

Community Development

City of Maplewood - 2026 Fee Schedule

ITEM/ACTIVITY	2026
Construction Permits	
<i>Note: A typical building permit will include additional fees such as a plan review and State surcharge</i>	
Building Permits Based on Valuation	
Total Valuation:	
\$1.00 to \$500.00	\$28.05
\$501.00 to 2,000.00	\$28.05 for the first \$500.00 plus \$3.62 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$82.35 for the first \$2,000.00 plus \$16.42 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$460.01 for the first \$25,000.00 plus \$11.97 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$759.26 for the first \$50,000.00 plus \$8.36 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,177.26 for the first \$100,000.00 plus \$6.68 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,849.26 for the first \$500,000.00 plus \$5.57 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,634.26 for the first \$1,000,000.00 plus \$4.46 for each additional \$1,000.00, or fraction thereof
Plan review	65% of the permit fee
Residential Permit Flat Fees	
Window replacements	\$145.00
Deck	\$145 plus \$75 plan review fee
Residential roof	\$145.00
Residential egress window	\$145.00
Residential siding	\$145.00
Residential Solar Permits	\$200.00
Above-Ground Pools	\$145.00
In-Ground Pools	\$145.00
Drain tile	\$145.00
Building relocation	\$100.00
Manufactured Home Permit Fee	
New installation or replacement	\$175.00
Residential Mechanical Permit Fee	
Minimum fee	\$40.00
Gas piping – Repair or new installation	\$40.00
Air conditioning – new or replacement	\$40.00
Wood burning furnace per unit	\$40.00
Swimming pool heater per unit	\$40.00
Air exchanger	\$40.00
Gas or oil space heater per unit	\$40.00

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Gas direct vent heater per unit	\$40.00
Gas fireplace, Gas log or insert	\$40.00
In floor Heat system	\$40.00
Furnace	\$120.00
Other	\$40.00
Commercial Mechanical Permit Fee	
All commercial work	1.5% of estimated job cost + \$78.00
Mechanical plan review	25% of the permit fee
Residential Plumbing Permit Fee	
Minimum fee (includes one fixture opening)	\$45.00
Each additional fixture opening	\$10.00
Commercial Plumbing Permit Fee	
All commercial work	1.75% of estimated job cost Plus \$91.00
Residential Electrical Permit Fee (Single family homes, apartments, and condominiums)	
*Residential electrical permit fees are the greater of the total inspection fee or total service and circuit calculation plus the administrative fees	
Inspection Fees	
Minimum Fee (This is for one inspection)	\$60.00
Minimum Fee (This is for rough-in and final inspection)	\$120.00
Inspection / Reinspection Fee	\$60.00 per Inspection
Residential Maximum Fee (200 amps or Less)	\$225.00
All Other Fees	N/A
New or Repair Services/Power Supply	
0 to 300 amp	\$75.00
400 amp	\$100.00
Each Additional 100 amps	\$25.00
Transformers and Generators	
1 to 10 kVA	\$5.00
11 to 74 kVA	\$55.00
75 to 299 kVA	\$70.00
Over 299 kVA	\$175.00
Feeders/Circuits	
0 to 100 amps	\$12.00
101 to 200 amps	\$20.00
Each Additional 100 amps	\$10.00
Solar Fees	
0 to 5 kw	\$100.00
5.1 to 10 kw	\$165.00
10.1 to 20 kw	\$245.00
20.1 to 30 kw	\$330.00
30.1 to 40 kw	\$410.00
Over 40 kw	\$410.00 plus \$25.00 for each additional 10 KW
Other Residential Electrical Fees	
Residential Panel Replacement	\$125.00
Residential Sub Panel	\$75.00
Apartment Buildings	\$110.00 per unit
Retrofit Lighting	\$1.00 per fixture
Swimming Pools and Hot Tubs	\$120.00 plus \$12.00 per circuit
Residential additions, remodels or basement finishes (up to 10 circuits and two inspections)	\$120.00
Residential Accessory Structures	\$75.00 plus \$12.00 per circuit
Street Lights and Parking Lot Lights	\$10.00 per standard
Low Voltage Fire Alarm, Heating and Air Conditioning Controlling Wiring	\$1.00 per device
Electronic Inspection of AC, Furnace, Bath Fan, Fireplace, Water Heater Vent Receptacle	\$40.00
Administrative Fees	
State Surcharge (for fixed permit fees)	\$1.00

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Administrative Fee	\$9.50
Commerical Electrical Permit Fees (Based on electrical valuation)	
Electrical Work Valuation:	
\$1.00 to \$1,000.00	\$60.00 Per trip
\$1,001.00 to 2,000.00	\$60.00 for the first \$1,000.00 plus \$3.25 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$82.00 for the first \$2,000.00 plus \$14.85 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$423.55 for the first \$25,000.00 plus \$10.70 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$691.05 for the first \$50,000.00 plus \$7.45 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,063.55 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	\$3,463.55 for the first \$500,000.00 plus \$5.10 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,013.55 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00, or fraction thereof
Other Commerical Electrical Fees	
Reinspection fee (in addition to all other fees)	\$60.00 Per trip
Investigative fee (working without permit)	The fee is doubled
Commercial Electrical Administrative Fees	
State Surcharge	(see State of Minnesota for surcharge based on valuation)
Administrative Fee	\$9.50
Demolition Fee	
Structures not connected to utilities	\$95.00
Structures connected to city utilities	\$220.00
Sign Permits	
Billboard	\$500.00
Dynamic Display Sign	\$175.00
Dynamic Display Sign Yearly License Fee	\$175.00
Freestanding Sign	\$175.00
Temporary Sign	\$45.00
Wall Sign	\$110.00
Miscellaneous Fees	
Plan Review Fee	

