

January, 2026 fees
 schedule adopted by
 Resolution 2026-06

Planning & Zoning FEES SCHEDULE

City of Finlayson
 PO Box 244 | 2217 Finland Avenue
 Finlayson, MN 55735
 320-233-6472

PLANNING AND ZONING FEE SCHEDULE FOR THE CITY

ITEM DESCRIPTION	FEE
Residence (Construction Footprint), including Manufactured Homes, ATTACHED Garage, Deck, And/Or Porch)	
Less than 1000 sq.ft.	\$ 300.00
1001 sq. ft.to 2000 sq.ft	\$ 400.00
2001-sq. ft. and larger sq. ft.	\$ 550.00
Re inspection/Additional Inspection Fee	Actual administrative and inspection costs
Design Modification	Actual administrative and inspection costs
Attached Additions: (Decks, porches, patios are separate permit fees)	
Less than 500 sq.ft.	\$ 150.00
501 sq.ft. to 1000 sq.ft.	\$ 300.00
1001 sq.ft. to 2000 sq.ft.	\$ 400.00
Re inspection/Additional Inspection Fee	Actual administrative and inspection costs
Design Modification	Actual administrative and inspection costs
Accessory Building and/or Detached Structures:	
120 sq.ft. or less	\$ 75.00
121 sq.ft to 1000 sq.ft.	\$ 150.00
1001 sq.ft. and larger	\$ 300.00
Re inspection/Additional Inspection Fee	Actual administrative and inspection costs
Design Modification	Actual administrative and inspection costs
Commercial/Industrial Site Permit:	
Less than 1000 sq.ft.	\$ 300.00
1001 sq. ft.to 2000 sq.ft	\$ 400.00
2001-sq. ft. and larger sq. ft.	\$ 550.00
Re inspection/Additional Inspection Fee	Actual administrative and inspection costs
Design Modification	Actual administrative and inspection costs
See ordinances for all other requirements	Actual administrative and inspection costs
Fences: (see ordinances for all requirements)	\$ 75.00
Driveway, Parking Area: (see ordinances for all requirements)	\$ 200.00
Grading and Filling: (greater than 200 cu. yards or greater than 1000 sq ft.)	\$ 200.00
Permanent Signage:	\$ 75.00
(ie: Business, Commercial, Industrial, Development Identification, Pedestal, Non-Personal, Roof, Shopping Center, Wall)	
Variances: (and all additional and administrative costs)	\$ 600.00

The modification or variation of the Zoning Regulations where it is determined that, by reason of exceptional circumstances, the strict enforcement of the Zoning Ordinances would cause unnecessary hardship.

Conditional Use Permit: (and all additional and administrative costs) \$ 600.00
 A conditional use permit is a special type of zoning permit that allows a property to be used for a purpose that isn't typically permitted in its zoning district, but is allowed under certain conditions.

Zoning Amendment: (and all additional and administrative costs) \$ 600.00
 A zoning amendment is a formal change to existing zoning regulations or maps, enacted by the city council.

Zoning Appeal: Actual administrative costs per statute
 A zoning appeal is a formal request to a Board of Zoning Appeal (or similar body) to review and potentially overturn a decision made by a local zoning authority.

Minor Subdivision: \$ 300.00
 Any subdivision of not more than four (4) lots or building sites within any five (5) year period from a tract of land previously part of a recorded subdivision plat or from a tract which existed on a local street.

Re-subdivision of Land: \$ 300.00

Major Subdivision: (All subdivisions not classified as minor subdivisions which include the creation of five (5) or more lots or building sites or a parcel of land previously part of a recorded subdivision plat or a tract of land under one ownership and contiguous, which exists on the date of passage and publication according to law.

SOLE EXPENSE OF DEVELOPER PER ORDINANCE

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| Zoning manager | Actual costs |
| Concept Plan | |
| Preliminary Plat | |
| Preliminary Plat Data | |
| Subdivision Design | |
| Conformance to the Comprehensive Plan | |
| Escrow Account | |
| Registered Land Surveys | |
| Street Plan/Cul de Sac Plan | |
| Open Space and Parks | |
| Signage | |
| Soil | |
| Easements attached to land | |
| Recording of Easements | |
| Storm Water Management Plan | |
| Construction of Improvements and Required Improvement Contract | |
| City Engineer Inspection | |
| As-Built Plan | |
| WAC/SAC Connection | |
| Non-Conformance Standards | |
| Final Plat Data | |
| Dedication FEE | |

Special Meeting: (and all additional and administrative costs) \$ 600

Temporary Storage Fee: Actual and administrative costs

Survey Review Fee: Actual and administrative costs

Engineer Review Fee: Actual and administrative costs

Blight Enforcement Fee: Actual and administrative costs

911 Addressing Fee (includes assignment of number, sign, and post) \$ 75.00 per site
 Replacement of 911 Address Signage components Actual costs

Late/Delinquent/Penalty Permit Fee:	\$Fee x 2
Other Professional Fee:	Actual and administrative costs
Duplication Rates:	See administrative section
Reports:	Actual and administrative cost
Ordinances:	FREE
Demolition Permit:	Actual and administrative cost

OTHER BUILDING FEES

Sewer Permit	\$ 300.00
Sewer Access Fee	\$1000.00
Sewer Hook-up Fee	Actual and administrative costs
Banning Sewer District by Contract	
Water Access Fee	\$1000.00
Water Hook-up Fee	Actual and administrative costs
Water Shut-off Fee	Actual and administrative costs
Water Turn on Fee	Actual and administrative costs
Additional Water Meter Fee	
Filling of a Swimming Pool Fee	\$
Administrative: Non -payment of WAC/SAC Fees... Insufficient Fund Fee	

Domestic Animal Fee:

Initial fee (chicken, rabbit, etc) (Jan – Dec current year)	\$ 25.00 .
Yearly domestic animal renewal fee	\$ 10.00/year
Having these animals without a permit (Dogs and cats are not included at this time.)	\$ FEE x 2

Burning Permit Fee:

see DNR

Finlayson Fire and Rescue: Current fees 2025 from City of Finlayson website 11/15/2025

<u>Items:</u>	<u>Current Rate</u>	<u>Proposed Rate</u>
Fire Call (first two hours)	\$650	
Fire Call (per additional hour)	\$250	
Service Call per hour for False Alarm	1 st offense	No charge
False Alarm or malfunction within 30 days	2 nd offense	\$325/ hour
False Alarm or malfunction within 30 days	3 rd offense	\$650/hour
4001 gallons or more per load	\$50.00	
Foam per gallon	\$50.00	
Miscellaneous supplies (damaged tools)	Replacement costs	
Heavy equipment for extinguishing fire	Contractor Rate	
Wildland Fires	Billed per DNR rate	

*Homeowner/Occupant is responsible for prompt payment. Failure to pay will result in the invoice being assessed to property taxes. Homeowner/Occupant is also responsible for payment if any equipment is called in to assist with demo, if necessary. **Any contractor requested must hold a \$1,000,000 insurance bond.**

Finlayson Fire and Rescue hold a 7 rating for insurance.