



City of
**Little
Canada**

Fee Schedule

Last Updated: February 27, 2022

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Development Fees

Each separate land use request shall be charged a separate fee even if submitted on the same application. In addition to the application fee, all planning cases are evaluated on a project-by-project basis and subject to additional charges to cover any consulting or additional costs the City may incur. For applications that involve excessive staff time, services performed by city staff will be billed at actual payroll costs including hourly rates, payroll taxes and benefit charges.

Appeal	\$250
Architectural Review	\$500
Comprehensive Plan Amendment	\$1000
Conditional Use Permit	\$500 – Single-family \$750 – All Others
Conditional Use Permit Amendment	\$500
Grading/Excavation	\$500 one acre or less \$1,200 greater than one acre Deposit required if extensive engineering review is necessary.
Interim Use Permit	\$500 R-1 Single Family \$750 All Others
Interim Use Permit Amendment or Renewal	\$500
Planned Unit Development	\$1,500
PUD Amendment	\$1,000
Rezoning	\$750
Rezoning to PUD	\$750
Concept Review	\$1,000
Subdivision	\$500 – Subdivision or lot line adjustment - 3 or less lots \$1,500 – Subdivision or Plat (4 or more lots)
Text Amendment	\$500
Vacation	\$350
Variance	\$500– Single & Two Family \$750– All Others
TIF (Tax Increment Financing) Application	\$1,000 plus \$10,000 escrow (unused escrow amount is refundable)

General Construction

BUILDING PERMIT FEES

Value Range	Fee
\$1 - \$500	\$25.00
\$501 - \$2,000	\$25.00 for the first \$500 plus \$3.25 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$73.75 for the first \$2,000 plus \$14.75 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$413 for the first \$25,000 plus \$10.75 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$681.75 for the first \$50,000 plus \$7.50 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 - \$500,000	\$1,056.75 for the first \$100,000 plus \$6 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 - \$1,000,000	\$3,456.75 for the first \$500,000 plus \$5 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,956.75 for the first \$1,000,000 plus \$4 for each additional \$1,000
Plan Check Fee	Up to 65% of the calculated permit fee
State Surcharge	.0005 x the value of the job (minimum surcharge is 50¢)

- Plan review fees for similar building plans = 25% of normal building permit fee.
- Work commencing before permit issuance = 100% of normal building permit fee.
- Fee refunds – upon written application not more than 80% of building permit fee and 80% of plan review fee when plans are withdrawn or cancelled before review is done.
- Inspections outside of normal business hours = \$50.50 per hour (minimum of two hours).
- Sod escrow (if turf is not established at time of occupancy) = \$2,000.00
- Demolition – Fee based on valuation. Contact MN Pollution Control and Ramsey County Environmental Health ten (10) days prior to actual demolition.

General Construction (cont.)

ELECTRICAL PERMIT FEES

All Services		Circuits and Feeders	
0 – 300 amp	\$55	0 – 100 amp	\$9
400 amp	\$71	101 – 200 amp	\$15
500 amp	\$87	201 - 300 amp	\$21
600 amp	\$103	301 - 400 amp	\$27
800 amp	\$135	401 - 500 amp	\$33
1000 amp	\$167	501 - 600 amp	\$39
1100 amp	\$183	601 - 700 amp	\$45
1200 amp	\$199		
Add \$16 for each additional 100 amps		Add \$6 for each additional 100 amps	
Minimum Fee:		Minimum permit fee is \$45 plus \$1.00 state surcharge. This is for one inspection only. Minimum fee for rough-in inspection and final is \$90 plus \$1.00 state surcharge.	
Maximum Fee:		Maximum fee for single family dwelling or townhouse not over 200 amps is \$190 plus \$1.00 state surcharge. Maximum of 3 inspections.	
Apartment Buildings:		Maximum fee per unit of an apartment or condominium complex is \$80. This does not cover service, unit feeders, or house panels. A separate permit must be issued for house wiring.	
Swimming Pools & Hot Tubs:		\$90 + circuits (Includes 2 inspections)	
Additions, Remodels, or Basement Finishes		\$90 (Includes 10 circuits and 2 inspections)	
Residential Accessory Structures		The greater of \$55 for panel plus \$9 per circuit OR \$90 for 2 inspections	
Traffic Signals:		\$8 per each standard	
Street Lighting & Parking Lot Lights:		\$5 per each standard	
Transformers/Generators:		\$5 up to 10 KVA, \$40 11 KVA to 74 KVA, \$60 75 KVA to 299 KVA, \$165 over 299 KVA	
Retro Fit Lighting:		\$0.85 per fixture	
Sign Transformer or Driver:		\$9 per transformer	
Remote Control/Signal Circuits:		\$.75 per device	
Low voltage fire alarm, low voltage heating & air conditioning control wiring		\$0.85 per device	
Hourly Rate for Carnivals		\$90	
Re-inspection Fee:		\$45	
State Surcharge		\$1.00	

