

# **2011 Development Costs Study**

Ramsey – Blaine – Coon Rapids – Dayton – Medina – Elk River – Cambridge  
Big Lake – St. Francis – Prior Lake – Monticello

*Study Directed by*



**7550 Sunwood Drive NW  
Ramsey, MN 55303**

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## Executive Report:

### Introduction

Growing municipalities commonly anticipate, and in some cases eagerly await, new development. When a new residential development is proposed, or a new businesses campus is planned, municipalities are faced with many questions. These questions regard the impact of a new development on the environment, demand on public safety services, effect on neighboring properties, the impact on existing and/or new public infrastructure, etc. Furthermore, municipalities need to account for the costs of these impacts to public infrastructure along with the costs to review and inspect new developments.

This study, the “2011 Development Costs Study,” aims to understand how different cities assess the costs of new development. The purpose of the study is to supply decision makers with information as they consider policies that will affect future development.

In late April, the City of Ramsey sent a “Development Costs Survey” to several municipalities. Completed surveys were received into June. The following is a report of the findings.

The City of Ramsey would like to thank each participating city for their time and effort in completing the development costs survey—your participation made this survey possible! We hope that this information will be useful for both city staff and elected officials.

## Survey Results:

### Summary

Each and every city in this survey assesses development costs differently. Some municipalities rely more on developers to install needed infrastructure and to make site improvements than other municipalities. Some municipalities install needed infrastructure and make site improvements independently and then charge developers. Some cities put most of their costs into one part of a building permit and others break down their costs into separate permit fees. Some cities account for nearly all costs through development fees and some cities absorb costs into the general operating budget. Some cities pass on costs to end users rather than developers (i.e. residents and businesses) through utilities and assessments.

Cities also assign expenses in several different ways: flat rates, area specific rates, escrows, per unit rates, per acre rates, type of land use rates, per hour rates, assessments, trunk fees, etc.

Regardless of how development costs are accounted for, and to whom they are charged, the costs are there and they are important to understand. This survey attempts to breakdown the costs of new development and establishes a city-to-city comparison. However, due to the complexity previously referred, a truly apples to apples comparison of development costs is not possible.

The 2011 Development Costs Study displays the complexity of understanding how development costs are accounted for and also reflects a wide range of results from participating cities.

For an overview of the development costs study results please reference:

- Individual development scenarios results tables (four total) Page 3-6
- Utility rates tables Page 7
- Planning fees tables Page 8

For detailed answers on each individual question asked in the Development Costs Study and for a specific explanation of how the survey was conducted please reference the appendix.

**Executive Report: Summary** (continued)

**Scenario 1: Single Family Residential**

\*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

120 Unit Single Family Development: 29.75 Acres

SECTION B:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION B:
Sewer Trunk	\$124,741	\$119,000	\$212,400	\$249,000	ASSD	\$66,640	\$147,263	\$150,981	\$146,370	\$146,760	\$158,160	Sewer Trunk
Water Trunk	DI	\$104,125	\$36,000	\$789,000	ASSD	\$68,842	\$45,518	\$39,270	\$90,440	\$108,840	\$276,960	Water Trunk
Storm Water Trunk	DI	ASSD	\$163,923	NA	ASSD	NA	NA	NA	\$450,000	\$96,539	NA	Storm Water Trunk
Storm Water Management	NA	UTLY	NA	NA	\$23,520	NA	NA	NA	NA	NA	\$55,800	Storm Water Management
Park Dedication (cash)	\$292,200	\$240,000	\$573,000	\$420,000	\$436,680	\$192,000	\$300,000	\$300,000	\$450,000	\$90,840	\$297,000	Park Dedication (cash)
Trail Fees	OT FE	DI	OT FE	NA	DI	NA	OT FE	DI	NA	NA	\$72,000	Trail Fees
Street/Traffic Signs	DI	\$3,000	DI	DI	DI	\$1,010	DI	DI	DI	DI	\$3,375	Street/Traffic Signs
Future Seal Coating	NA	CTY	NA	NA	\$24,000	\$6,000	NA	NA	NA	NA	\$21,750	Future Seal Coating
Street Lights	DI	DI	DI	DI	\$44,800	\$3,200	DI	DI	DI	NA	\$54,400	Street Lights
<b>SECTION TOTAL:</b>	\$416,941*	\$466,125*	\$985,323*	\$1,458,000*	\$529,000*	\$337,962	\$492,780*	\$490,251*	\$1,136,810*	\$442,979*	\$939,445	<b>SECTION TOTAL:</b>

