

ORDINANCE NO. 2024- 09

**AN ORDINANCE FOR THE CITY OF HASTINGS, MINNESOTA AMENDING
HASTINGS CITY CODE CHAPTER 34.03 – FEES SCHEDULE REGARDING
BUILDING PERMITS AND BUILDING SAFETY**

The City Council of the City of Hastings, Minnesota does hereby ordain as follows:

SECTION 1. REPEAL AND REPLACE. The Code of the City of Hastings, State of Minnesota, Chapter 34, Section 34.03, Fee Schedule – Building Permits is repealed in its entirety and replaced as follows:

34.03 FEE SCHEDULE

Building Permits

Schedule A “GENERAL CONSTRUCTION PERMIT FEES is to be used for all permits when no specific fee is provided. Permit fee valuation shall be a total value of work, including materials and labor.

Schedule B “RESIDENTIAL BUILDING PERMIT VALUATION WORKSHEET” is to be used for residential projects.

Commercial valuations provided may be adjusted according to the International Code Council (ICC) published “BUILDING VALUATION DATA”. The permit applicant may be required to show documentation of actual total cost for material and labor, which shall be approved by the Building Official. (MN Rules 1300)

Schedule A – General Construction Permit Fees

Valuation	Fee	Surcharge
\$1.00 to \$2,997.00	\$100	\$1.00
\$2,998 to \$25,000.00	\$100.00 for the first \$2,997.00 plus \$16.55 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	x .0005 of job valuation
\$25,001.00 to \$50,000.00	464.15 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	x .0005 of job valuation
\$50,001.00 to \$100,000.00	\$764.15 for the first \$50,000.00 plus \$8.45 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.	x .0005 of job valuation
\$100,001.00 to \$500,000.00	\$1,186.65 for the first \$100,000.00 plus \$6.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.	x .0005 of job valuation

\$500,001.00 to \$1,000,000.00	\$3,886.65 for the first \$500,000.00 plus \$5.50 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	x .0005 of job valuation
\$1,000,001.00 and up	\$6,636.65 for the first \$1,000,000.00 plus 4.50 for each additional \$1,000.00, or fraction thereof	See State Surcharge Computation below

Schedule B – Residential Building Permit Valuation Worksheet

Type	Value per s.f.
Basement\Below Grade	
- Crawl Space	\$15.00
- Mechanical Room	\$30.00
- Unfinished Space	\$30.00
- Finished Space (New)	\$50.00
- Finish Existing Basement (All-inclusive)	\$30.00
- Finish Existing Basement (Conversion – No Plumbing)	\$25.00
Single\Multiple Family Dwelling	
- Main Floor	\$100.00
- Second Floor	\$100.00
- Unfinished Floors Above Grade	\$75.00
Garage	
- Wood Framed	\$50.00
- Carport	\$30.00
Decks\Porches	
- Covered Entry	\$50.00
- Screen Porch	\$75.00
- 3 Season	\$85.00
- 4 Season	\$95.00
- Decks	\$25.00

State Surcharge Computation

Construction Value Range	Surcharge Computation
\$1,000,001 to \$2,000,000	\$500 + .0004 x (valuation - \$1,000,000)
\$2,000,001 to \$3,000,000	\$900 + .0003 x (valuation - \$2,000,000)
\$3,000,001 to \$4,000,000	\$1,200 + .0002 x (valuation - \$3,000,000)
\$4,000,001 to \$5,000,000	\$1,400 + .0001 x (valuation - \$4,000,000)
\$5,000,000 or more	\$1,500 + .00005 x (valuation - \$5,000,000)

Plan Review Fees

Review Type	Fee
Full Plan Review	65% of building permit fee
Similar building plan review	25% of building permit fee
Brief Plan review	25% of full plan review
Decks, solar systems, interior finish, etc.	\$50
New Single-Family Dwelling	\$100

Commercial	\$100
Plans review performed prior to permit submittal and issuance or canceled will be invoiced for the full plan review fee and must be paid prior to any other permits issued to the applicant	
Building Permit Applications received without a named contractor require payment of the plan review fees prior to being accepted.	
Exceptions: The Plan Review Fee is waived on the following for one-two Family residential:	
A. Minor non-structural remodel	
B. Flat rate permits	
C. Deck	

Fees for Additional Plan Review

Review Type	Fee
Decks, Solar Systems, Interior Finish, etc.	\$50.00
New Single-Family Development	\$100.00
Commercial	\$100.00

SECTION 2. REPEAL AND REPLACE. The Code of the City of Hastings, State of Minnesota, Chapter 34, Section 34.03, Fee Schedule – Building Safety is repealed in its entirety and replaced as follows:

34.03 FEE SCHEDULE
Building Safety

Commercial Building Permits

Permit Type	Fee	Surcharge
Commercial Building Permits	See Schedule A	See Schedule A

Residential Building Permit Fees

Permit Type	Fee	Surcharge
New single-family dwelling all inclusive (plumbing, mechanical, fireplace, etc.)	See Schedule A	See Schedule A
Interior Finish all inclusive (plumbing, mechanical, fireplace, etc.)	See Schedule A	See Schedule A
Bath all inclusive (plumbing and mechanical)	\$100.00	\$1.00
Gas Fireplace all inclusive (building and mechanical)	\$100.00	\$1.00
Mobile Home Installation all inclusive (gas line, air conditioning, water and sewer connections)	\$350.00	\$1.00

