

**Purpose:** The intent of this document is to provide an overview of the various fees, permit costs, and other charges and development costs associated with the development process in Bloomington.

**Format:** The information is provided in three sections:

- **APPLICATION** – details items or fees that must be prepared before formal application or paid at the time of application.
- **PERMITS**– fees and charges required to obtain a variety of permits.
- **OPERATION** – fees and charges typically required post-construction associated with the operation of the development.

NPDES Permit  
 Right-of-Way Permits  
 Right-of-Way Vacation  
 Sewer Availability Charge (SAC)  
 Sewer Main Tapping Fee  
 Sign Permits  
 Special Inspections  
 Utility Connection Charge  
 Utility Permit  
 Watermain Tapping Fee  
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 Watershed Districts
 

- Bloomington-Richfield
- Lower Minnesota River
- Nine Mile Creek
- Riley-Purgatory Bluff Creek

## APPLICATION

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 Existing Conditions Survey  
 Landscape Plan  
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## PERMITS / FEES

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- Demolition
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 MCPA Sanitary Sewer Extension or Modification Permit  
 MDH Water Supply Connection Permit

**Disclaimer:** This document is intended to provide a broad overview of the various fees and costs levied by the City (and other governmental agencies). While the City strives for completeness and accuracy, users should check with the responsible agency for the most current fee amounts as well as other fees that may apply to a specific development or use.

*Last updated: June 19, 2009*

# 2009 Development Charges and Fees

## APPLICATION

The studies and surveys listed below include items that are required before an application may be submitted for formal review. A meeting with a City Planner is required to discuss the specifics of your development, the materials needed for application submission, and the required approval process.

### Development Application Fee

The development application fee is determined by the application type. Please refer to the Planning Fee Schedule for the most current fee amounts.

- [Planning Fee Schedule](#)

**Major development fees are as follows (see Planning Fee Schedule for full listing of all application fees):**

Final Site and Building Plans	\$300.00
Revisions to Final Site and Building Plans	
Minor Revisions	\$90.00
Major Revisions	\$300.00
Rezoning	\$1,200.00
Comprehensive Plan Amendment	\$1,200.00

### Environmental Assessment Worksheet/ Environmental Impact Statement

Environmental Assessment Worksheets (EAW) and Environmental Impact Statements (EIS) may be required depending on the scale of the proposal. Contact the Planning Division to determine if an EAW or EIS is required for your proposal.

- Responsible Agency: Planning Division (952-563-8920)
- Outline for the EAW can be found at <http://www.mnplan.state.mn.us/pdf/2000/eqb/eawrules.pdf>
- City fee - Environmental Assessment Worksheet: \$1,200.00
- City fee - Environmental Impact Statement: \$4,750.00

### Existing Conditions Survey

An existing conditions survey is required for all new developments, major additions to sites or buildings, most variances, and certain other applications. It is a combination of a lot or boundary survey, depiction of existing conditions (buildings, driveways, parking, sidewalks, significant trees and tree masses, etc), topographic conditions, utility locations, building setbacks, right-of-way requirements, zoning, etc.

- Applicant responsible for contracting with a private surveyor.
- No charge is assessed by the City, but the cost can be significant.
- Responsible Agency: Planning Division (952-563-8920)
- Cost is site specific and paid for by the applicant.

### Landscape Plan

Landscape plans must be submitted with a development application for all new non-residential developments and certain major additions or renovations. The landscape plan must be approved by the Planning Division before grading or building permits can be obtained by the applicant. There is no fee for landscape plan review by City staff.

- Responsible Agency: Planning Division (952-563-8920)
- [Landscaping and Screening Policies and Procedures](#)
- Refer to City Code [Section 19.52. Landscaping and Screening](#)
- Landscape plans are typically prepared by landscape architects or consultants; there is no fee for lighting plan review by City staff.

### Lighting Plan

Lighting plans must be submitted with a development application for all new non-residential developments and certain major additions or renovations. The lighting plan must be approved by the Planning Division before grading or building permits can be obtained by the applicant.

- Responsible Agency: Planning Division (952-563-8920)
- Refer to City Code [Section 21.301.07. Exterior Lighting](#)
- Lighting plans are typically prepared by lighting contractors or consultants; there is no fee for lighting plan review by City staff.

### Park Dedication

This fee may apply when platting or subdivision occurs on a property whether it is for creating a new lot, combining lots or moving existing lot lines. Park dedication is intended to offset the impact of new development on the City's Park and Open Space System to assure the provision of adequate recreational and conservation facilities. Park dedication may be required in land or cash, at the City's option.

- Responsible Agency: Assessing Division (952-563-8724)
- Dedication due at the time of approval of Final Plat.
- This fee fluctuates annually depending on a variety of factors.

## 2009 Development Charges and Fees

### Parking Study

A parking study may be required when there are site constraints, when the proposed parking does not meet the minimum standards of the City Code, or when the uses proposed for a development may cause the parking supply to be exceeded, potentially affecting adjacent properties or public streets.

- Responsible Agency: Engineering Division (952-563-4870)
- Depending on the complexity of the parking conditions, the applicant may provide basic information, or a consultant may be contracted for this study.
- Cost is site specific and paid for by the applicant.
- There is no separate fee for the City to review the study, unless the City must seek an outside review consultant to evaluate the study.