SECTION C:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION C:
Top Soil	4"	4"	6"	0"	4"	3"	4"	3"	0"	0"	4"	Top Soil
Grass/Sod	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Grass/Sod
Trees	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Trees
Shrubs	No	No	No	No	No	No	No	No	No	No	No	Shrubs
Radon Barrier	No	No	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	Radon Barrier
Foundation Drainage	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Foundation Drainage

SECTION D:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION D:
Certificate of Occupancy	\$1,200	NA	NA	NA	NA	NA	OT FE	NA	NA	NA	\$480	Certificate of Occupancy
Builder License	NA	NA	\$1,200	NA	\$600	\$600	\$600	NA	NA	\$25	\$600	Builder License
Base Building Permit Fee	\$160,200	\$164,280	\$286,800	\$145,440	\$162,930	\$162,930	\$162,930	\$162,930	\$173,220	\$140,662	\$173,610	Base Building Permit Fee
Internal Plan Review Fee	\$27,600	\$106,302	NA	\$94,560	\$105,905	\$105,905	\$105,905	\$105,905	\$112,594	\$91,430	\$112,847	Internal Plan Review Fee
City Sewer Connection	OT FE	\$12,000	\$18,000	\$12,000	\$7,800	\$6,000	\$4,200	\$6,000	\$3,060	\$7,620	\$9,000	City Sewer Connection
City Water Connection	DI	\$12,000	\$18,000	\$12,000	\$7,800	\$6,000	\$4,200	\$6,000	\$3,060	\$7,620	\$9,000	City Water Connection
Water Availability Charge	\$184,320	NA	NA	NA	\$360,000	\$24,120	\$390,000	\$504,000	\$108,000	\$96,120	\$204,120	Water Availability Charge
Sewer Availability Charge	\$267,600	\$267,600	\$321,000	\$267,600	\$504,120	\$272,760	\$582,600	\$360,000	\$72,000	\$483,600	\$267,600	Sewer Availability Charge
SAC handling Fee	NA	\$6,000	NA	NA	NA	NA	OT FE	NA	NA	NA	\$24,000	SAC handling Fee
Water Meter/Horn	NA	\$36,000	\$36,215	\$50,400	\$30,672	\$57,000	\$33,600	\$180,000	\$73,200	\$44,400	\$52,068	Water Meter/Horn
Mechanical Permit	\$18,000	\$23,350	\$24,000	\$24,000	NA	\$8,520	\$6,600	\$6,000	\$17,940	\$34,560	\$18,000	Mechanical Permit
Plumbing Permit	\$24,000	\$16,740	\$24,000	\$26,400	NA	\$18,000	\$10,200	\$6,000	\$17,940	\$10,200	\$24,000	Plumbing Permit
<b>SECTION TOTAL:</b>	\$682,920.00	\$644,271.60	\$729,214.80	\$632,400.00	\$1,179,826.80	\$661,834.80	\$1,300,834.80	\$1,336,834.80	\$581,013.60	\$916,237.00	\$895,325.00	<b>SECTION TOTAL:</b>
<b>GRAND TOTAL:</b>	\$1,099,861*	\$1,110,396.60*	\$1,714,537.30*	\$2,090,400.00*	\$1,708,826.80*	\$999,526.80	\$1,793,614.80*	\$1,827,086.05*	\$1,717,823.60*	\$1,359,215.75*	\$1,834,770.00	<b>GRAND TOTAL:</b>

