

Council Members Cyndi Sharkey and Scott Earl Proposed Amendments to the
Community Development Fees as presented to the Council on January 24, 2023

(See Redline Changes throughout the next 8 pages)

Table 1 - Business License Fees

Fee Description	FY 2023 Current Fee	True Cost Fee	Proposed Fee
312100 Business License Fees			
Business License Minimum / License	\$20	Policy Decision	\$26
Business License Cap / License (Does not apply to sexually-oriented businesses)	\$7,500	Policy Decision	\$13,000
Business License Initial Application Fees			
Commercial Base Fee >\$50,000 (+Inspection Fees, If Required)	\$140	\$343	\$155
Commercial Base Fee <\$50,000 (+Inspection Fees, If Required)	\$90	\$343	\$115
Massage Review (In Addition to Commercial Base Fee)	N/A	\$100	\$100
Alcohol Review (In Addition to Commercial Base Fee)	N/A	\$209	\$209
Home Occupation Base Fee >\$50,000 (+Inspection Fees, If Required)	\$110	\$278	\$145
Home Occupation Base Fee <\$50,000 (+Inspection Fees, If Required)	\$70	\$278	\$95
Business License Inspection Fees			
Initial Application Process & Inspection	\$40	Included in Other Fees	\$0
Building Inspection	N/A	\$37	\$20
Code Enforcement Inspection	N/A	\$34	\$20
Fire Inspection	N/A	\$84	\$40
Business License Annual Renewal Fees			
Commercial Base Fee >\$50,000	\$131	\$235	\$155
Commercial Base Fee <\$50,000	\$86	\$235	\$101
Alcohol Renewal (In Addition to Commercial Renewal Base Fee)	N/A	\$157	\$157
Home Occupation Base Fee >\$50,000	\$101	\$48	\$48
Home Occupation Base Fee <\$50,000	\$66	\$48	\$48
Temporary/Transient (+Inspection Fees, If Required)	\$150	\$386	\$155
Food Truck (Single Location)	\$110	\$105	\$105
Fire Inspection	\$40	\$84	\$40
Food Truck Court (Promoter)	\$150	\$131	\$131
Additional fee per truck	\$20	Not Included in Study	\$25
Exposition Center			
Promoter / event up to 30 days	\$100	\$101	\$100
Contractors w/o Commercial Office License			
General / Yr	\$100	Included in Other Fees	\$0
Sub-Contractors / Yr	\$90	Included in Other Fees	\$0
Contractors w/Commercial Office License			
General / Yr	\$75	Included in Other Fees	\$0
Sub-Contractors / Yr	\$65	Included in Other Fees	\$0