### Plats

A plat is a formal subdivision approved by the City Council, and filed with the appropriate county offices, which illustrates the organization of lots, blocks, outlots, streets, easements, and public properties.

- Responsible Agency: Planning Division (952-563-8920)

Fees are as follows:	
Preliminary Plats	
Single and Two-family lots	\$300.00 plus \$60.00 per lot
Multiple-family, Commercial, Industrial	\$600.00 plus \$120.00 per acre
Final Plats	\$310.00 plus \$15.00 per lot, outlot, or accepted parcel
Replats for lot line adjustments (no change in number of lots)	\$120.00
Extension of Preliminary or Final Plat expiration date	\$120.00
Waiver of subdivision requirements	\$120.00

### Plat - Hennepin County Fees

All new plats or replatting within the City must be filed with Hennepin County for permanent record.

These fees are charged by Hennepin County for Land Surveyors and developers for New Subdivision Plats, Common Interest Community's (CIC) and Registered Land Surveys.

Service:	Fee:
Subdivision/RLS Plat Approval	\$300.00 minimum
Per Plat	\$175.00 base plus per lot \$20.00
CIC Plat Approval	\$370.00 minimum
Floor Plan	\$175.00
Site Plan	\$175.00 plus per unit \$20.00
Amended CIC Plat	\$200.00 plus per unit \$20.00

### Plat – County Review Fee

This fee is required by and paid to Hennepin County to review a plat submission and applies to all plats within Hennepin County.

- Responsible Agency: Hennepin County Survey Division (612-348-3131)
- Fee is a \$300.00 minimum for Subdivision/RLS Plat Approval.

### Plat – County Filing Fee

This fee applies to any new plats after the City and the County has reviewed the plat. The developer can then file the plat with Hennepin County.

- Responsible Agency: Hennepin County Survey Division (612-348-3131)
- Fee will be determined when plat is submitted.

### Certified Copy of Filed Plats

This fee applies when a final plat is requested from Hennepin County. The fee is paid to the City of Bloomington to procure a certified copy of the plat.

- Responsible Agency: Engineering Division (952-563-4870)
- Fee is \$15.00.

# 2009 Development Charges and Fees

## Recording Fees

### ➤ Council Resolutions

Many actions by the City Council are memorialized by adoption of a Resolution, usually based on certain Findings of Fact. Since these actions generally grant certain rights and/or impose use restrictions to property owners, State law requires that these documents be filed with Hennepin County so that future property owners have constructive notice of the Council's Action. Hennepin County imposes a charge to the City for filing these documents.

- Filing fee charged to the applicant: \$50.00 per document, included in fee.

### ➤ Site Development Agreement

Development plans approved by the City Council are often subject to specific Conditions of Approval, which may alter the form of the submitted plan or impose restrictions or grant rights to the future use and operation of developments. These restrictions and rights apply to future owners, who would not otherwise be aware of the agreements made by the original developer.

- Filing fee charged to the applicant: \$50.00 per document, included in fee.
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## Wetland Delineation

The City of Bloomington requires identification of all wetlands on a site (using the currently approved Federal Manual for Identifying and Delineating Jurisdictional Wetlands), copies of documents completed in making the wetlands identification, qualifications of the person performing the identification, and a description of any wetlands which are to be burned, filled, or drained pursuant to the development.

- Responsible Agency: Engineering Division (952-563-4870)
  - Delineation must be conducted by a certified wetland specialist.
  - If applicable, plan review fee is \$75.00
- 

## Stormwater Management Plan

A stormwater management plan is required for most new developments and shall include provisions to maintain existing natural drainageways, wetlands, and vegetated soil surfaces. This plan is in place to control stormwater runoff into the City water system and other water bodies.

- Responsible Agency: Engineering Division (952-563-4870)
  - Consultants may be hired for this process.
  - Cost for the study is site specific and paid for by the applicant.
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## Traffic Study

A traffic study must be conducted when traffic will be significantly impacted due to a new development or building addition. A pre- and post-study is required, if applicable, and in many cases is done in conjunction with a parking study.

- Responsible Agency: Engineering Division (952-563-4870)
  - Must be prepared by an independent traffic engineering professional under the supervision of the City.
  - Cost for the study is site specific and paid for by the applicant.
  - There is no fee for the City to review the study, unless the City must seek an outside review consultant to evaluate the study.
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# 2009 Development Charges and Fees

## PERMITS / Fees

### Building Permit Fees

Building plans are reviewed by the Building and Inspection Division to determine compliance with the *Minnesota State Building Code* and the *Bloomington City Code*. Permit fees are due at the time of permit issuance. For more information or questions contact the Building and Inspection Division or refer to [Chapter 15: Buildings and Structures](#) in the City Code unless otherwise noted. Also, some contractors working in the City must be registered and be licensed to do work in the City. See Table 1 below:

**Table 1**

<b>Electrical, Plumbing, and Heating License Fees:</b>	
1) Cesspool contractor:	
First year or portion thereof	\$25.00
Annual renewal	\$13.00
(2) Scavenger:	
First year or portion thereof	\$50.00 each vehicle
Annual renewal	\$50.00 each vehicle
(3) Heating, air conditioning and refrigeration	\$75.00
(4) Gas installer	\$75.00
(5) Installers of tanks containing flammable or combustible liquid or gas	\$75.00
(6) Plumbing registration:	\$30.00

### ➤ Airport South Surcharge

Developments located in the Airport South region (areas east of Highway 77) may be subject to permit surcharge fees.