NA: Not applicable/No answer      ASSD: Assessed based on actual construction cost      **PLEASE NOTE:**  
 DI: Developer installed              OT FE: Accounted for in other fee      • PLEASE SEE APPENDIX FOR ACTUAL ANSWERS GIVEN FOR EACH SPECIFIC QUESTION—ANSWERS ABOVE MAY BE SHORTENED  
 UTLY: Paid for through utilities      CITY: City Responsibility              • PLEASE NOTE: APPENDIX INCLUDES FEES/CHARGES NOT LISTED IN THIS TABLE –SEE “OTHER/FEES CHARGES” IN EACH INDIVIDUAL SCENARIO

\*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

**Executive Report: Summary** (continued)

**Scenario 2: Town Homes**

\*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

8 Unit Town Home Development: 1 Acre

SECTION B:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION B:
Sewer Trunk	\$4,193	\$16,000	\$14,160	\$16,600	ASSD	\$2,240	\$4,950	\$5,075	\$4,920	\$9,784	\$10,544	Sewer Trunk
Water Trunk	DI	\$3,500	\$2,400	\$52,600	ASSD	\$2,314	\$1,530	\$1,320	\$3,040	\$907	\$18,464	Water Trunk
Storm Water Trunk	DI	ASSD	\$5,510	NA	ASSD	NA	NA	NA	\$2,790	\$3,245	NA	Storm Water Trunk
Storm Water Management	NA	UTLY	NA	UTLY	\$1,179	NA	NA	NA	NA	NA	\$29,760	Storm Water Management
Park Dedication (cash)	\$19,480	\$16,000	\$4,775	\$28,000	\$29,112	\$12,800	\$20,000	\$16,000	\$30,000	\$6,056	\$19,800	Park Dedication (cash)
Trail Fees	OT FE	\$4,200	OT FE	NA	DI	NA	OT FE	DI	NA	NA	\$4,800	Trail Fees
Street/Traffic Signs	DI	\$400	NA	DI	DI	\$270	DI	DI	DI	DI	\$450	Street/Traffic Signs
Future Seal Coating	NA	CTY	NA	NA	\$800	\$200	NA	NA	NA	NA	\$725	Future Seal Coating
Street Lights	DI	DI	DI	DI	\$7,455	\$500	DI	DI	DI	NA	\$8,500	Street Lights
<b>SECTION TOTAL:</b>	\$23,673*	\$40,100*	\$26,845*	\$97,200*	\$38,546*	\$18,324*	\$26,480*	\$22,395*	\$40,750*	\$19,992	\$93,043	<b>SECTION TOTAL:</b>

SECTION C:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION C:
Top Soil	4"	4"	6"	0"	4"	3"	4"	3"	0"	0"	4"	Top Soil
Grass/Sod	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Grass/Sod
Trees	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Trees
Shrubs	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Shrubs
Radon Barrier	No	No	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	Radon Barrier
Foundation Drainage	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Foundation Drainage