Table 1 - Business License Fees

Fee Description	FY 2023 Current Fee	True Cost Fee	Proposed Fee
Disproportionate Service Fees			
Apartments / Unit / Yr	\$17	\$17	\$17
Amusement Center/Arcade / Yr	\$497	\$20,858	\$850
Bowling / Yr	\$400	\$2,153	\$600
Large Retail / Yr		\$6,109	\$700
Convalescent Center / Yr	\$386	\$5,246	Per Room Fee
Convalescent/Assisted Living/Elderly/Disabled Housing per Room / Yr		\$179	\$34
Variety Store / Yr		\$1,385	\$350
Expo Ctr Events / 1,000 Attendees / Event	\$50	\$104	\$75
Fireworks And Related /Event / Yr	\$263	\$0	\$0
Gen Retail/Off Premise Beer / Yr		\$4,172	\$400
Grocery / Yr	\$473	\$33,607	\$900
High Impact Recreational Facility / Yr	\$1,654	\$0	\$0
Late-Night Dine-In Coffee Shop		\$192,437	\$3,000
Social Club/Recreation Facility with Alcohol / Yr		\$5,155	\$900
Hospital / Yr	\$386	\$61,286	\$1,000
Hotel/Motel / Yr	\$551	\$12,705	Per Room Fee
Hotel/Motel per Room / Yr		\$191	\$14
Precious Metal Dealer / Yr			
Registered With Police Dept. / Yr	\$200	\$0	\$0
Not Registered With Police Dept. / Yr	\$600	\$0	\$0
Pawn Shop / Yr	\$400	None in Sandy	\$500
Restaurant with Alcohol / Yr		\$1,358	\$350
Service Station / Convenience Store / Yr	\$473	\$7,598	\$600
Theater/Entertainment / Yr	\$331	\$8,836	\$600
Sexually Oriented Business / Yr	\$1,000	None in Sandy	\$3,000
Disproportionate Regulatory/Service Fees for Alcohol License			
Manufacturing License / Yr	\$300	Included in Other Fees	\$0
Class A			
Off-Premise Beer Retailer / Yr	\$250	Included in Other Fees	\$0
Class B			
Restaurant License - Beer Only / Yr	\$450	Included in Other Fees	\$0
Restaurant License - Limited Service / Yr	\$450	Included in Other Fees	\$0
Restaurant License - Full Service / Yr	\$450	Included in Other Fees	\$0
Class D			
On-Premise Recreational Beer Retailer License / Yr	\$350	Included in Other Fees	\$0
On-Premise Banquet and Catering License / Yr	\$300	Included in Other Fees	\$0
Package Agency / Yr	\$300	Included in Other Fees	\$0
Reception Center License / Yr	\$300	Included in Other Fees	\$0
Class E			
Single Event Permits / Yr	\$200	Included in Other Fees	\$0
Temporary Beer Event Permit / Yr	\$200	Included in Other Fees	\$0
Bar / Private Club			
On-Premise Beer Tavern License / Yr	\$520	Included in Other Fees	\$0
Club Liquor License / Yr	\$520	Included in Other Fees	\$0
Other Miscellaneous Business License Fees			
Per Employee Fee / Yr (Includes Independent and Contract Employees)	\$11	\$120	\$18
Duplicate License	\$20	\$26	\$26
Transfer License (+Inspection Fees, If Required)	\$45	\$263	\$105
Alcohol License Local Consent Form Fee	\$55	\$52	\$52
Re-inspection Fee (over 2 inspections)	\$40	\$37	\$37

Table 2 - Planning Fees

Fee Description	FY 2023 Current Fee	True Cost Fee	Proposed Fee
314511 Planning Development Fees			
Development Application Review Fees (Commercial & Residential)			
0-5 Acres	\$500	Included in Review Fees	\$0
5.1-10 Acres	\$1,000	Included in Review Fees	\$0
10.1+	\$1,500	Included in Review Fees	\$0
Subdivision Review Fees			
Subdivision / lot	\$350	See Revised Fees Below	See Revised Fees Below
Subdivision-Sensitive Lands / lot	\$450	See Revised Fees Below	See Revised Fees Below
Preliminary Subdivision Review	N/A	\$3,935	\$3,542
Preliminary Review Fee per Lot Over 15 Lots	N/A	\$262	\$236
Final Subdivision Review	N/A	\$2,148	\$1,934
Final Review Fee per Lot Over 15 Lots	N/A	\$143	\$129
Preliminary Subdivision Sensitive Area Review	N/A	\$4,547	\$4,092
Preliminary Review Fee per Lot Over 15 Lots	N/A	\$303	\$273
Final Subdivision Sensitive Area Review	N/A	\$2,492	\$2,243
Final Review Fee per Lot Over 15 Lots	N/A	\$166	\$150
Subdivision Plat Amendment	\$200	\$2,948	\$2,225
Plat Review Associated with Site Plan ("Plat Only")	N/A	\$4,560	\$4,560
Commercial/Industrial/Multi-Family Review Fees			
Full Site Plan Review			
0 to 5 acres per acre	\$1,500	See Revised Fees Below	See Revised Fees Below
5.1 to 10 acres			
Base	\$7,500	See Revised Fees Below	See Revised Fees Below
+ Per acre (over 5 acres)	\$600	See Revised Fees Below	See Revised Fees Below
10.1 +			
Base	\$10,500	See Revised Fees Below	See Revised Fees Below
+ Per acre (over 10 acres)	\$100	See Revised Fees Below	See Revised Fees Below
Preliminary Site Plan Review	N/A	\$5,646	\$4,235
Preliminary Review Fee per Acre Over 3 Acres	N/A	\$1,882	\$1,412
Final Site Plan Review	N/A	\$2,102	\$1,577
Final Review Fee per Acre Over 3 Acres	N/A	\$701	\$526
Modified Site Plan Review	\$1,400	\$2,102	\$2,102
314512 Inspection Fees			
Residential Development Inspection Fees			
Single Family Units/Duplexes / unit	\$175	\$285	\$275
Commercial/Industrial/Multi-Family Inspection Fees			
Full Site Plan Review / acre	\$500	\$886	\$650
Modified Site Plan Review / acre @ 20% / dept up to 100%	\$500	Matches Full Site Plan	Use Full Site Plan Fee
Cemetery - Burial Plot Area Only (5 acres)	\$60	No Longer Needed	\$0
314514 Rezoning Fees			
Rezoning Fees	\$500	\$1,257	\$1,257