### ➤ Automatic Fire Extinguishing Systems and Automatic Fire Detection

Fire extinguishing systems include automatic sprinklers, combination standpipes, dry and wet standpipes, and special automatic extinguishing systems. Fire detection systems include any type of alarm system designed to automatically detect and signal the existence of a fire. The applicant must submit three sets of final detail plans to the Issuing Authority.

- Responsible Agency: Fire Prevention Division (952-563-8933)
- The fee for each permit shall be one percent (1%) of the cost of the job, or \$40.00, whichever is greater.

### ➤ Building

Building permits are needed for new building construction and additions.

- Cost for this permit is dependent on the total building valuation. (see Table 2)
- A separate permit shall be obtained for each building or structure.

**Table 2**

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$500.00	\$30.00
\$500.01 to \$2,000.00	\$30.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$71.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$358.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
Total Valuation	Fee
\$50,000.01 to \$100,000.00	\$583.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$896.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$2,896.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5,021.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof

### ➤ Demolition

- Permit fee: \$55.00
- If a building permit has been issued simultaneously with the issuance of the demolition permit, no additional fee for the building demolition permit shall be required.

## 2009 Development Charges and Fees

### ➤ Electrical

Required for any plans to install, enlarge, alter, repair, remove, convert or replace electrical lines. Permits are also required for energy management systems, multiple residential occupancies, sign wiring, and 120 volt alarm systems.

- The schedule of fees shall be based on the value of the electrical job cost, with a minimum fee of \$40.00, as follows:

Electrical Job Cost for Commercial and Industrial Permits	Fee
0 - \$50,000.00	2 1/2% of job cost
50,000.01 and over	\$1,250.00 for first \$50,000.00 plus 3/4% of balance

### ➤ Elevator and Moving Stairs

Elevator permits must go through the Minnesota Department of Labor and Industry. Applications are submitted on forms from the Minnesota Department of Labor and Industry with plans and specifications describing the permitted work. An elevator that passes State inspection will be issued an operating permit by the Building and Inspection Division.

- Responsible Agencies: Minnesota Department of Labor and Industry - Construction Codes and Licensing Division (651-284-5012) and the Building and Inspections Division (952-563-8930)

State	Fee
Permit Fee to install or alter	\$100.00
Inspection fees for installation and alteration	1-1/2% of the total cost and shall not exceed \$1,000.00
<i>The fees for routine or periodic inspection of existing elevators are:</i>	
A. two stop elevators	\$50.00
B. three stop elevators	\$75.00
C. four stop elevators	\$100.00
D. five stop elevators	\$125.00
E. six or more stop elevators	\$150.00
F. escalators and moving walks	\$100.00
City of Bloomington	Fee
Permit Fee for new elevators	\$25.00

### ➤ Food Equipment

Fees for food equipment permits are based on the total valuation of the equipment and shall be paid to the Issuing Authority as set forth below:

Total Valuation	Fee
\$1.00 - \$5,000.00	\$50.00
\$5,001.00 to \$25,000.00	\$50.00 for the first \$5,000.00 plus \$5.00 for each additional \$1,000.00
\$25,001.00 to \$50,000.00	\$125.00 for the first \$25,000.00 plus \$3.75 for each additional \$1,000.00
\$50,001.00 to \$100,000.00	\$218.75 for the first \$50,000.00 plus \$2.50 for each additional \$1,000.00
\$100,001.00 to \$500,000.00	\$343.75 for the first \$100,000.00 plus \$2.00 for each additional \$1,000.00
\$500,001.00 and up	\$1,143.75 for the first \$500,000.00 plus \$1.20 for each additional \$1,000.00

### ➤ Heating, Ventilating, Air Conditioning, Refrigeration, and Propane storage (HVAC)

Required for any plans to erect, construct, alter or change heating, ventilation, air conditioning, refrigeration, and/or plan to have propane storage for the building. If at the time of application the value of the job as billed to the customer is unknown, the applicant may estimate that value.

- Minimum Permit Fees:

(A) Residential structures and/or uses	\$30.00
(B) Non-residential structures and/or uses	\$40.00

- Beyond the minimum fees the cost of permit shall be computed at one and one-half percent (1-1/2%) of the job cost.
- There will be a plan check fee of ten percent (10%) of the permit fee when the job cost exceeds \$50,000.00
- Also see Table 2 on page 5 of this handout.

## 2009 Development Charges and Fees

### ➤ Plumbing

Plumbing permits are needed any time a person plans to install, enlarge, alter, repair, remove, convert or replace plumbing, gas or drainage piping. If at the time of application the value of the job as billed to the customer is unknown, the applicant may estimate that value.

- Permit fees shall be computed at two percent (2%) of the job cost.
- A license fee will be processed. (See Table 2)
- There shall also be a plan check fee of ten percent (10%) of the permit fee when the job cost exceeds \$50,000.00.