SECTION D:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION D:
Certificate of Occupancy	\$80	\$800	NA	NA	NA	NA	OT FE	NA	NA	NA	\$32	Certificate of Occupancy
Builder License	NA	NA	\$80	NA	\$40	\$40	\$40	NA	NA	\$25	\$40	Builder License
Base Building Permit Fee	\$9,384	\$9,384	\$10,298	\$8,296	\$9,294	\$9,294	\$9,294	\$9,294	\$9,852	\$9,853	\$9,894	Base Building Permit Fee
Internal Plan Review Fee	\$2,080	\$6,100	NA	\$5,400	\$6,041	\$6,041	\$6,041	\$6,041	\$6,414	\$6,404	\$2,968	Internal Plan Review Fee
City Sewer Connection	OT FE	\$800	\$1,200	\$800	\$520	\$400	\$280	\$400	\$204	\$508	\$600	City Sewer Connection
City Water Connection	DI	\$800	\$1,200	\$800	NA	\$400	\$280	\$400	\$204	\$508	\$600	City Water Connection
Water Availability Charge	\$12,288	NA	NA	NA	\$24,000	\$1,608	\$15,600	\$33,600	\$7,200	\$6,408	\$13,608	Water Availability Charge
Sewer Availability Charge	\$17,840	\$17,840	\$21,400	\$17,840	\$33,608	\$18,184	\$23,304	\$24,000	\$4,800	\$32,240	\$17,840	Sewer Availability Charge
SAC handling Fee	NA	\$400	NA	NA	NA	NA	OT FE	NA	NA	NA	\$1,600	SAC handling Fee
Water Meter/Horn	NA	\$2,400	\$2,414	\$3,360	\$560	\$2,256	\$2,240	\$12,000	\$4,880	\$2,960	\$3,464	Water Meter/Horn
Mechanical Permit	\$1,200	\$1,347	\$1,600	\$1,600	\$1,020	\$568	\$440	\$400	\$1,196	\$512	\$1,200	Mechanical Permit
Plumbing Permit	\$1,600	\$998	\$1,600	\$1,760	\$840	\$1,200	\$680	\$400	\$1,196	\$648	\$1,600	Plumbing Permit
<b>SECTION TOTAL:</b>	\$44,472.00*	\$40,868.60	\$39,792.00	\$39,856.00	\$75,923.12	\$39,991.00	\$58,199.00	\$86,535.00	\$35,946.00	\$60,065.88	\$53,446.00	<b>SECTION TOTAL:</b>
<b>GRAND TOTAL:</b>	\$68,145.00*	\$80,968.60*	\$66,637.00*	\$137,056.00*	\$114,469.12*	\$58,315.00*	\$84,679.00*	\$108,930.00*	\$76,696.00*	\$80,057.88	\$146,489.00	<b>GRAND TOTAL:</b>

NA: Not applicable/No answer  
 DI: Developer installed  
 UTLY: Paid for through utilities

ASSD: Assessed based on actual construction cost  
 OT FE: Accounted for in other fee  
 CITY: City Responsibility

**PLEASE NOTE:**

- PLEASE SEE APPENDIX FOR ACTUAL ANSWERS GIVEN FOR EACH SPECIFIC QUESTION—ANSWERS ABOVE MAY BE SHORTENED
- PLEASE NOTE: APPENDIX INCLUDES FEES/CHARGES NOT LISTED IN THIS TABLE—SEE "OTHER/FEES CHARGES" IN EACH INDIVIDUAL SCENARIO

\*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

**Executive Report: Summary** (continued)

**Scenario 3: Apartment Building**

\*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

120 Unit Apartment Development: 8.8 Acres

SECTION B:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION B:
Sewer Trunk	\$36,898	\$35,200	\$212,400	\$249,000	ASSD	\$19,712	\$43,560	\$44,660	\$43,296	\$146,760	\$158,160	Sewer Trunk
Water Trunk	DI	\$30,800	\$36,000	\$789,000	ASSD	\$20,363	\$13,464	\$11,616	\$26,752	\$108,840	\$276,960	Water Trunk
Storm Water Trunk	DI	ASSD	\$48,488	NA	ASSD	NA	NA	NA	\$40,480	\$28,556	NA	Storm Water Trunk
Storm Water Management	NA	UTLY	NA	UTLY	\$10,375	UTLY	NA	NA	NA	NA	\$55,800	Storm Water Management
Park Dedication (cash)	\$292,200	\$163,200	\$42,020	\$49,280	\$436,680	\$192,000	\$300,000	\$300,000	\$450,000	\$98,840	\$252,480	Park Dedication (cash)
Trail Fees	OT FE	\$12,000	OT FE	NA	DI	NA	OT FE	DI	NA	NA	\$72,000	Trail Fees
Street/Traffic Signs	DI	\$400	NA	DI	DI	\$270	DI	DI	DI	DI	\$450	Street/Traffic Signs
Future Seal Coating	NA	CTY	NA	NA	\$1,600	\$400	NA	NA	NA	NA	\$1,450	Future Seal Coating
Street Lights	DI	DI	DI	DI	\$5,964	\$400	DI	DI	DI	NA	\$6,800	Street Lights
<b>SECTION TOTAL:</b>	\$329,098*	\$241,600*	\$338,908*	\$1,087,280*	\$454,619*	\$233,145*	\$357,024*	\$356,276*	\$560,528*	\$382,996	\$824,100	<b>SECTION TOTAL:</b>