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When a building permit is required and a plan is required to be submitted, a plan review fee shall be paid. The plan review fees specified are separate fees from the permit fees specified and are in addition to the permit fees.	Plan review fees for all buildings shall be sixty five percent (65%) of the building permit fee, except as modified in M.S.B.C. Section 1300.
When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items an additional plan review fee may be charged at the stated rate.	\$75 per hour
Refund Fee	
The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has paid is withdrawn or canceled before any plan review is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.	
Investigation Fee	
If work for which a permit is required by the code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for the work. An investigation fee, in addition to the permit fee, shall be collected. The investigation fee shall be no more than the amount of the permit fee required. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the city code nor from any penalty prescribed by law.	Double permit fee or \$100 per hour
Other Inspections and Fees	
Inspections outside of normal business hours (minimum 2 hour charge)	\$100.00 per hour
Re-inspection fees	\$100.00 per hour
Re-inspection fees from Health Officer on pools	\$100.00 per hour
Inspections with no specific fee indicated (minimum 1/2 hour charge)	\$100.00 per hour
Occupancy permit	\$100.00
Replacement of inspection record card	\$50.00
Re-issue of approved plans	\$50.00
Housing with services inspection fee	\$50.00
Use of outside consultants for plan review, inspections and similar costs	Actual costs*
*Actual costs include administrative and overhead costs.	
State Surtax Collected (Fee is collected for the State under Minnesota Statute Section 326B.148)	
Permits with a flat fee	\$1.00 per permit
Permits based on valuation	Calculated based on the permit valuation
Miscellaneous Service Fees	
Abatement Fee (Community Development and Public Works)	\$300.00
Contractor License / Truth-in Housing Evaluator License	\$130.00
Trash Hauling Exemption (Opt-Out)	\$35.00
Tree replacement fee for trees that cannot be replaced on site	\$60.00 per caliper inch
Truth-in-Housing Filing Fee	\$30.00
Reasonable Accommodation License Application	\$50.00
Escrow Deposit	\$1,000.00
Health Fees	
Restaurant Plan Review	
Existing restaurant	\$330.00
New restaurant	\$685.00
Lodging Plan Review	
1 - 15 units	\$200.00
16+ units	\$250.00
Mobile Food Unit Plan Review	
	\$250.00
Administrative Penalties	
First Offense	

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Level One Violation	\$50.00
Level Two Violation	\$100.00
Level Three Violation	\$400.00
Second Offense (within 24 month of prior)	
Level One Violation	\$100.00
Level Two Violation	\$200.00
Level Three Violation	\$800.00
Third/Subsequent Offense (within 24 months of at least two)	
Level One Violation	\$200.00
Level Two Violation	\$400.00
Level Three Violation	\$1,000.00
Planning Fees	
Planning Fees	
Administrative Variance	\$500.00
Building Relocation	\$925.00
Comprehensive Plan Amendment ¹	\$1,650.00
Conditional Use Permit (CUP) ^{1,3}	\$1,650.00
CUP Revision ^{1,3}	\$1,000.00
Community Garden CUP ^{1,3}	\$825.00
Community Garden CUP Revision ^{1,3}	\$500.00
Final Plat ²	\$430.00
Front Yard Setback Authorization	\$500.00
Home Occupation	\$1,385.00
Lot Divisions ¹	\$500.00
Planned Unit Development ^{1,3}	\$2,735.00
Preliminary Plat ³	\$2,050.00
Preliminary Plat Revision or Extension	\$990.00
Public Vacation ¹	\$1,200.00
Planning Escrow (as needed for additional review or consulting fees)	Calculated based on need
Rezoning ¹	\$1,650.00
Variance ¹	\$1,385.00
Woodlot Alteration Permit	\$375.00
Zoning Compliance Letter	\$100.00
1 County Recording Fee (In Addition to Planning Application Fee)	\$46.00
2 Plat Opinion Letter Fee (In Addition to Planning Application Fee)	\$200.00
3 Development Sign Fee (In Addition to Planning Application Fee)	\$200.00
Community Design Review	
Commercial/Multi-family	\$1,650.00
Minor Construction	\$500.00
Residential	\$500.00
Revision	\$500.00
Comprehensive Sign Plan	\$500.00
³ Development Sign Fee (In Addition to Community Design Review Fee)	\$200.00
Tax-Exempt and Tax Increment Financing Fees	
Tax-Exempt and Mortgage Revenue Financing	
Amount paid with application (non-refundable)*	\$0.00
Base charge (% of bond issue) par on the first \$20 million due at closing	1.00%
Par on portion in excess of \$20 million due at closing	0.10%
Refinancing Fee	50% of the above
The City will be reimbursed for any technical changes to a bond issue previously issued at 25% of the above schedule.	
Tax Increment Financing	
Application Fee (non-refundable)	\$6,760.00
Escrow Deposit	\$5,000.00
Code Enforcement Fees	

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Excessive Consumption of Inspection Services	
Third Inspection	\$75.00
Fourth Inspection	\$100.00
Each Additional Inspection	\$150.00
Nuisance Abatement (Community Development and Public Works)	
Abatement Fee	\$300.00
Administrative Fee	25% of abatement cost
Abatement Cost	100% of the cost to complete the abatement
Rental Licensing Fees	
Rental Dwelling License	
Annual License	\$150.00 plus \$50.00 per unit
First Re-Inspection	\$0.00
Second Re-Inspection	\$250.00
Third and Subsequent Re-Inspection	\$500.00
Sacred Community Micro-Units	\$50.00 per unit