### ➤ Public Pool Review - MN Department of Health

The Minnesota Department of Health provides plan review and construction inspection for all public pools within the state. After the MN Department of Health has inspected the pool the Licensing Division will issue a license and then the Environmental Health Division will also inspect the pool.

- Responsible Agencies:  
Environmental Health Division (952-563-8934),  
Licensing Division (952-563-8728) and the  
Minnesota Department of Health - Pool Program  
(651-201-4503)

#### Environmental Health Division Public Swimming Pool Fees:

(A) Indoor	
(1) First pool	\$300.00
(2) Each additional pool	\$150.00
(B) Outdoor	
(1) First pool	\$300.00
(2) Each additional pool	\$150.00
(C) School, K through grade 12	
(1) First pool	\$150.00
(2) Each additional pool	\$75.00

### ➤ State Permit Surcharge

This surcharge is applied to all permits issued by the City in connection with the construction, addition or alteration to buildings and equipment exceeding \$1 million dollars.

- The state surcharge is .0005 times the total job valuation.

### Construction Water Permit

This permit applies any time an applicant wishes to be connected to City water for construction purposes.

- Responsible Agency: Utilities Division (952-563-8777)
- See [Utilities Permits and Inspections Handout](#) for more information.

Basic fee	\$35.00
+ Deposit	\$100.00/small meter or \$500.00/large meter
+ Monthly service charge	\$33.00/small meter or \$93.00/large meter
+ Water charge	Current commercial rate

### Easements

Whether the easement is private or public if a person desires to construct something on or under another property owners land, wants to use the land pass in order to gain access to an adjoining property, the property owner must give permission for others to use their property via right of way, for the construction of pipelines underground, power lines over head, etc.

- Responsible Agency: Engineering Division (952-563-4870)
- Filing fee is handled through Hennepin County.

### Easement - Encroachment

Encroachment agreements are required for privately owned objects that are placed in a public right-of-way or public easement.

- Responsible Agency: Engineering Division (952-563-4870)
- Fee is \$200.00 (\$100 for decorative driveway encroachments) and includes the recording fee.
- [Encroachment application form](#)

### Easement (Vacation)

This fee applies when an easement is not in use or when a property owner is replatting and needs to rededicate an easement on the plat.

- Responsible Agency: Engineering Division (952-563-4870)
- Fee is \$270.00

## 2009 Development Charges and Fees

### Erosion Control Performance Bond

An erosion control bond is required before the issuance of any grading permit associated with new development. This is an agreement between a corporation, partnership, or individual with the City of Bloomington to complete erosion control measures, including installation, maintenance, and removal, in accordance with approved plans and City standards.

- Responsible Agencies: Engineering Division (952-563-4870) and Building and Inspections Division (952-563-8930)
  - Amount of the bond shall be a minimum of \$5000.00 or actual cost of installing erosion controls measures, whichever is greater.
- 

### Expedited or Fast Track Building Permit Fees

These fees apply to any building permit requiring expedited processing and reviewing time. Permit fees are doubled for fast tracked permits.

- Responsible Agency: Building and Inspections Division (952-563-8930)
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### Landscaping Surety

A landscaping bond or letter of credit is required when a landscape plan is required for a property or development. Landscape plans must be approved by the Planning Division before the surety can be obtained and work performed on-site. This is an agreement between the corporation, partnership, or individual with the City of Bloomington to complete the screening, landscaping or other improvements in accordance with the approved plans.

- Responsible Agencies: Building and Inspections Division (952-563-8930) and Planning Division (952-563-8920)
  - Due before a Building Permit can be obtained.
  - The amount of the bond shall be fixed by the Issuing Authority. The current rate is \$0.50 per square foot Developable Landscaping Area (site area less wetlands and natural areas). See [Landscaping and Screening Policies and Procedures](#)
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### Metropolitan Council Environmental Service (MCES) Direct Connection Application Fee

This fee applies when a request is made to connect directly to an MCES sanitary sewer interceptor.

- Responsible Agency: MCES (651-602-4536)
  - Fee is \$900.00 and if the plan is not approved half of the money will be returned.
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### Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Modification or Extension Permit

Required for any extension, addition or modification that: increases pollutant discharge; introduces a new pollutant; or will result in an increase or potential increase in the amount of flow in a sanitary sewer system. It is a permit specifically to help control pollutants and any increased flow through the sanitary sewer system.

- Responsible Agencies: MPCA (651-296-6300) and the Utilities Division (952-563-8777)
  - Fee is dependent on the scale and type of project.
  - Go to <http://www.pca.state.mn.us/> for more information.
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### Minnesota Department of Health (MDH) Water Supply Connection Permit

This permit is required if one desires to install or replace more than 100 feet of water main.

- Responsible Agency: MDH Drinking Water Protection Unit – Plan Review (651-201-4700)
  - Fee is \$150.00 for water main plans.
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### National Pollutant Discharge Elimination System (NPDES) Permit

This permit is required if you are disturbing: one acre or more of soil, less than one acre of soil if that activity is part of a "larger common plan of development or sale" that is greater than one acre, or the property is less than one acre of soil, but the MPCA determines that the activity poses a risk to water resources. Permits are issued to construction site owners and their operators to prevent stormwater pollution during and after construction.