SECTION C:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION C:
Top Soil	4"	4"	6"	0"	4"	3"	4"	3"	0"	0"	4"	Top Soil
Grass/Sod	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Grass/Sod
Trees	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Trees
Shrubs	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Shrubs
Radon Barrier	No	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	Radon Barrier
Foundation Drainage	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Foundation Drainage

SECTION D:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION D:
Certificate of Occupancy	\$1,200	\$2,364	NA	NA	NA	NA	OT FE	NA	NA	NA	\$480	Certificate of Occupancy
Builder License	NA	NA	\$10	NA	\$5	NA	\$5	NA	NA	\$25	NA	Builder License
Base Building Permit Fee	NA	\$47,270	\$70,565	\$31,932	\$41,379	\$41,379	\$41,379	\$41,379	\$41,379	\$38,677	\$117,810	Base Building Permit Fee
Internal Plan Review Fee	NA	\$30,726	NA	\$20,726	\$26,896	\$26,896	\$23,716	\$31,034	\$29,344	\$25,140	\$76,577	Internal Plan Review Fee
City Sewer Connection	OT FE	\$12,000	\$18,000	NA	\$7,800	\$6,000	\$6,000	\$6,000	\$108,000	\$7,800	OT FE	City Sewer Connection
City Water Connection	DI	\$12,000	\$18,000	NA	NA	\$6,000	\$6,000	\$6,000	\$108,000	\$6,600	OT FE	City Water Connection
Water Availability Charge	\$184,320	NA	NA	NA	\$360,000	\$24,120	\$234,000	\$204,120	\$108,000	NA	\$204,120	Water Availability Charge
Sewer Availability Charge	\$267,600	\$267,600	\$321,000	\$267,600	\$504,120	\$272,760	\$349,560	\$360,000	\$72,000	\$483,600	\$267,600	Sewer Availability Charge
SAC handling Fee	NA	\$72,000	NA	NA	NA	NA	OT FE	NA	NA	NA	\$24,000	SAC handling Fee
Water Meter/Horn	NA	\$1,200	\$302	NA	\$3,305	\$689	NA	\$1,500	\$925	NA	NA	Water Meter/Horn
Mechanical Permit	NA	\$20,000	\$24,000	\$5,465	\$9,000	\$12,000	\$6,073	\$6,411	\$6,000	\$5,000	\$6,000	Mechanical Permit
Plumbing Permit	NA	\$14,400	\$24,000	\$3,939	\$6,000	\$18,000	\$14,918	\$4,612	\$4,000	\$7,500	\$4,000	Plumbing Permit
<b>SECTION TOTAL:</b>	\$453,120.00*	\$479,559.00	\$475,876.73	\$11,341.50	\$958,504.94	\$407,843.94	\$681,650.69	\$661,055.88	\$477,648.16	\$574,342.51	\$700,586.80	<b>SECTION TOTAL:</b>
<b>GRAND TOTAL:</b>	\$782,218.00*	\$721,159.00*	\$814,784.73*	\$1,416,941.50*	\$1,413,124.14*	\$640,989.14*	\$1,038,674.69*	\$1,017,331.88*	\$1,038,176.16*	\$957,338.51*	\$1,524,686.80*	<b>GRAND TOTAL:</b>

