50.00
Comprehensive Plan (Master Plan)	\$75.00
CD Format	\$50.00