- Responsible Agencies: MPCA (651-296-6300) and the Engineering Division (952-563-4870)
  - Fee is dependent on the scale and type of project.
  - Go to <http://www.pca.state.mn.us/> for more information.
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### Right-of-Way (ROW) Permit

Permits are required to construct, install, repair, remove, relocate or perform any work within any City right-of-way.

- Responsible Agency: Engineering Division (952-563-4870)
  - A \$5000.00 performance bond is required.
  - Fee is \$25.00 per inspection.
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### Right-of-Way Permit for Underground Work

This permit is required whenever a contractor intends to dig in the City right-of-way. The permit ensures the

## 2009 Development Charges and Fees

location of underground utilities and that the contractor does not obstruct existing utilities.

- Responsible Agency: Utilities Division (952-563-8777)
- After the permit is granted the contractor has a 72 hour timeframe to complete the project from when they opened the street.
- The 2008 fee is \$152.00 per street opening, plus \$0.75 per foot of trench length.
- In addition, if the excavation occurs under a paved street surface and the street was overlaid or reconstructed within the last five years there is an additional seal coat charge of \$37.67 times the full width of the street pavement surface measured in feet.

### Right-of-Way (Vacation)

A vacation of the right of way would occur if the right of way is not in use or is not planned to be used by the City and the property owner would like the area back.

- Responsible Agency: Engineering Division (952-563-4870)
- Fee is \$270.00.

### Sewer Availability Charge (SAC)

The charge applies to each building or structure in the City for connection to the metropolitan wastewater system. The Metropolitan Waste Control Commission mandates the SAC charge; if the use of the structure changes the SAC charge will need to be recalculated.

- Responsible Agencies: Metropolitan Council (651-602-1378) and Utilities Division (952-563-8777) <http://www.metropolitian council.com>
- SAC is due with the Building Permit.
- The charge for each building or structure shall be equal to the number of units of sewage volume it will discharge, multiplied by the current year's SAC rate.
- In 2008 the rate for one SAC unit is \$1825.00.

### Sewer Main Tapping Fee

This fee applies whenever a contractor exposes the City sewer main for a new tap. The City will install the tap and the contractor performs all restoration.

- Responsible Agency: Utilities Division (952-563-8777)
- Fee for tap by the City is \$343.64

### Sign Permits

A sign permit is required to erect, alter, relocate or construct a sign. A limited number of sign types are exempt from obtaining a sign permit – refer to Section 19.105 of the City Code. If a sign uses electricity, an electrical permit pursuant to the Code is required and the

electrical work shall be done by a licensed electrician. Depending on the zoning, sign district, and if the building is single or multi-tenant a Uniform Sign Design may be required.

- Responsible Agency – Permanent Signs: Planning Division (952-563-8920)
- Responsible Agency – Temporary Signs: Building and Inspection Division (952-563-8930)

#### Sign application fee\*

- Permanent signs – 1 sign \$50
- 2 to 5 signs \$100
- 6+ signs \$150

\* Where multiple signs, the application fee applies to signs all on the same building, site or development. Where multiple signs at multiple buildings, site or developments, separate fees will be applied for each location.

#### Sign permit fees

- Permanent signs – wall sign \$100
- freestanding sign \$100
- awning/canopy w/sign \$50
- incidental sign \$20
- directional sign \$20

Temporary signs for commercial promotions \$30  
(occasion per site)

### Special Inspections

Special inspection fees are levied when an early inspection is requested, when a re-inspection is required due to a violation, when any inspection occurs outside of City business hours, or at any time an additional inspection is necessary due to the fault of the permittee or contractor.

**Table 3**

Other Inspections and Fees:	
(1) Inspections outside of normal business hours	\$42.00 per hour
(2) Reinspection fees	\$42.00 per hour
(3) Additional plan review required by changes, additions or revisions to plans (minimum charge - one hour)	\$42.00 per hour
(4) For use of outside consultants for plan checking and inspections, or both	Actual costs*
* Actual costs include administrative and overhead costs.	

# 2009 Development Charges and Fees

## Utility Connection Charge

This charge applies whenever utility work is taking place and the property was never fully assessed for water and sewer main lines in the past. This fee is to help pay for infrastructure costs and is due before an applicant can receive a utility permit.

- Responsible Agency: Engineering Division (952-563-4870)
- Fee varies based on previous assessments and is due prior to receiving a Utility permit.

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## Utility Permit

This permit is required whenever underground water, sanitary sewer, or storm water facilities are installed. This permit makes certain that the water and sewer specifications and installation meet the City of Bloomington's standards.

- Responsible Agency: Utilities Division (952-563-8777)
- Generally, Utility permits are for outside the building footprint and inside Plumbing permits are handled by the Building and Inspection Division.
- Fees are dependent on the extent of the work and are itemized on the [Utility Permit Application](#).
- For more information see: [Utilities Permits and Inspections Handout](#)

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## Watermain Tapping Fee

This applies whenever a property owner wishes to connect their new/old building to the City of Bloomington's water system. The City performs the watermain tap for the developer or customer.

- Responsible Agency: Utilities Division (952-563-8777)
- Water taps shall be prepaid to the City of Bloomington, along with any other permit costs at least 48 hours before tap is scheduled.
- Fees vary by watermain and tap size and are itemized in the [Utilities Permits and Inspections Handout](#).

