

**CITY OF BRAINERD  
 BUILDING PERMIT FEES  
 COMMERCIAL BUILDINGS  
 (INCLUDES DUPLEX AND MULTI FAMILY DWELLINGS)**

Approved by Council on March 16, 2015

| <u>Total Valuation</u>         | <u>Fee</u>  |
|--------------------------------|---|
| \$1.00 to \$500.00             | \$40.00   |
| \$501.00 to \$2,000.00         | \$40.00 for the first \$500.00 plus \$3.25 for each additional \$100.00 or fraction thereof, to and including \$2,000.00              |
| \$2,001.00 to \$25,000.00      | \$88.75 for the first \$2,000.00 plus \$14.75 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00        |
| \$25,001.00 to \$50,000.00     | \$428.00 for the first \$25,000.00 plus \$10.75 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00      |
| \$50,001.00 to \$100,000.00    | \$696.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00      |
| \$100,001.00 to \$500,000.00   | \$1,071.75 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00   |
| \$500,001.00 to \$1,000,000.00 | \$3,471.75 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00 |
| \$1,000,000.00 and up          | \$5,971.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.                               |
| <b>Plan Review Fee:</b>        | 65% of local permit fee   |

**State Surcharge:**

| <u>Valuation of Structure<br/>Addition or Alteration</u> | <u>Surcharge<br/>Computation</u>            |
|--|---|
| \$1,000,000 or less                                      | .0005 x Valuation - \$0.50 minimum          |
| \$1,000,000 to \$2,000,000                               | \$500 + .0004 x (Valuation - \$1,000,000)   |
| \$2,000,000 to \$3,000,000                               | \$900 + .0003 x (Valuation - \$2,000,000)   |
| \$3,000,000 to \$4,000,000                               | \$1200 + .0002 x (Valuation - \$3,000,000)  |
| \$4,000,000 to \$5,000,000                               | \$1400 + .0001 x (Valuation - \$4,000,000)  |
| Greater than \$5,000,000                                 | \$1500 + .00005 x (Valuation - \$5,000,000) |

**CITY OF BRAINERD  
BUILDING PERMIT FEES  
SINGLE FAMILY DWELLINGS**

Approved by Council on March 15, 2004

| <u>Total Valuation</u>      | <u>Fee</u>   |
|-----------------------------|--|
| \$1.00 to \$500.00          | \$30.00  |
| \$501.00 to \$2,000.00      | \$30.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00         |
| \$2,001.00 to \$25,000.00   | \$60.00 for the first \$2,000.00 plus \$9.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00    |
| \$25,001.00 to \$50,000.00  | \$278.50 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00  |
| \$50,001.00 to \$100,000.00 | \$441.00 for the first \$50,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00 |
| \$100,000.00 and up         | \$691.00 for the first \$100,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof.                              |
| <b>Plan Review Fee:</b>     | 65% of local permit fee  |

**State Surcharge:**

| <u>Valuation</u>    | <u>Surcharge<br/>Computation</u>   |
|---------------------|------------------------------------|
| \$1,000,000 or less | .0005 x Valuation - \$0.50 minimum |