Table 2 - Planning Fees

Fee Description	FY 2023 Current Fee	True Cost Fee	Proposed Fee
314515 Other Development Fees			
Annexation Fee - Existing Development	\$550	\$4,237	\$550 \$0
Annexation Fee - New Development	\$550	\$4,237	\$1,700
Board of Adjustment <u>Document Preparation</u> Fees			
Alleged Error/Appeal	\$400	\$1,148	\$750
Variances	\$400	\$1,227	\$750
Code Amendment Fee	\$450	\$921	\$921
General Land Use Plan Amendment	\$450	\$858	\$858
Conditional Use Permit Fees	\$200	\$641	\$641
Accessory Apt CUP Renewal	\$45	Included in Other Fees	\$0
Appeal of Accessory Apt CUP	\$35	Included in Other Fees	\$0
Wireless Telecom Review			
Permitted	\$150	\$331	\$331
Tech. Exception	\$300	\$382	\$382
Street Vacation Review <u>Preparation For By</u> Planning Commission	\$200	\$1,811	\$1,100
Dedication Plat To Planning Commission	\$32	Included in Other Fees	\$0
Demolition Fee	\$26	Included in Other Fees	\$0
Special Use Permit			
Special Use Permit	N/A	\$272	\$125
Other/Short Term Rental	\$100	\$44	\$44
Temporary Use Permit	\$50	\$152	\$152
Administrative Variance/Decision	\$100	\$239	\$239
Home Rebuild/Zoning Letter	\$50	\$243	\$200
Lot Line Adjustment	\$100	\$849	\$849
Address Change	\$50	\$171	\$171
Reasonable Accommodation + Hearing Officer Fee	\$500	\$8,507	\$1,900
Street Renaming	\$135	\$1,811	\$1,100
312290 Sign Permit Fees			
Valuation of sign \$1 to \$500	\$35	\$177	Flat Fee Per Sign
Valuation of sign \$501 to \$2,000		\$177	Flat Fee Per Sign
Fee for first \$500	\$30	Not Applicable	Flat Fee Per Sign
Additional Fee for each \$100 of value between \$501 & \$2,000	\$5	Not Applicable	Flat Fee Per Sign
Valuation of sign \$2,001 to \$25,000		\$177	Flat Fee Per Sign
Fee for first \$2,000	\$110	Not Applicable	Flat Fee Per Sign
Additional Fee for each \$1,000 of value between \$2,001 & \$25,000	\$10	Not Applicable	Flat Fee Per Sign
Valuation of sign \$25,001 to \$50,000		\$177	Flat Fee Per Sign
Fee for first \$25,000	\$375	Not Applicable	Flat Fee Per Sign
Additional Fee for each \$1,000 of value between \$25,001 & \$50,000	\$10	Not Applicable	Flat Fee Per Sign
Valuation of sign \$50,000 and up		\$177	Flat Fee Per Sign
Fee for first \$50,000	\$650	Not Applicable	Flat Fee Per Sign
Additional Fee for each \$1,000 of value above \$50,000	\$5	Not Applicable	Flat Fee Per Sign
Permit Fee Per Sign	See Above	\$177	\$177
Temporary Sign / 7 day period	\$30	\$91	\$91
Sign Review <u>Document Preparation For by</u> Planning Commission	\$250	\$460	\$460