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## Water Meters for New Construction

This applies whenever a new development or project requires the installation of a water meter. Meter charge depends on the size of the meter required.

- Responsible Agency: Utilities Division (952-563-8777)
- For fee information see: [Utilities Permits and Inspections Handout](#)

## Watershed Districts

Within the City of Bloomington there are several watershed districts each having their own requirements and/or fees associated with new development in their district. Below are basic outlines of each watershed district.

### Bloomington-Richfield

This permit applies specifically when the use, development, or alteration of land lying between shore areas and existing waterlines are subject to change or alteration due to development.

- Responsible Agency: Engineering Division (952-563-4870)

Watershed District Permit	Fee
For Vegetation Removal/Alteration Only	\$108.00
For Grading/Filling Only	\$108.00
For All Other Permits	\$143.00

### Lower Minnesota River (LMRWD)

This watershed district is a non-permitting watershed and has no fees.

- Responsible Agency: Engineering Division (952-563-4870)
- For specific project review requirements see [watersheddistrict.org](http://watersheddistrict.org)
- No Fee

### Nine Mile Creek

These permit fees are charged to any new development occurring specifically in the Nine Mile Creek Watershed District. The district reviews the plans after approval of the Planning Commission and preliminary approval of City Council.

- Responsible Agencies: Nine Mile Creek Watershed District (952-835-2078)
- Fees due at the time of application.

Permits	Fee
For single-family residential projects:	
Stormwater Management	\$250.00
Erosion and Sediment Control	\$50.00
For subdivision of land and all other projects:	
0 – 4.99 acres	\$750.00
5 – 9.99 acres	\$1,000.00
Larger than 10 acres	\$1,500.00

## 2009 Development Charges and Fees

### **Riley Purgatory Bluff Creek (RPBCWD)**

Permitting within the RPBCWD is done through the municipalities. New development within this watershed is reviewed by the City of Bloomington.

- Responsible Agency: Engineering Division  
(952-563-4870)
  - No Fee
-

## OPERATION

The fees and charges listed in this section typically arise after achieving zoning and permit approval but before the development is complete and open to the public.

### Electronic As-Built Survey of Utility Line Locations

The electronic as-built survey includes measurements that verify the locations and dimensions of completed utility elements of a new structure and show the amount of work accomplished up to a given date.

- Responsible Agency: Engineering Division (952-563-4870)
- Cost varies depending on Surveyor and property to be surveyed.

### Environmental Pollution Evaluation and Cleanup

This applies any time a development has the potential for creating a large pollution impact to the environment. The Environmental Health Division will determine appropriate cleanup techniques and strategies.

- Responsible Agency: Environmental Health Division (952-563-8934)
- Cost for the evaluation is site specific and paid for by the applicant.

### Licenses

The Licensing Division maintains the fees and application procedures for the multitude of licenses available from the City of Bloomington. For more information please contact the Licensing Division (952-563-8728) unless otherwise noted. For exact cost of each license see [Chapter 14: Licenses and Permits Section 14.03](#).

#### ➤ Amusement Devices License (video games, pool tables)

This applies to amusement machines, juke boxes, amusement devices, and billiard/pool tables.

- Fee varies: see [Chapter 14: Licenses and Permits Section 14.03](#).

#### ➤ Currency Exchange License

This license applies to any person, except a bank, trust company, savings bank, savings and loan association, credit union, or industrial loan and thrift company, engaged in the business of cashing checks, drafts, money orders, or travelers' checks for a fee.

- No Fee

#### ➤ Fireworks License

This license applies to any person who shall keep for retail sale or wholesale distribution, sell at retail or wholesale, or otherwise supply or furnish as part of a commercial transaction any permitted consumer fireworks.

- Consumer Fireworks Sales Facility: \$350.00
- Fireworks Sales in General Merchandising Sales Facility: \$100.00

#### ➤ Food License

Any time an applicant desires to include, add or create a food establishment for the service or retail distribution of food and beverages a Food License will be required.

- Responsible Agencies: Environmental Health Division (952-563-8934) and Licensing Division (952-563-8728)
- Fee due before the establishment can receive a Certificate of Occupancy.
- Fee depends on the type of establishment, amount of meals served and other factors.

#### ➤ Gas Station License

This license allows for a person to manage, conduct, operate, or carry on the business of a service station or bulk oil or gasoline storage plant.

- Fee is \$49.00 for Service Stations, \$137.00 for Bulk Oil or Gasoline Storage Plant.

#### ➤ Hotel/Motel License

This allows for hotels, motels, lodging houses, and boarding houses to provide sleeping accommodations for varied lengths of time among other criteria.

- Due before a Certificate of Occupancy can be obtained.
- Lodging establishments do not include rental dwellings.
- Fee varies: see [Chapter 14: Licenses and Permits Section 14.03](#).

#### ➤ Liquor License

This license allows for an establishment to provide alcoholic beverages under compliance with State and City guidelines.

- Due before a Certificate of Occupancy can be obtained.
- Fee varies: see [Chapter 14: Licenses and Permits Section 14.03](#).

## 2009 Development Charges and Fees

### ➤ **Massage License**

This license applies to anyone who desires to open a therapeutic massage enterprise.

