



Fee Estimator Worksheet - 2016

The following information may be used to estimate common development fees for commercial and industrial projects. Additional fees may apply for individual projects. Final determinations are made at the time of application. Fees are paid to the City of Shakopee, unless noted.

DUE at PROJECT DEVELOPMENT

Required	DEVELOPMENT FEE	FEE DETERMINATION	ESTIMATED FEE
CONTACT: PLANNING DIVISION, 129 HOLMES ST. S. (952) 233-9300			
	Conditional Use Permit (CUP)	\$200 Mineral extraction permits: \$325	\$
	Planned Unit Development (PUD) Concept Review	\$400 (Planning Commission only) \$800 (Planning Commission + City Council)	\$
	Planned Unit Development and PUD Amendment	\$2,750	\$
	Amendment to Comprehensive Plan	\$300	\$
	Rezoning	\$300	\$
	Variance	\$200 (residential) \$325 (all others)	\$
	Zoning Text Amendment	\$500	\$
CONTACT: ENGINEERING DIVISION, 500 GORMAN ST. (952) 233-9300			
	Grading Permit Project Value < \$200,000	5.5% x _____ cost of site grading and erosion control methods	\$
	Grading Permit Project Value > \$200,000	(Cost of site grading and erosion control methods _____ - \$200,000) x 3% + \$11,000	
	Grading Permit Security	\$1,000 x _____ disturbed acres	\$
CONTACT: NATURAL RESOURCES, 500 GORMAN ST. (952) 233-9371			
	Tree Preservation and/or Landscaping Escrow	Required # of trees _____ x \$200 x 1.5	\$
	Tree Management Plan/Woodland Alteration Permit	\$150 (1-100 significant trees) \$500 (101-1,000 significant trees) \$800 (1,001+ significant trees)	\$

DUE at PLATTING

Required	DEVELOPMENT FEE	FEE DETERMINATION	ESTIMATED FEE
CONTACT: ENGINEERING DIVISION, 500 GORMAN ST. (952) 233-9300			
	City Trunk Sanitary Sewer Charge	\$2,652 x _____ net developable acre	\$
	Storm Water Management Plan Review	Consultant or city employee hourly rate _____ x 2	\$
	Streets and Utilities Security	125% x _____ cost of construction of all public improvements	\$
	Streets and Utilities	7.5% x _____ cost of construction of all public improvements except water main	\$
	Water Main	4% x _____ construction costs associated with public water improvements and associated appurtenances	\$
	Street Sign Installation Charge	\$270 x _____ # of sign poles	\$
	Bituminous Sealcoat Charge	\$1.44 x _____ square yards of bituminous paved street	\$
CONTACT: SHAKOPEE PUBLIC UTILITIES, 255 SARAZIN ST. (952) 233-1501		PAID TO: SHAKOPEE PUBLIC UTILITIES	
	SPUC Trunk Water Charge	\$2,911 x _____ net acres	\$

	SPUC Water Main Plan Review and Inspection	8.5% x _____ public water main construction costs	\$
CONTACT: PARKS AND RECREATION, 1255 FULLER ST. S. (952) 233-9500			
	City Park Dedication Fee	\$6,930 x _____ net acre	\$
CONTACT: PLANNING DIVISION, 129 HOLMES ST. S. (952) 233-9300			
	Preliminary Plat and/or Preliminary/Final Plat Combined	\$3,500	\$

DUE at BUILDING PERMIT

Required	DEVELOPMENT FEE	FEE DETERMINATION	ESTIMATED FEE
CONTACT: MET COUNCIL, JESSICA NYE (651) 602-1378			
	Metropolitan Council SAC Fee (Met Council determines units)	\$2,485 x _____ units	\$
CONTACT: SHAKOPEE PUBLIC UTILITIES, 255 SARAZIN ST. (952) 233-1501		PAID TO: SHAKOPEE PUBLIC UTILITIES	
	SPUC Water Connection Charge (WCC) Part A	\$5,134 x _____ equivalent SAC units	\$
	SPUC Water Connection Charge (WCC) Part B	\$.121 x _____ finished square feet of industrial use	\$
CONTACT: ENGINEERING DIVISION, 500 GORMAN ST. (952) 233-9300			
	City Trunk Storm Water Charge	\$.124 x _____ developable square feet	\$
	Trunk Storm Water Storage and Treatment Charge (applicable only if using a regional storm drainage basin)	\$.205 x _____ developable square feet	\$
CONTACT: BUILDING INSPECTIONS, 129 HOLMES ST. S. (952) 233-9396			
	City SAC Fee (Met Council determines units)	\$475 x _____ units	\$
	Building Permit Fee	Based on valuation; see city fee schedule	\$
	Plan Review Fee	65% x _____ building permit fee	\$
	Certificate of Occupancy Escrow	Building permit valuation _____ x .005 OR \$500 (whichever is greater)	\$
	Grading Review Fee	\$75 + (\$20 x _____ acres)	\$
	Erosion Escrow	\$1,000	\$
	Minnesota State Surcharge	Determined by Minnesota Department of Labor & Industry; see city fee schedule	\$
	Mechanical and/or Plumbing Permit	2.5% x _____ contract price + state surcharge	\$
	Electrical Permit	Determined by state electrical inspector fee	\$
	Sewer and Water Connection Charge	2.5% x _____ contract price + state surcharge	\$

Miscellaneous Fees

Required	DEVELOPMENT FEE	FEE DETERMINATION	ESTIMATED FEE
CONTACT: SHAKOPEE PUBLIC UTILITIES, 255 SARAZIN ST. (952) 233-1501		PAID TO: SHAKOPEE PUBLIC UTILITIES	
	Street Light Charge	Contact SPUC for project-specific requirements	\$
	Underground Electric Distribution	75% x _____ underground electric material costs	\$
CONTACT: FIRE DEPARTMENT, 129 HOLMES ST. S. (952) 233-9575			
	Fire Suppression and/or Fire Alarm System Installation	Based on project valuation; See city fee schedule	\$
	Storage Tanks	Based on capacity; See city fee schedule	\$