

**CITY OF LAPEER FEE SCHEDULE  
EFFECTIVE 7-1-2016**

PLANNING AND ZONING		
DESCRIPTION	CURRENT FEE	COMMENTS
<u>Special Approvals</u>		
Master Plan Amendment Request	\$500.00	+ \$50 per acre
Rezoning Request	\$500.00	+ \$50 per acre
Special Use Permit	\$350.00	
Class A Designation of Nonconformance	\$350.00	
Zoning Board of Appeals Application (variance or administrative appeal)		
- R-1 through R-7 districts	\$150.00	
- All other districts	\$350.00	
Zoning Ordinance Text Amendment	\$200.00	
<u>Site Plan Review</u>		
		Planning Department Review: Fees shall be charged for the review of site plans by the planner and City staff on the basis of the following schedule. <b>Site plans are further subject to engineering review and other fees listed below as needed.</b>
Office, Commercial, Industrial:		
- Full site plan review	\$650.00	+ \$50/acre
- Administrative review	1/2 Full Site Plan	+ \$25/acre
Planned Unit Development (PUD) Overall Plan:	\$650.00	+ \$50/acre; Plus additional fees for required detailed review of individual components of the plan, as applicable.
<b>Residential:</b>		
- Subdivision Plat or Site Condominium Plan		
> Preliminary Plat/Condo plan	\$600.00	+ \$5.00/lot
> Final Plat/Condo plan	\$600.00	+ \$3.50/lot
- Multiple-Family Residential (apartment complex)	\$600.00	+ \$5.00/unit
Attached condominiums, Cluster Housing		
- Mobile home park	\$300.00	+ \$2.50/unit
<b>All Site plans / Plats:</b>		
- Revisions > First Revision	No charge	
> Each revision thereafter	1/2 Original Fee	Note: There is no additional planner review fee charged for preliminary or final plats or site plans which are in substantial conformance to a previously approved preliminary plat or site plan.
- Engineer's review of site plan - deposit	\$1,000.00	This may be required for large-scale projects and projects involving construction of public infrastructure (water main, sanitary sewer, storm sewer, public roadway). Actual costs billed to applicant per invoice.
- Traffic Study Review, if applicable - deposit	\$1,000.00	Actual costs billed to applicant per invoice.
<u>Engineering Plan Review</u>	\$1,000.00	Deposit; actual costs billed to applicant per invoice.
<u>Administrative Zoning Reviews</u>		
Zoning Compliance Review - Change in Use	\$50.00	Does not include occupancy permit - see Bldg Dept.
Zoning Verification Letter	\$50.00	
Auto Dealer License Municipal Zoning Approval	\$25.00	
Temporary Sales Tent	\$50.00	Per 2-week event
Seasonal Outdoor Merchandise Permit	\$200.00	Annual Permit

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<u>Other Development Fees</u>		
<p><b>Attorney Review:</b> Development Agreement, Condo Master Deed, Public Road Dedication, Utility Easement Dedication, etc.</p> <p><b>Construction Observation Fee:</b> for all projects involving public improvements.</p> <p><b>Completion Guarantee:</b></p> <p><b>Maintenance Guarantee:</b></p>	<p style="text-align: right;">\$1,000.00</p>	<p>Deposit. Actual costs billed to applicant per invoice.</p> <p>Deposit based on scheduling estimate by project engineer or contractor; actual costs billed to applicant per invoice.</p> <p>Where applicable, a surety bond shall be posted to guarantee completion of public improvements, in the form of a bond, cash deposit, certified check or irrevocable bank letter of credit, in the total amount of the improvements, based on an estimate by the project engineer and verified by the City engineer.</p> <p>Where applicable, a two-year maintenance bond shall be posted in an amount set by the City Commission prior to the acceptance of public improvements.</p>
<u>Planning Department Documents</u>		
Zoning Ordinance	\$25.00	
Individual Ordinance Sections	Varies	Copying costs per page.
Master Plan	\$30.00	
Development Review Guidebook	\$5.00	No charge when part of site plan submittal.