- Fee (see table below) is due at the time of application.

	Fee
Therapeutic massage enterprise	\$570.00
Therapist	\$28.00
Temporary Therapist	\$28.00
Renewal of Therapist License	\$15.00
Duplicate Therapist	\$6.50

### ➤ **Secondhand Goods Dealers License**

This license applies to any person who desires to sell goods as an antique dealer, auction house dealer, consignment house dealer or flea market dealer.

	Fee
Annual License	\$650.00
Occasional License	\$325.00
Temporary License	\$100.00 per event
Transaction Fee:	
By Modem	\$2.00 per billable transaction
Manually	\$4.00 per billable transaction
Registration Fee	\$100.00

### ➤ **Swimming Pool License**

This license applies whenever a person desires to include, add or create a public pool.

- Responsible Agency: Minnesota Department of Health (651-201-4503)

### ➤ **Tanning License**

This license applies to anyone who desires to open a tanning facility used by the public for a fee or other compensation.

- Fee is \$110.00, due at the time of application.

### ➤ **Tattoo License**

This license applies to any establishment where tattooing is practiced.

- Fee is \$580.00 per establishment.

### ➤ **Tobacco License**

This license allows for a person to keep for retail sale, sell at retail or otherwise dispose of any tobacco-related product at any place in the City.

- Fee is \$145.00 per establishment.

### ➤ **Pawnbrokers License**

This license applies to any person engaged in whole or in part in the business of lending money on the security of pledged goods left in pawn.

	Fee
Annual Application Fee	\$4,635.00
Transaction Fee:	
By Modem	\$2.00 per billable transaction
Manually	\$4.00 per billable transaction

### ➤ **Precious Metals Dealers License**

This license applies to any person engaging in the business of coin dealer or buying secondhand items containing precious metal or gems, including, but not limited to, jewelry, watches, eating utensils, candlesticks, and religious and decorative objects.

- Dealers in these items shall include, without limitation, antique dealers, consignment house dealers and auction house dealers.

	Fee
Annual License	\$2,250.00
Temporary License	\$1,000.00
Registration	\$100.00

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## Rental Licenses

### ➤ **Boarding House License**

This license applies to a dwelling unit where lodging with or without meals are provided for compensation and occupied by five (5) or more adult individuals.

- Fee varies: see [Chapter 14: Licenses and Permits Section 14.03.](#)

### ➤ **Multiple Dwelling License**

This license applies to a building of any size or type occupied by more than one (1) family, including boarding houses and rooming houses. "Multiple dwelling" does not include hotels, motels, hospitals and homes for aged.

- Fee varies: see [Chapter 14: Licenses and Permits Section 14.03.](#)

### ➤ **Lodging House License**

This license applies to lodging establishments providing sleeping accommodations to the public as regular roomers, for periods of one week or more, and having five or more beds.

- Fee varies: see [Chapter 14: Licenses and Permits Section 14.03.](#)
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# 2009 Development Charges and Fees

## Street Modification Agreement

A Street Modification Agreement may be required if a development will impact the public roadway (street, traffic signals, sidewalks, etc.). The agreement specifies work and/or costs the applicant is responsible for completing.

- Responsible Agency: Engineering Division (952-563-4870)
- There is no cost from the City to complete or review a street modification agreement.

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## Tank Removal

Fuel storage tanks that have been unused for one year must be removed. The property owner is responsible for removal of the tank and the Fire Prevention Division will be on-site to supervise the removal.

- Responsible Agency: Fire Prevention Division (952-563-8933)
- Cost is site specific and paid for by the property owner.

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## Taxes

The City Council approves the amounts of several taxes levied in Bloomington. For more information please contact the Finance Department (952-563-8790).

### ➤ Liquor

This tax is equal to the amount of three percent (3%) on the gross receipts from all retail on-sales of intoxicating liquor and fermented malt beverages when sold at licensed on-sale liquor establishments located within the City.

### ➤ Lodging (Hotel/Motel)

A three percent (3%) tax will be charged for the privilege of occupancy at any hotel. This tax then constitutes a debt owed to the City and must be paid back by the operator of the hotel.

### ➤ Admission

A three percent (3%) tax applies to all entertainment events for which persons pay money in order to be admitted to the premises and to be entertained including, but not limited to, theaters and sporting events.

## Travel Demand Management (TDM) Plan

The primary objective of Travel Demand Management (TDM) Plan is to help reduce traffic congestion during the peak travel hours by encouraging commuters to use alternatives to driving alone to work. TDM programs, coupled with good transit services, bicycle/ pedestrian accommodations, and effective incentives can achieve meaningful peak hour trip reductions.

### ➤ Non-Binding TDM

A non-binding TDM program will be required for all new non-residential development and/or redevelopment regardless of size or number of employees. The property owner/developer must prepare a TDM Plan that describes:

1. Trip reduction goals
2. TDM strategies
3. Budget to implement the strategies.

It is recommended that property owners/developers work with I-494 Commuter Services to develop their TDM plan.

### ➤ Binding TDM

A binding TDM program may be required for all new development and/or redevelopment consisting of:

- a. office, institutional, industrial and mixed use developments that require over 175 parking spaces according to parking rates outlined in the City Code.
- b. non-residential developments seeking flexibility from the standard parking requirements.
- c. other development as required by City Council condition.