Table 3A - Building & Safety Fees

Fee Description	FY 2023 Current Fee	True Cost Fee	Recommended Fee
3122 Building Permit Fees			
Permit Fee Based on Valuation			
Valuation up to \$1,000	\$57	See Table 3B	See Table 3B
Valuation \$1,000.01 to \$150,000			
Base	\$57	See Table 3B	See Table 3B
per thousand over \$1,000	\$11	See Table 3B	See Table 3B
Valuation \$150,000.01 to \$500,000			
Base	\$1,696	See Table 3B	See Table 3B
per thousand over \$150,000	\$8	See Table 3B	See Table 3B
Valuation \$500,000.01 to \$1,000,000			
Base	\$4,496	See Table 3B	See Table 3B
per thousand over \$500,000	\$5	See Table 3B	See Table 3B
Valuation over \$1,000,000			
Base	\$6,996	See Table 3B	See Table 3B
per thousand over \$1,000,000	\$4	See Table 3B	See Table 3B
Residential Flat Fees			
Equipment	\$57	\$148	\$95
Generator	\$57	\$414 - \$2,341	\$95
Service Upgrade	\$57	\$106	\$95
Solar Panels <10K kW	\$100	\$330 - \$3,035	See Table 3B
Solar Panels >10K kW	\$100	\$488 - \$3,322	See Table 3B
AC/Furnace	\$50	\$106 - \$327	\$95
Plumbing	\$57	\$228 - \$339	\$95
Water Heater Replacement	\$50	\$106 - \$401	\$95
Water Softener Replacement	\$57	\$106	\$95
Manufactured/Mobile Home New	\$149	\$288 - \$1,038	\$285
Building Egress	\$75	\$325	\$95
Deck/Patio	Valuation	\$1,037	\$350
Fence (8ft+)	\$100	\$537 - \$648	\$150
Retaining Wall (4ft+)	\$150-\$250	\$524 - \$561	See Table 3B
In-ground Swimming Pool			
Fiberglass premanufactured	\$200	\$845	See Table 3B
Concrete cast in place	\$600	\$845	See Table 3B
Reroof	\$100	\$106	\$105
Window/Door	\$100	\$69	\$65
Siding/Stucco	\$100	\$106	\$105
Demolition	\$100	\$69	\$65
Telecom New	\$150	\$234 - \$430	See Table 3B
Grading	\$150	\$69	\$65

Table 3A - Building & Safety Fees

Fee Description	FY 2023 Current Fee	True Cost Fee	Recommended Fee
Commercial Flat Fees			
Electrical	\$57	\$191 - \$1,102	\$95
Equipment	\$57	\$111	\$95
Generator	\$57	\$255 - \$530	\$95
Power to Panel	\$57	\$106	\$95
Solar Panels >10K kW	\$100	\$488 - \$3,322	See Table 3B
Mechanical	\$57	\$213 - \$414	\$95
Boiler	License Inspect	\$106 - \$603	\$105
Water Heater	\$57	\$106 - \$191	\$95
Furnace/AC	\$114	\$287 - \$710	\$150
Plumbing	\$57	\$191 - \$265	\$95
Building Egress	N/A	\$223 - \$297	\$220
Trailer	\$114	\$297	\$297
Demolition	\$100	\$106	\$106
Grading	\$150	\$232	\$232

Table 3B - Building & Safety Fees (Valuation Based)