# CITY OF BRAINERD

| BUILDING PERMIT                           | RESIDENTIAL                           | COMMERCIAL                            |
|---|---------------------------------------|---------------------------------------|
| FEE SCHEDULE                              | Fee Schedule                          | Fee Schedule                          |
| Building Permit Fee                       | Valuation (refer to fee schedule)     | Valuation (refer to fee schedule)     |
| Plan Review Fee                           | 65% of Building Permit Fee            | 65% of Building Permit Fee            |
| State Surcharge                           | .0005 x Valuation - \$5.00 minimum    | Refer to fee schedule                 |
| Mechanical Permit Fee                     | Valuation and/or \$120/\$1*           | Valuation and/or \$120/\$1*           |
| Fireplace Replacement                     | \$40 + \$5 State Surcharge            | Valuation and/or \$120/\$1*           |
| Plumbing Permit Fee                       | Valuation and/or \$120/\$1**          | Valuation and/or \$120/\$1**          |
| Water Heater Replacement                  | \$40 + \$1 State Surcharge            | Based on Valuation/\$40 Minimum       |
| SAC Fee (Sewer Access Charge)             | \$1,900.00 / New Home                 | \$1,900.00 / E.R.C.                   |
| WAC (Water Access Charge)                 | \$1,400.00 / New Home                 | \$1,400.00 / E.R.C.                   |
| Sewer Tap Fee                             | \$40                                  | \$70                                  |
| Excavation Fee                            | \$45                                  | \$70                                  |
| Mobile Home Installation                  | \$250 + \$1 State Surcharge           | N/A                                   |
| Modular/Manufactured Home Foundation      | Based on Valuation                    | N/A                                   |
| Re-Inspection Fee                         | \$70 per Inspection                   | \$70 per Inspection                   |
| Re-Roof only                              | \$70 + \$1 State Surcharge            | Based on Valuation                    |
| Siding Permit                             | \$70 + \$1 State Surcharge            | Based on Valuation                    |
| Fence (under 6 feet)                      | No Permit Required                    | No Permit Required                    |
| Demolition Fee                            | \$35                                  | Based on Valuation                    |
| Sign Permit                               | N/A                                   | Valuation/\$35 Minimum                |
| Curb Cut                                  | \$35                                  | \$35                                  |
| Contractor License Fee                    | Must be Licensed by the State of MN   | \$50                                  |
| <b>PLANNING &amp; ZONING FEE SCHEDULE</b> |                                       |                                       |
| Conditional Use Permit                    | \$250                                 | \$400 + \$500 Escrow                  |
| Fence                                     | \$35                                  | \$35                                  |
| Sign - Permanent                          |                                       | Valuation/\$35 Minimum                |
| Sign - Temporary                          |                                       | \$50 per month                        |
| Street and Alley Vacation                 | \$50                                  | \$150                                 |
| Variance                                  | \$250                                 | \$400 + \$500 Escrow                  |
| Zone Change                               | \$300                                 | \$500                                 |
| Zoning Text Amendment                     | \$250                                 | \$400                                 |
| Preliminary Plat Filing Fee               | \$500 + \$30 per lot + \$1,000 Escrow | \$600 + \$50 per lot + \$1,000 Escrow |
| Final Plat                                | Included with Preliminary Plat        | Included with Preliminary Plat        |

O R D I N A N C E

No. 1146

AN ORDINANCE AMENDING THE BRAINERD CITY CODE  
BY ADDING SECTION 703 ESTABLISHING  
A SEWER AVAILABILITY CHARGE (SAC)

THE COUNCIL OF THE CITY OF BRAINERD DOES ORDAIN:

SECTION ONE. That the Brainerd City Code be amended by adding the following:

"Section 703, Sewer Availability Charge (SAC)

703.01 Charge Established. For the purpose of providing funds for the city's waste water treatment, force mains, lift stations and sewage collection systems, and the plant and facilities connected therewith, and the payment of capital charges represented by bonds, certificates of indebtedness or otherwise, which may be used to finance the costs of additions or expansions to the facilities, and the payment of reasonable requirements or reserves for replacement in obsolescence thereof, there is hereby imposed upon each lot, parcel of land, building or premises having any connection with the City's public sewer system a sewer availability charge (SAC) as hereinafter provided. Said charge shall be in addition to any other previous or future charge or assessment levied against the property.

703.02 Determination And Administration Of Charge. The availability charge as hereinabove authorized shall be imposed in addition to the user charges for sewer service and shall be determined and administered as follows:

Subdivision. 1. Payment Required:

- a) Payment Required Prior To Connection: Prior to the issuance of the applicable permit and before connecting to the City's sewer system, a City sewer availability charge as hereinafter provided for shall be paid.
- b) Additional Building Permit: If, after the initial availability charge is paid, an additional building permit is issued, the use of the property changes, or new sewer connection is made, the availability charge shall be recalculated and any additional charges shall be paid.
- c) Change By Resolution: Any change in the City sewer availability charge as hereinafter set forth shall be by Council Resolution.

Subd. 2. Determination Of Charge. The amount of the availability charge shall be determined by the City by first determining the number of Equivalent Residential Connections (ERC's) applicable to the particular property. This charge shall be calculated in accordance with the most current ERC Table on file in the office of the City Engineer. Once the appropriate number of ERC's are determined in this manner, the availability charge shall be calculated using the charge in the most recent resolution setting the availability charge.


Subd. 3. Determination Of ERC's. The City shall determine the number of ERC's.

Subd. 4. Transfer of ERC's. Once established, the number of ERC's shall remain the same on the property. An ERC can be transferred on the property from a structure being removed to a structure being constructed.

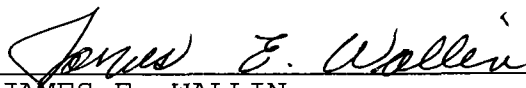
Subd. 5. Uses Not On Table. Any use not represented in the ERC table shall be subject to determination of the appropriate number of ERC's by the City based on estimated flows. The most recent edition of the Service Availability Charge Procedures Manual prepared by the Metropolitan Council Environmental Services division may also be utilized as a tool for calculating ERC's."


SECTION TWO. That this ordinance shall take effect and be in force on July 1, 2002.

Adopted this 3rd day of June, 2002.

  
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LUCY R. NESHEIM  
President of the Council

Approved this 4th day of June, 2002.