** The fee is doubled if the work starts before the permit is issued.

General Construction (cont.)

FILLING/GRADING PERMIT FEES

Less than 100 cubic yards	\$34.00
101 – 1,000 cubic yards	\$34.00 for the first 100 c.y. plus \$25.00 for each additional 100 c.y. or fraction thereof.
1,001 – 10,000 cubic yards	\$251.00 for the first 1,000 c.y. plus \$21.00 for each additional 1,000 c.y. or fraction thereof.
10,001 – 100,000 cubic yards	\$430.00 for the first 10,000 c.y. plus \$91.00 for each additional 10,000 c.y. or fraction thereof.
100,001 cubic yards	\$1,254.00 for the first 100,000 c.y. plus \$50.00 for each additional 10,000 c.y. or fraction thereof.
Escrow	\$1,000 under one acre of grading or less than 500 yards of fill \$3,000 per acre rounded to the nearest acre over one acre or more than 500 yards of fill
State Surcharge	\$1.00

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

General Construction (cont.)

MECHANICAL PERMIT FEES

Commercial	
Base Fee	\$50.00 (charged in addition to the permit fee)
Permit Fee	Project value* x 1.25%
State Surcharge	Project value* x .0005 with minimum charge of 50¢
Residential	
Furnace (includes duct work)	\$75.00 – New \$50.00 – Replacement \$25.00 – Unit heaters
Air Conditioning & Refrigeration	\$45.00 – New \$25.00 – Replacement
Air Exchanger (includes duct work)	\$35.00
Gas Fireplace (includes gas line)	\$35.00 per unit
Radiant Heat (in-floor or boiler)	\$35.00
Duct Work only	\$30.00
Gas Line only	\$25.00
Space Heater/Burner (gas or oil)	\$25.00 per unit
Mobile Home set-up	\$35.00
Swimming Pool Heater	\$30.00
State Surcharge	\$1.00

**Project value* means the actual or estimated dollar amount charged for permitted work including materials, labor, profit, and other fixed costs. It is the amount to be charged to the customer for the work done. If any material, equipment, labor or installation are furnished by the owner, tenant, or any other party, the reasonable market value of such items must be added to the estimated cost or project value for permit fee purposes. In the event that there is a dispute on the amount of the job cost, the city may request the submission of a signed copy of the actual contract.

General Construction (cont.)

MISCELLANEOUS PERMIT FEES

Driveway Permit	\$50 for R-1 & R-2 Properties up to 1,500 SF \$100 for R-1 & R-2 Properties over 1,500 SF \$100 for R-3, R-4 & Commercial Properties up to 50,000 SF \$100 + (SF over 50,000 x 0.002) for R-3, R-4 & Commercial Properties over 50,000 SF (No State Surcharge)
Fence Permit	Fee is based on value – see building permit fees above (No State Surcharge)
Sign Permit (Permanent Sign)	Fee is based on value – see building permit fees above (No State Surcharge)
Sign Permit (Temporary Sign)	\$2/day, \$25 minimum & \$50 maximum plus \$200 deposit. Only good for 30 days and only four permits per property are allowed each year with a 120 day maximum. Only two non-banner signs allowed per year. There must also be 30 days in between each permit application for single tenants. (No State Surcharge)
Zoning Permit – Accessory Buildings/Sheds under 200 square feet	\$50.00 (No State Surcharge)

General Construction (cont.)