NA: Not applicable/No answer	ASSD: Assessed based on actual construction cost	<b>PLEASE NOTE:</b> • PLEASE SEE APPENDIX FOR ACTUAL ANSWERS GIVEN FOR EACH SPECIFIC QUESTION—ANSWERS ABOVE MAY BE SHORTENED • PLEASE NOTE: APPENDIX INCLUDES FEES/CHARGES NOT LISTED IN THIS TABLE—SEE “OTHER/FEES CHARGES” IN EACH INDIVIDUAL SCENARIO
DI: Developer installed	OT FE: Accounted for in other fee	
UTLY: Paid for through utilities	CITY: City Responsibility	

\*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

**Executive Report: Summary** (continued)

**Scenario 4: Industrial Development**

\*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

40,000 sq. ft. Industrial Development: 4 Acre Lot

SECTION B:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION B:
Sewer Trunk	16,772	\$16,000	\$14,120	\$14,525	ASSD	\$8,960	\$19,800	\$20,300	\$12,160	\$12,260	\$15,860	Sewer Trunk
Water Trunk	DI	\$14,000	\$4,800	\$46,025	ASSD	\$9,256	\$6,120	\$5,280	\$22,000	\$9,068	\$34,580	Water Trunk
Storm Water Trunk	DI	ASSD	\$22,040	NA	ASSD	NA	NA	NA	\$23,120	\$12,980	NA	Storm Water Trunk
Storm Water Management	NA	UTLY	NA	UTLY	\$4,716	NA	NA	NA	\$23,120	NA	\$18,520	Storm Water Management
Park Dedication (cash)	\$19,480	\$16,000	\$36,800	\$25,000	\$38,976	\$11,760	NA	NA	\$25,600	NA	\$18,952	Park Dedication (cash)
Trail Fees	OT FE	\$7,200	OT FE	NA	DI	NA	NA	DI	NA	NA	\$4,360	Trail Fees
Street/Traffic Signs	DI	\$400	DI	NA	DI	\$270	DI	DI	\$19,680	DI	\$450	Street/Traffic Signs
Future Seal Coating	NA	CTY	NA	NA	\$800	\$200	NA	NA	NA	NA	\$725	Future Seal Coating
Street Lights	DI	DI	NA	NA	\$2,982	\$200	DI	DI	DI	NA	\$3,400	Street Lights
<b>SECTION TOTAL:</b>	\$36,252*	\$53,600*	\$77,760*	\$85,550*	\$47,474*	\$30,646*	\$25,920*	\$25,580*	\$125,680*	\$34,308*	\$96,847*	<b>SECTION TOTAL:</b>

SECTION C:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION C:
Top Soil	4"	0"	6"	0"	4"	3"	4"	3"	0"	0"	4"	Top Soil
Grass/Sod	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Grass/Sod
Trees	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Trees
Shrubs	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NA	Yes	Yes	Shrubs
Foundation Drainage	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Foundation Drainage

SECTION D:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION D:
Certificate of Occupancy	\$10	\$600	NA	NA	NA	NA	OT FE	NA	NA	NA	\$16	Certificate of Occupancy
Builder License	NA	NA	\$10	NA	\$5	NA	NA	NA	NA	\$25	NA	Builder License
Base Building Permit Fee	\$12,040	\$11,995	\$19,838	\$9,138	\$11,084	\$11,084	\$10,334	\$11,084	\$11,945	\$10,955	\$11,957	Base Building Permit Fee
Internal Plan Review Fee	\$6,800	\$7,796	NA	\$5,939	\$7,204	\$7,204	\$6,717	\$7,204	\$7,764	\$7,121	\$7,772	Internal Plan Review Fee
City Sewer Connection	OT FE	\$100	\$150	NA	\$100	\$50	\$35	NA	\$25,000	\$65	OT FE	City Sewer Connection
City Water Connection	DI	\$100	\$150	NA	NA	\$50	\$35	\$25,000	NA	\$55	OT FE	City Water Connection
Water Availability Charge	\$15,524	NA	NA	NA	\$21,000	\$1,407	\$13,650	\$4,200	\$6,300	NA	\$11,907	Water Availability Charge
Sewer Availability Charge	\$15,610	\$15,610	\$25,480	\$15,610	\$29,407	\$15,911	\$28,391	\$3,000	\$4,200	\$28,210	\$15,610	Sewer Availability Charge
SAC handling Fee	NA	\$350	NA	NA	NA	NA	OT FE	NA	NA	NA	\$200	SAC handling Fee
Water Meter/Horn	NA	\$1,000	\$450	NA	\$570	NA	NA	NA	NA	\$1,200	NA	Water Meter/Horn
Mechanical Permit	NA	\$1,672	\$500	\$1,150	\$1,050	\$1,400	\$1,333	\$1,328	\$700	\$910	\$700	Mechanical Permit
Plumbing Permit	NA	\$1,145	\$500	\$950	\$750	\$1,000	\$1,092	\$1,087	\$500	\$625	\$500	Plumbing Permit
<b>SECTION TOTAL:</b>	\$49,984.00*	\$40,367.75	\$47,078.19	\$32,786.71	\$71,170.19	\$38,106.19	\$61,586.88	\$52,903.57	\$56,409.66	\$49,166.21	\$48,661.64	<b>SECTION TOTAL:</b>
<b>GRAND TOTAL:</b>	\$86,236.00*	\$93,967.75*	\$124,838.19*	\$118,336.71*	\$118,644.19*	\$68,752.19*	\$87,506.88*	\$78,483.57*	\$182,089.66*	\$83,474.21*	\$145,508.64	<b>GRAND TOTAL:</b>

