

**CITY OF MADISON LAKE, MINNESOTA  
ORDINANCE #2015-08**

**STATE OF MINNESOTA  
COUNTY OF BLUE EARTH  
CITY OF MADISON LAKE**

**ORDINANCE ADJUSTING FEES AND CHARGES (BUILDING INSPECTION)**

WHEREAS, the City of Madison Lake is authorized to establish and modify a building permit fee schedule for the collection of building permit fees; and

WHEREAS, the City of Madison Lake last updated the building permit fee schedule for the collection of building permit fees in 2009; and

WHEREAS, the City's current fee schedule does not accurately reflect growth within the City and misrepresents building values when compared to similarly situated communities; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MADISON LAKE, as follows:**

**VALUATION:**

The applicant for a building permit shall provide an estimated construction value at the time of application, excluding those projects only subject to a fixed building permit fee. Permit valuations shall include total value of all construction work, including materials and labor, for which the permit is being issued. The building official shall make the final determination of value using an evaluation worksheet. The building official calculates valuation based on the following chart to determine the square foot valuation. The square foot valuation amount is compared to the 1997 Uniform Building Code fee schedule to determine the amount of the building permit. The building official shall determine the residential permit fee valuation based on 65 percent of the 1997 uniform building code fee schedule. Commercial permit fee valuations are based on the 1997 Uniform Building Code fee schedule.

Sq. Foot Valuation	
Type V Masonry	\$ 84.00
Type V Wood Frame	\$ 85.00
Second Floor	\$ 65.00
Basement Semi-Finished	\$ 45.00
Basement Unfinished	\$ 25.00
Garage Wood Frame- attached, unfinished	\$ 28.00
Garage Wood Frame- attached, finished	\$ 38.00
Garage Wood Frame- detached, unfinished	\$ 25.00
Garage Wood Frame- detached, finished	\$ 35.00
Garage Wood Frame- Carport	\$ 10.00
Garage Masonry	\$ 28.00
Screened Porch	\$ 25.00

3 Season Porch	\$	55.00
Deck	\$	20.00
Covered Deck	\$	24.00
Pole Building (unfinished)	\$	15.00
Pole Building (finished)	\$	18.00
Shed (200 sq. ft. +)	\$	20.00

**PLAN REVIEW FEE:**

When substantial documents are required by the building official, a plan review fee shall be paid. Said plan review fee shall be 65% of the building permit fee. The plan review fees are separate fees from the permit fees and are in addition to the permit fee. Plan review fees for similar plans falling under MN Statute 13.00.0160, subpart 6 shall be 25% of the building permit fee.

**FIXED PERMIT FEES:**

The following projects are subject to a fixed permit fee as noted below:

	Fee	State Surcharge
Re-Roof (Residential)	\$ 50.00	\$ 5.00
Re-side (Residential)	\$ 50.00	\$ 5.00
Fencing over 6'	\$ 50.00	\$ 5.00
Retaining Walls 4'+	\$ 50.00	\$ 5.00
Furnace	\$ 50.00	\$ 5.00
Fireplace (gas)	\$ 50.00	\$ 0.50
Water Heater	\$ 50.00	\$ 5.00
Water Softner	\$ 30.00	\$ 5.00
Air Conditioners	\$ 50.00	\$ 5.00
Lawn Sprinklers (UG)	\$ 50.00	\$ 5.00
Demolition (residential)	\$ 50.00	\$ 5.00
Demolition (commercial)	\$ 100.00	\$ 0.50
Mobile Home	\$ 350.00	\$ 5.00
Re-inspection fee	\$ 50.00	
Site inspection fee	\$65/hr. plus drive time	
Pre-fabricated SFD	\$400.00, foundation; plan review, surcharge based on sq. ft. valuation	

Plumbing SFD Base	\$80.00 for the first 5 fixtures, \$12.00/fixture after 5, plus \$0.50 surcharge	
Mechanical SFD Base	\$ 80.00	\$ 5.00
Investigation Fee	Double permit fee	
Windows	1-3, \$35.00 plus \$5.00 state surcharge; 4-7, \$50.00 plus \$0.50, 8 and over, valuation	
Decks	Less than 100 sq. ft., \$75.00 plus \$5.00 surcharge; over 100 sq. ft. \$100.00/\$.50	
Finished Lower Level	\$ 100.00	\$ 5.00
Second Water Meter	10% above cost	

**STATE SURCHARGE:**

All permits issued under the building code are subject to a State Surcharge fee. The fees are established by Minnesota Statutes, section 16B.70.

**PAYMENT OF FEES:**

A permit shall not be issued until the fees prescribed by the City have been paid.

**WORK COMMENCING BEFORE PERMIT ISSUANCE (NON-EMERGENCY CIRCUMSTANCES):**

If work for which a permit is required by the code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for the work. A special investigation fee shall be collected and is in addition to the required permit fee.

**EXPIRATION:**

Every permit issued by the building official shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit for such work, excluding plan review fee, provided no changes have been made or will be made in the original plans and specifications for such work.

The building official may grant, in writing one of more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**EXPIRATION OF PLAN REVIEW:**

Applications for which no permit is issued within 190 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. In the event of a hardship and at the discretion of the building official a new plan review fee may be waived.

**PERMIT AND PLAN REVIEW FEE REFUND POLICY:**

The building official may authorize refunding of any fees paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of permit fees or plan review fees when no work has been done under a permit issued.

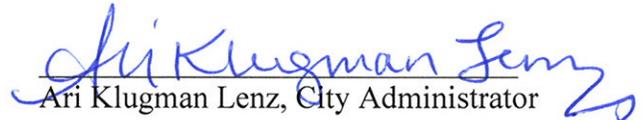
The building official shall not authorize refunding of any fee paid except on written application filed by the original applicant not later than 180 days after the date of fee payment.

**Adopted by the City Council of the City of Madison Lake, Minnesota this 19th day of October, 2015.**

Dated: 10/22/15

  
Kenneth Reichel, Mayor

Dated: 10/22/15

  
Ari Klugman Lenz, City Administrator

This ordinance shall take effect upon its passage and summary publication:

Summary Publication:

Notice is hereby given that the Madison Lake City Council adopted Ordinance 2015-8 Adjusting Fees and Charges (Building Inspections). A full copy of the ordinance is available at City Hall.

Published in the Lake Region Times on October 21, 2015.

Attachment A: Fixed Permit Fees

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Decks	Less than 100 sq. ft., \$75.00 plus \$5.00 surcharge; over 100 sq. ft. \$100.00/\$.50	
Finished Lower Level	\$ 100.00 \$ 5.00	
Plan Review	65% of building permit fee from the current City fee table.	
Similar Plan review	25% of the building permit fee from the current City fee table.	
Second Water Meter	10% above cost	