PLUMBING PERMIT FEES

Outside Sewer/Water	
Residential Water (1 & 2 units)	\$25.00
Residential Sewer (1 & 2 units)	\$25.00
3+ Units Residential & Commercial Water	\$125 + \$125 per hour for inspections
3+ Units Residential & Commercial Water	\$125 + \$125 per hour for inspections
MCES Interceptor System - Metropolitan Council Direct Connection Application Fee (Pass-Through Cost)	\$900.00
Sewer Availability Charge – Local	\$300.00 per SAC unit determined by Met Council
Sewer Availability Charge (SAC) – Metropolitan Council (pass-through cost)	\$2,485 per unit as determined by the Met Council
State Surcharge	\$1.00
Inside Plumbing	
Base Fee	\$25.00 (charged in addition to the other fees)
Fixtures	\$8.00 each
Water Turn-on	\$15.00
Water Turn-off	\$15.00
Water Meter	\$470.00– ¾” for single family homes 1” & > – Current price charged by supplier
Water Availability Charge - Local	\$300.00 per SAC unit determined by Met Council (charged only for existing buildings connecting to city water that haven’t already been assessed this fee)
Septic Pumping	\$5.00
Well Drilling	\$10.00
Replacement Spacer	\$20.00
Remove or Install Underground Storage Tank	\$25.00
State Surcharge	\$1.00

Licenses

Adult Use	\$10,000
Amusement Devices	\$15/base plus \$15/device
Amusement Parks	\$100
Bingo Hall	\$150
Contractors – Excavating, General, HVAC, Tree Removal	\$50
Contractor State License Verification Fee	\$5
Deer Hunting (Bow & Arrow)	\$50
Dogs	\$15/2 years if spayed or neutered \$20/2 years
Emergency Vehicle Sale/Storage Lot with Ancillary Outfitting Services	\$300
Fireworks	\$100 - permanent structure \$350 – temporary structure
Gasoline Filling Stations	\$200/base plus \$20/pump
Gambling (Temporary)	\$35
Handicap Accessibility & Mobility Vehicle Sales with Accessory Outdoor Storage	\$300
Liquor Licenses	\$763 - On-Sale Wine \$5,284 - On-Sale Intoxicating \$1,061 - On-Sale Intoxicating (Billiard halls only) \$200 - On-Sale Sunday \$150 - On-Sale 3.2 \$150 - Off-Sale 3.2 \$310 - Off-Sale Liquor (\$100 Reduction if in compliance with SS 340A.408 Subd. 3) ½ of State License Fee - 2 a.m. License \$35 – Temporary Liquor
Massage Therapy Business	\$300 – Principal Use \$100 – Accessory Use
Massage Therapy Individual	\$75
Motor Vehicle Repair – Major, Minor, or Salvage	\$300
Motor Vehicle Sales – Wholesale, Retail, Indoor Only, & Outdoor	\$300
Outdoor Storage	\$50 \$250 – 120 Day Temporary License (1 st) \$500 – 120 Day Temporary License (2 nd)
Parades/Public Assembly	\$10
Pawn Shops	\$500 – Multiple Sales \$8,000 – Pawnbroker \$300 – Second Hand Goods
Pet Therapy	\$10

Refuse Collection	\$150
Rental Housing License (Annual)	Condominium: \$60/unit Duplex/Triple: \$60/bldg. + \$10/unit 4-plex/Multi-unit Building: \$105/bldg. + \$10/unit Single Family Home: \$60/entire property or shared living space
Saunas	\$10,000
Solicitors & Peddlers	\$50
Temporary Outdoor Sales/Displays	\$50
Tattoo Parlor	\$300
Tobacco	\$250 – One Year License \$125 – Six Month License
Wagon Vendors	\$50