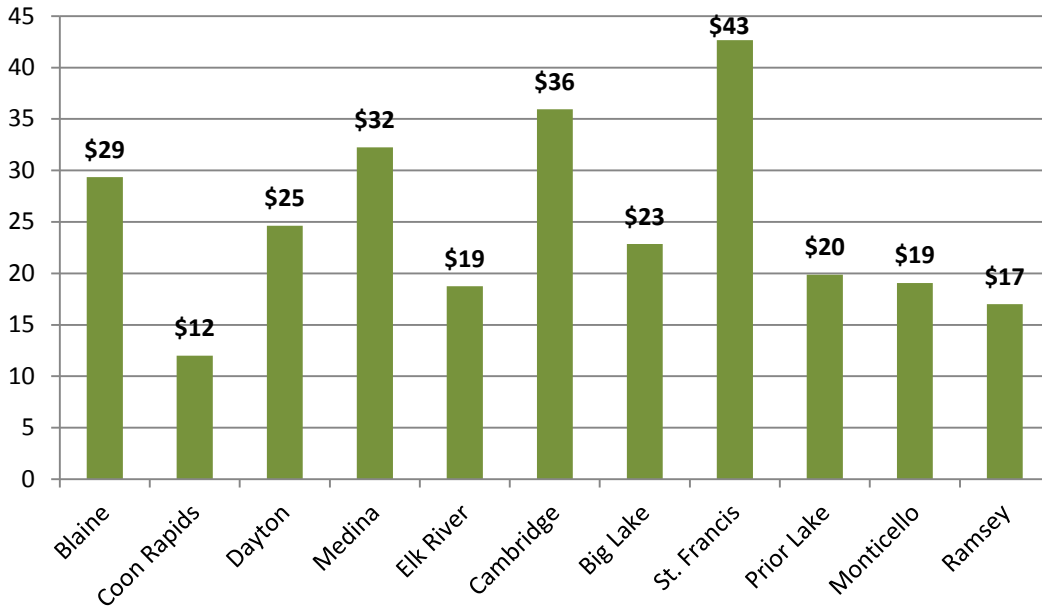
NA: Not applicable/No answer	ASSD: Assessed based on actual construction cost	<b>PLEASE NOTE:</b> • PLEASE SEE APPENDIX FOR ACTUAL ANSWERS GIVEN FOR EACH SPECIFIC QUESTION—ANSWERS ABOVE MAY BE SHORTENED • PLEASE NOTE: APPENDIX INCLUDES FEES/CHARGES NOT LISTED IN THIS TABLE—SEE “OTHER/FEES CHARGES” IN EACH INDIVIDUAL SCENARIO
DI: Developer installed	OT FE: Accounted for in other fee	
UTLY: Paid for through utilities	CITY: City Responsibility	

