

Table 2: Fees for Hypothetical 18.58 Acre - 100 Dwelling Unit (61 Parcels) Subdivision with 72 Feet Right-of-Way

	Single Family			Duplex Condos			Apartment Complex			Total Cost per Fee	% Total Subdivision Fee Cost
	Fee per Dwelling Unit	Total Dwelling Units	Total	Fee per Dwelling Unit	Total Dwelling Units	Total	Fee per Dwelling Unit	Total Dwelling Units	Total		
New Residential Building Permit											
Building Permit	\$1,015	50 ¹	\$50,750	\$836	20 ²	\$16,725	\$189	30 ³	\$5,670	\$73,145	11.88%
Plumbing Permit	\$150	50 ¹	\$7,500	\$129	20 ²	\$2,575	\$30.50	30 ³	\$915	\$10,990	1.78%
Electrical Permit	\$150	50 ¹	\$7,500	\$129	20 ²	\$2,575	\$30.50	30 ³	\$915	\$10,990	1.78%
HVAC Permit	\$150	50 ¹	\$7,500	\$129	20 ²	\$2,575	\$30.50	30 ³	\$915	\$10,990	1.78%
Water Impact Fees											
Water Impact Fee	\$1,200	50	\$60,000	\$1,200	20	\$24,000	\$0	30	\$0⁴	\$84,000	13.64%
Recreation Improvement Fees											
Park Improvement Fee	\$1,264	50	\$63,200	\$1,264	20	\$25,280	\$1,264	30	\$37,920	\$126,400	20.53%
Parkland Fee In Lieu of Land Dedication											
Parkland Fee In Lieu of Land Dedication ⁵	\$641	50	\$32,050	\$641	20	\$12,820	\$641	30	\$19,230	\$64,100	10.41%
Plat Approval Fees											
Subdivision - Preliminary Plat	\$10.29	50	\$515	\$10.29	20	\$206	\$10.29	30	\$309	\$1,029	0.17%
Subdivision - Final Plat	\$36.50	50	\$1,825	\$36.50	20	\$730	\$36.50	30	\$1,095	\$3,650	0.59%
Erosion Control Permit											
Total Disturbed Area	\$16.19	50	\$810	\$16.19	20	\$324	\$16.19	30	\$486	\$1,619	0.26%
Total New Impervious Area ⁶	\$9.90	50	\$495	\$9.90	20	\$198	\$9.90	30	\$297	\$990	0.16%
Post-Construction Stormwater Permit											
Total Disturbed Area	\$16.19	50	\$810	\$16.19	20	\$324	\$16.19	30	\$486	\$1,619	0.26%
Total New Impervious Area ⁶	\$9.90	50	\$495	\$9.90	20	\$198	\$9.90	30	\$297	\$990	0.16%
Sanitary Hook-Up Fee											
Sanitary Hook-Up Fee	\$3,200	50	\$160,000	\$3,200	20	\$64,000	\$0	30	\$0⁴	\$224,000	36.37%
Zoning Fees											
Group Development CUP	\$0	50	\$0	\$0	20	\$0	\$16.67	30	\$500	\$500	0.08%
Apartment Complex CUP	\$0	50	\$0	\$0	20	\$0	\$16.67	30	\$500	\$500	0.08%
Fire Suppression & Alarm Permit											
New Fire Suppression Systems & Hydraulic Calculations	\$0	50	\$0	\$0	20	\$0	\$5	30	\$150	\$150	0.02%
New Fire Alarms Systems	\$0	50	\$0	\$0	20	\$0	\$5	30	\$150	\$150	0.02%
Total Single-Family Cost:			\$393,449	Total Duplex Condo Cost			\$152,529	Total Apartment Complex Cost			\$69,834
Total Single-Family Per Dwelling Unit Cost:			\$7,869	Total Duplex Condo Per Dwelling Unit Cost			\$7,626	Total Apartment Complex Per Dwelling Unit Cost			\$2,328

TOTAL SUBDIVISION FEE COST: \$615,812

TOTAL SUBDIVISION COST PER DWELLING UNIT: \$6,158

¹ = 3,482 square feet (2020 average, includes basement & attached garage square footage) single-family dwelling unit, 50 - 8,000 square feet parcels

² = 3,125 square feet (2020 average, includes basement & attached garage square footage) per condo dwelling unit, 10 - 9,000 square feet parcels

³ = Three, 9,000 square feet, 10-Dwelling Unit Apartment Complex, 1 - 130,500 square feet parcel

⁴ = Exempt under [Section § 341-4A\(4\)](#) & [Section § 508-22A\(4\)](#)

⁵ = No land was dedicated for future parkland

⁶ = Assuming an average impervious area of 35% for Single-Family & Condo Duplex parcels and 45% impervious area for the Apartment Complex, plus 97,014 square feet for impervious right-of-way.