A binding TDM program will consist of the following components: a Study prepared by the property owner/developer, a TDM Agreement prepared by the City of Bloomington and executed by the property owner/developer and the City, and a TDM Plan prepared by the property owner/developer.

Traffic impact studies should generally follow the process and methods outlined in Transportation and Land Development, Institute of Transportation Engineers (ITE) and use ITE trip generation rates, when applicable.

- Responsible Agency: Planning Division (952-563-8920)
- Costs dependent on the size of the TDM plan and fees associated with hiring a Traffic Engineer.

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## Unused Water Tap Removal

If there is an unused water tap on the development site it must be removed at the cost of the contractor.

- Responsible Agency: Utilities Division (952-563-8777)
  - Fee is \$61.00
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## 2009 Development Charges and Fees

### Wells

This permit applies any time a person plans to construct, reconstruct or seal a dewatering well, monitoring well, or water supply well. An inspection is required which ensures that old wells are sealed properly and new wells or maintenance of wells are completed by a licensed contractor.

- Responsible Agencies: Environmental Health Division (952-563-8934) and the Minnesota Department of Health (651-201-5000)
- Costs to remove wells vary from \$300 to \$600 dollars for small wells and increase based on the size and work for a larger well.

Permit	Fee
Construction and Reconstruction	
Dewatering Well	\$106.00/well
Monitoring Well	\$106.00/well
Water Supply Well	\$175.00/well
Sealing	
Dewatering/Water Supply Wells	\$79.00/well
Monitoring Well	\$106.00/site
Maintenance	
Monitoring Well	\$160.00/site
Water Supply Well	\$79.00/well

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### Wetland Replacement

Any time a wetland area is removed for development or construction purposes it must be replaced at a rate of 2:1 or "wetland bank credits" can be purchased. When all wetlands on the site have been identified, copies of documents completed in making the wetlands identification, qualifications of the person performing the identification, and a description of any wetlands which are to be burned, filled, or drained pursuant to the development must be submitted.

- Wetland replacement is a State requirement under the Water Conservation Act (WCA); the Engineering Division (952-563-4870) enforces these requirements.
  - Costs for buying wetland credits are based on size of wetland removed and/or the amount of credits needed, along with consultant charges.
  - Plan Review Fee is \$75.00
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# 2009 Development Charges and Fees

## AGENCY DIRECTORY

### Bloomington Civic Plaza

1800 W. Old Shakopee Road  
Bloomington, MN 55431

#### Assessing Division (952-563-8724)

Jack Pasternacki, City Assessor  
(952-563-8708)

#### Building and Inspections Division (952-563-8930)

Duke Johnson, Manager  
(952-563-8959)

#### Community Development Department (952-563-8948)

Larry Lee, Director  
(952-563-8947)

#### Environmental Health Division (952-563-8934)

Lynn Moore, Manager  
(952-563-8970)

#### Finance Department (952-563-8790)

Lori Economy-Scholler, Chief Financial Officer  
(952-563-8791)

#### Fire Prevention Division (952-563-8933)

Gene Dugal, Fire Marshal  
(952-563-8967)

#### Licensing Division (952-563-8728)

Tom Ferber, City Clerk  
(952-563-4925)

#### Planning Division (952-563-8920)

Bob Hawbaker, Manager  
(952-563-8922)

### Public Works

1700 W. 98th Street  
Bloomington, MN 55431

Karl Keel, Director (952-563-8731)

Jim Gates, Deputy Director (952-563-8730)

#### Engineering Division (952-563-4870)

Shelly Pederson, City Engineer  
(952-563-4866)  
Jen Desrude, Civil Engineer - Development  
Coordinator  
(952-563-4862)

#### Utilities Division (952-563-8777)

Bob Cockriel, Utilities Superintendent  
(952-563-8774)

### Other Agencies

#### Hennepin County

General Information (612-348-3000)

Survey Division (612-348-3131)

#### Lower Minnesota River Watershed District

Terry Schwalbe, Administrator (952-856-5880)

Joan Ellis, Assistant Administrator (952-856-5875)

112 E. 5<sup>th</sup> Street, Suite 102

Chaska, MN 55318

#### Metropolitan Council

General Information (651-602-1000)

#### Metropolitan Council Environmental Service

General Information (651-602-4536)

#### Minnesota Department of Health

General Information (651-201-5000)

Pool Program (651-201-4503)

Drinking Water Protection Unit – Plan Review  
(651-201-4700)

#### Minnesota Department of Labor and Industry

Community Care Licensing Division  
(651-284-5012)

#### Minnesota Pollution Control Agency

General Information (651-296-6300)

#### Nine Mile Creek Watershed District

Kevin Bigalke, District Administrator

7710 Computer Avenue, Suite 135

Edina, MN 55435 (952-835-2078)

#### Richfield-Bloomington Watershed Management Organization

Scott Anderson, PE

1700 W. 98<sup>th</sup> Street

Bloomington, MN 55431 (952-563-8700)

#### Riley-Purgatory-Bluff Creek Watershed District

Paul Haik, Coordinator (612-333-7400)

Krebsbach and Haik, Ltd.

225 S. Sixth Street #4320

Minneapolis, MN 55402