\*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

## Survey Results: Executive Summary (continued)

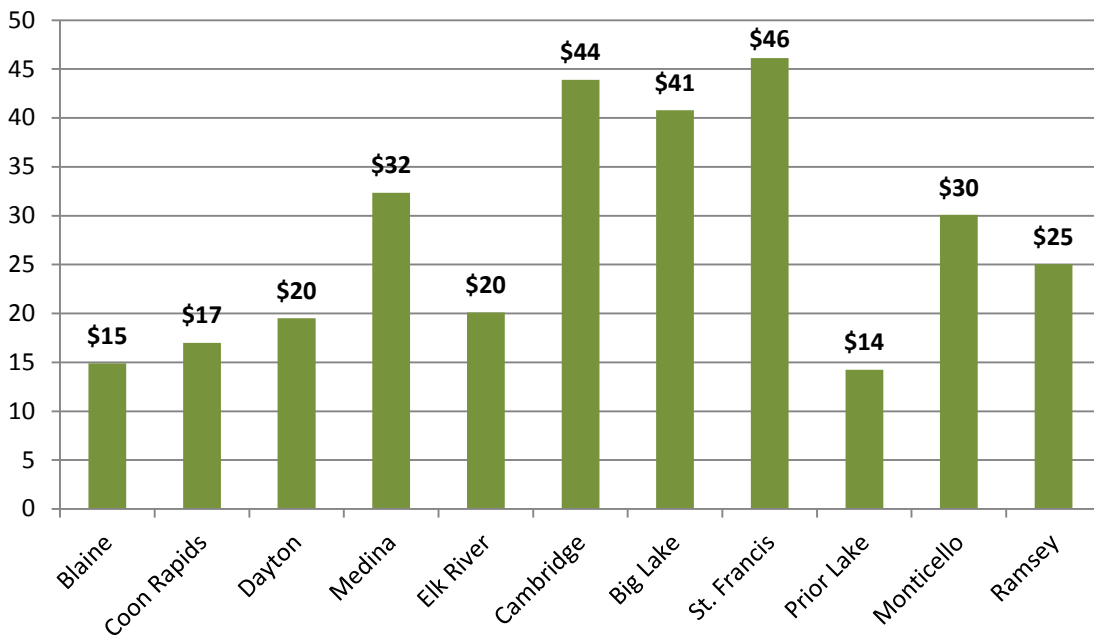
### Utility Rates:

#### Water



Results based on 7,500 gallons per month

#### Sanitary Sewer



Results based on 7,500 gallons per month

## Survey Results: Executive Summary (continued)

### Planning Fees:

#### Site Plan Review

Site Plan Review	Pre Plat			Final Plat			Combined		
	Fee	Escrow	Per Lot	Fee	Escrow	Per Lot	Fee	Escrow	Per Lot
Blaine							1100		10
Coon Rapids	440			150					
Dayton							100	500	
Medina								5000	
Elk River	1000	1500	5/lot after 50	200					
Cambridge	250	500	100 (in excess of 5)	100		10 (in excess of 5)			
Big Lake	950	10000		500 (incl'd devel contract)					
St. Francis	400	425	175 per lot	350	650				
Prior Lake							200	5000	5 per lot
Monticello				50 with devel. contract			300		1-5 (100 per) 6+ (150 per)
Ramsey							200	800	

- Cities either charge for pre plat and final plat individually –or– they combine the fees into one charge
- Cities that charge escrows typically charge an hourly rate to perform reviews.

#### Re-Zoning Application

Re-Zoning Application	Fee	Escrow/Deposit
Blaine	700	
Coon Rapids	415	
Dayton		
Medina		1000
Elk River	400	
Cambridge	250	
Big Lake	950	
St. Francis	350	350
Prior Lake	300 (10 per lot)	
Monticello		Variable Based on Acreage
Ramsey	200	
	200	400