  
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JAMES E. WALLIN  
Mayor

ATTEST:   
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DANIEL J. VOGT  
City Administrator

Published: June 10, 2002

**ORDINANCE**

**No. 1147**

AN ORDINANCE AMENDING THE BRAINERD CITY CODE  
BY ADDING SECTION 706 ESTABLISHING  
A WATER AVAILABILITY CHARGE (WAC)

THE COUNCIL OF THE CITY OF BRAINERD DOES ORDAIN:

SECTION ONE. That the Brainerd City Code be amended by adding the following:

**"Section 706, Water Availability Charge (WAC)**

706.01 Charge Established. For the purpose of providing funds for the city's wells, water treatment, water storage and water distribution systems, and the plant and facilities connected therewith, and the payment of capital charges represented by bonds, certificates of indebtedness or otherwise, which may be used to finance the costs of additions or expansions to the facilities, and the payment of reasonable requirements or reserves for replacement in obsolescence thereof, there is hereby imposed upon each lot, parcel of land, building or premises having any connection with the City's public water system a water availability charge (WAC) as hereinafter provided. Said charge shall be in addition to any other previous or future charge or assessment levied against the property.

706.02 Determination And Administration Of Charge. The availability charge as hereinabove authorized shall be imposed in addition to the user charges for water service and shall be determined and administered as follows:

Subdivision. 1. Payment Required:

- a) Payment Required Prior To Connection: Prior to the issuance of the applicable permit and before connecting to the City's water system, a City water availability charge as hereinafter provided for shall be paid.
- b) Additional Building Permit: If, after the initial availability charge is paid, an additional building permit is issued, the use of the property changes, or new water connection is made, the availability charge shall be recalculated and any additional charges shall be paid.
- c) Change By Resolution: Any change in the City water availability charge as hereinafter set forth shall be by Council Resolution.

Subd. 2. Determination Of Charge. The amount of the availability charge shall be determined by the City by first determining the number of Equivalent Residential Connections (ERC's) applicable to the particular property. This charge shall be calculated in accordance with the most current ERC Table on file in the office of the City Engineer. Once the appropriate number of ERC's are determined in this manner, the availability charge shall be calculated using the charge in the most recent resolution setting the availability charge.


Subd. 3. Determination Of ERC's. The City shall determine the number of ERC's.

Subd. 4. Transfer of ERC's. Once established, the number of ERC's shall remain the same on the property. An ERC can be transferred on the property from a structure being removed to a structure being constructed.


Subd. 5. Uses Not On Table. Any use not represented in the ERC table shall be subject to determination of the appropriate number of ERC's by the City based on estimated flows. The most recent edition of the Service Availability Charge Procedures Manual prepared by the Metropolitan Council Environmental Services division may also be utilized as a tool for calculating ERC's."

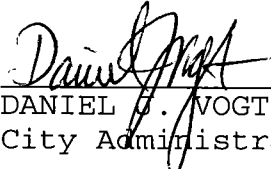
SECTION TWO. That this ordinance shall take effect and be in force on July 1, 2002.

Adopted this 3rd day of June, 2002.

  
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LUCY R. NESHEIM  
President of the Council

Approved this 4th day of June, 2002.

  
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JAMES E. WALLIN  
Mayor

ATTEST:   
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DANIEL G. VOGT  
City Administrator

Published: June 10, 2002

**RESOLUTION  
NO. 75:05**

**RESOLUTION ESTABLISHING SEWER AVAILABILITY CHARGE (SAC)  
AND WATER AVAILABILITY CHARGE (WAC)**

WHEREAS, the City Council has adopted Ordinance No. 703 establishing a Sewer Availability Charge (SAC) and Ordinance No. 706 establishing a Water Availability Charge (WAC) to provide funds for the sewer and water systems; and,


WHEREAS, the ordinances call for the availability charges to be established by Council Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BRAINERD, MINNESOTA:

1. That the Sewer Availability Charge (SAC) contemplated by Ordinance No. 703 shall be set at \$1,400 per Equivalent Residential Connection (ERC) effective March 1, 2006 and \$1,900 per Equivalent Residential Connection (ERC) effective January 1, 2007.

2. That the Water Availability Charge (WAC) contemplated by Ordinance No. 706 shall be set at \$1,100 per Equivalent Residential Connection (ERC) effective March 1, 2006 and \$1,400 per Equivalent Residential Connection (ERC) effective January 1, 2007.

Adopted this 19<sup>th</sup> day of December, 2005.

  
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KELLY J. BEVANS  
President of the Council

Approved this 20<sup>th</sup> day of December, 2005.

  
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JAMES E. WALLIN  
Mayor

ATTEST:

  
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DANIEL J. VOGT  
City Administrator