Miscellaneous Fees

Animal Day Care/Kennel License	\$100.00
Assessment Searches	\$10.00
Business List	\$15.00 – For Profit Request
Certification Fee	\$25.00
Copies/Fax Machine use, Scan/Email pages	25¢ per page
Day Care, Foster Home, Group Home Inspections	\$50.00
False Burglar Alarms	\$50.00 – 3 to 6 \$200.00 – 7 to 9 \$500.00 – Over 9
False Fire Alarms	\$250.00 – 3 to 6 \$500.00 – 7 to 9 \$1,000.00 – Over 9
Filing Fee for Public Office	\$2.00
Flags	\$50.00
History Book “A Voyageur’s Vision”	\$20.00
History Calendar (1984)	\$3.50
History Notecards	\$5.00
History DVD (\$5 extra for mailing)	\$15.00
History Center Mug	\$10.00
Lapel Pins with City Logo	\$1.00
NSF Checks	\$20.00
Notary	\$1.00 per signature
Park Charge – Residential Low to Medium Density	\$3,675.00 per unit – 1 unit through 8 units
Park Charge - Residential High Density	\$2,050.00 per unit – 9 units or more
Park Charge – Commercial	10% Land or 7% FMV
Rental Fees – Old Fire Hall \$350 deposit required	\$100 – Monday – Thursday \$180 – Friday-Sunday & Holidays
Rental Fees – Park Shelters \$250 deposit required	Pioneer Park Desoto (Any Day) \$55 resident or \$105 non-resident Spooner Upper (Monday-Friday) \$115 resident or \$165 non-resident Spooner Upper (Saturday-Sunday & Holidays) \$155 resident or \$205 non-resident Spooner Lower (Any Day) \$75 resident or \$125 non-resident
Resident List	\$15.00 – For Profit Request
DVD Dubs	\$15.00
Zoning Letter	\$50.00
Zoning Maps	\$5.00

Public Works

HYDRANT METER PERMIT FEES

\$500 deposit required until meter is returned.

Commercial Use	
Meter Rental	\$50.00 per month
Hydrant Wrench Rental	\$10.00 per month
Fire Hose Rental	\$20 per use
Water Usage	Summer Water Rate per 1,000 gallons
Charge sales tax on total amount of this permit	

Residential Use	
Meter Rental	\$50 for first 30 days, additional \$50 for more than 30 days
Water Usage	Summer Water Rate per 1,000 gallons
Charge sales tax on total amount of this permit	

RIGHT-OF-WAY PERMIT FEES

Right-Of-Way Permit	\$200.00
State Surcharge	No State Surcharge

Utilities

SEWER & WATER RATES

Lawn Sprinkler Water Rate	\$3.85/1,000 gallons
Sewer Rate	<p>Sewer Base Fee (included in minimum) \$16.05</p> <p><i>Commercial</i> – \$4.15/1,000 gallons with a \$46.75 minimum for the first 7,000 gallons.</p> <p><i>Multi-Family Residential (8 units +)</i> \$4.15/1,000 gallons with a \$46.75 minimum for the first 7,000 gallons. Charged on a per dwelling unit basis.</p> <p><i>Residential</i> – \$4.15/1,000 gallons with a \$46.75 minimum for the first 7,000 gallons.</p> <p>Rate is based on first quarter usage. If water usage drops below first quarter water usage in subsequent quarters, the sewer rate will be adjusted to the lower rate, but never lower than the \$46.75 minimum. The first quarter sewer rate is the ceiling for the year. Charged on a per dwelling unit basis.</p>
Sewer Only	<p>\$53.50 Private Wells</p> <p>\$66.15 On City System but no meter readings</p> <p>\$66.15 per unit for manufactured homes with no meter reading</p>
Water Rate	<p>\$3.70/1,000 gallons (winter rate)</p> <p>\$3.85/1,000 gallons (summer rate)</p>
Water Service Charge	\$14.30/Quarterly
Water Meter Fixed-Network Technology Non-Compliance Surcharge	\$12.75/Quarterly
Water Meter Fixed-Network Technology Opt-Out Fee	\$12.75/Quarterly

TRASH & RECYCLING RATES

	30 Gallon	60 Gallon	90 Gallon	Up to 360 Gallons
Disposal Fee (\$87/ton)	\$4.05	\$6.36	\$9.54	\$12.71
Collection Fee*	\$6.41	\$6.84	\$7.03	\$7.03
Single Sort Recycling**	\$7.02	\$7.02	\$7.02	\$7.02
Total Monthly Rate Before Taxes	\$17.48	\$20.22	\$23.59	\$26.76

*Includes the collection of bulky items

**\$.75 retained by City for Recycling Services

Yard Waste	\$95.00/seasonal rate and \$66.50 partial rate
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