Fee Description	Project Value							
3122 Building Permit Fees <\$5M	<\$5,000	\$5,000-\$50,000	\$50,000-\$100,000	\$100,000-\$250,000	\$250,000-\$500,000	\$500,000-\$1,000,000	\$1,000,000-\$2,500,000	\$2,500,000-\$5,000,000
Project Type	Proposed Fees							
Commercial/Residential Solar Panels >10K kW	\$488		\$562	\$912	\$1,144	\$1,884	\$2,719	\$3,322
Commercial New Build <\$5M	\$2,192			\$3,254	\$5,639	\$9,530	\$13,486	\$16,639
Commercial New Aparmtents <\$5M	\$3,992				\$6,691	\$14,764	\$21,241	\$27,717
Commercial Addition	\$1,319		\$2,192	\$3,623	\$5,953	\$8,053	\$10,533	\$12,947
Commercial Fence	\$297		\$445	\$604	\$762	\$995	\$1,228	\$1,682
Commercial Tenant Improvement	\$1,157		\$2,013	\$2,512	\$4,028	\$5,260	\$7,685	\$10,199
Commercial Reroof	\$191		\$265	\$339	\$486	\$793	\$940	\$1,088
Commercial Remodel	\$1,061		\$1,917	\$2,416	\$3,932	\$5,164	\$7,589	\$10,103
Commercial Retaining Wall	\$476		\$634	\$867	\$952	\$1,037	\$1,122	\$1,513
Commercial Swimming Pool	\$700			\$1,017	\$1,482	\$1,800	\$2,815	\$3,978
Commercial Condo Shell	\$3,992				\$6,521	\$10,647	\$15,277	\$20,332
Commercial Condo Unit	\$996		\$1,483	\$1,982	\$3,044	\$4,929	\$7,099	\$9,359
Residential Solar Panel <10K kW	\$330		\$520	\$1,094	\$1,338	\$1,900	\$2,399	\$3,035
Residential Single Family New	\$3,525				\$4,900*	\$5,900*	\$8,164	\$9,875
Residential Accessory Apartment	\$553		\$1,524	\$2,042	\$2,930	\$3,753	\$4,895	\$5,868
Residential Accesory Building	\$660		\$1,716	\$2,973	\$4,599	\$6,161	\$7,303	\$9,014
Residential Townhome/Duplex New	\$2,874				\$4,590	\$6,249	\$7,481	\$9,192
Residential Addition	\$1,122		\$2,210	\$3,493	\$4,470	\$6,096	\$8,067	\$9,778
Residential Retaining Wall (4 ft+)	\$200*			\$560				
Residential In-ground Swimming Pool	\$500*			\$845				
Residential Remodel	\$375			\$449	\$719		\$793	
Residential Remodel Interior Only	\$375				\$645		\$719	
Residential Basement Finish	\$339				\$534		\$682	
Fee Description	Project Value							
3122 Building Permit Fees >\$5M	\$5,000,000-\$10,000,000	\$10,000,000-\$15,000,000	\$15,000,000-\$20,000,000	\$20,000,000-\$30,000,000	\$30,000,000-\$40,000,000	\$40,000,000-\$50,000,000	\$50,000,000+	
Project Type	Proposed Fees							
Commercial New Build >\$5M	\$21,205	\$25,834	\$30,464	\$39,236	\$48,007	\$57,676	\$67,409	
Commercial New Aparmtents >\$5M	\$35,974	\$44,297	\$52,619	\$61,390	\$70,161	\$79,895	\$89,564	

*All valuation-based fees are proposed at the true cost of review and inspection except the fees for these projects

- The true cost for a Single Family New Home valued between \$250K and \$500K is \$5,241
- The true cost for a Single Family New Home valued between \$500K and \$1M is \$6,900
- The true cost for a Residential Retaining Wall (4 ft.+) valued below \$100K is \$524

- The true cost for a Residential In-ground Swimming Pool at any valuation is \$845