Decks

Permit Type	Fee	Surcharge
New Deck	See Schedule A	See Schedule A
Decks Resurface and Railings	\$100.00	\$1.00

Demolition

Permit Type	Fee	Surcharge
Single Family Residential	\$150.00	\$1.00
Commercial	\$200.00	\$1.00

Electrical

0 to 40 Amp Power Source – Commercial	\$50.00 each	
401 to 800 Amp Power Source – Commercial	\$100.00 each	
Over 800 Amp Power Source – Commercial	\$150.00 each	
0 to 200 Amp Circuit or Feeder	\$8.00 each	
Over 200 Amp Circuit Feeder	\$30.00 each	
Fees above shall be doubled if over 250 volts		
Residential Panel Changes	\$100.00 each	
New 1 & 2 family homes up to 25 circuits, 3 trips	\$175.00	
Additional circuits over 25 per unit	\$8.00 each	
Circuits extended or modified	\$8.00 each	
Retrofitting of existing lighting fixtures	\$0.25 each	
Manufactured Home Park Lot Supply and Circuits	\$50.00 per Ped	
Separate Bonding Inspection	\$40.00	
Inspection of concrete encased grounding electrode	\$40.00	
Technology circuits and circuits less than 50 volts	\$1.00 per device	
Traffic signals, street, parking and outdoor lighting standards	\$5.00 each	
Transformers for light, heat, and power (0 to 10 KVA)	\$20.00 each	
Transformers for light, heat, and power (more than 10 KVA)	\$40.00 each	
Transformers for electric power supplies and outline lighting	\$5.50 each	
Additional inspection trip(s), Re-inspections, new load management devices	\$40.00 each	
Replacement load management devices	\$15.00 each	
City service fee if including items other than replacement of load management devices	\$10.00	
Reduced city service fee (only for replacement load management devices)	\$4.00	
State Surcharge	\$1.00	

Fire

Permit Type	Fee	Surcharge
Administrative Fee	\$50.00	\$0
Fire Sprinkler System	\$100.00 base fee or 1.25% of valuation	\$1.00 or see Schedule A

Fire Alarm System	\$100.00 base fee or 1.25% of valuation	\$1.00 or see Schedule A
Fire Suppression\Hood Installation	\$100.00	\$1.00

Irrigation Systems

Permit Type	Fee	Surcharge
Originating from 1-inch water service or smaller	\$75.00	\$1.00
Originating from greater than 1-inch water service	\$100.00	\$1.00

Mechanical – Commercial

Permit Type	Fee	Surcharge
Commercial Mechanical Permit	\$100.00 base fee or 1.25% x valuation	\$1.00 See Schedule A

Mechanical – Residential

Permit Type	Fee	Surcharge
Minimum Permit	\$75.00	\$1.00
New Single-Family Dwelling – All Inclusive	\$300.00	\$1.00
Interior Finish (if separate from all inclusive)	\$150.00	\$1.00
New and Replacement Furnace (including gas piping)	\$75.00	\$1.00
Mechanical Ventilation System (air to air)	\$75.00	\$1.00
New Gas Piping with Air Test Only	\$75.00	\$1.00
In-Floor Heat	\$75.00	\$1.00
Garage Furnace	\$75.00	\$1.00

On-Site Septic Systems

Permit Type	Fee	Surcharge
Single Family Residential	\$200.00	\$1.00
Commercial (less than 750 gallons per day)	\$200.00	\$1.00
Commercial (750 to 2,000 gallons per day)	\$200.00 + \$40 County as-built fee	\$1.00
Reconstruction of Existing System (with City Council approval)	\$200.00 + \$40 County as-built fee	\$1.00

Plumbing – Commercial

Permit Type	Fee	Surcharge
Commercial Plumbing Permit	\$100.00 base fee or 1.25% x valuation	\$1.00 See Schedule A

Plumbing – Residential

Permit Type	Fee	Surcharge
Minimum Permit	\$75.00	\$1.00
New Single-Family Development – All Inclusive	\$300.00	\$1.00
Interior Finish (if separate from all inclusive)	\$150.00	\$1.00
Replacement of Single Fixture (water heater, water softener, etc.)	\$75.00	\$1.00

Plumbing Utilities

Permit Type	Fee	Surcharge
Sewer and Water Connection Inspection	\$100.00	\$1.00

Relocation of Structures

Permit Type	Fee	Surcharge
Residential Dwellings	\$100.00	\$1.00
Accessory Structures – less than 200 s.f. (Zoning Permit)	\$75.00	\$0

Re-Roof

Permit Type	Fee	Surcharge
Residential (new tear off and repairs)	\$100.00	\$1.00
Commercial	\$100.00 base fee or 1.25% x valuation	0.0005 x value

Re-Side

Permit Type	Fee	Surcharge
Residential (reside repairs)	\$100.00	\$1.00
Commercial	\$100.00 base fee or 1.25% x valuation	0.0005 x value

Rental Housing Inspections

Permit Type	Fee	Frequency
Single Unit	\$50.00	per two years
Duplex (non-owner occupied)	\$75.00	per two years
Duplex (owner occupied)	\$50.00	per two years
Triplex	\$95.00	per two years
Fourplex	\$115.00	per two years
Over Four Units	\$75.00 per building + \$10.00 per unit	per two years

Swimming Pools

Permit Type	Fee	Surcharge
Above Ground (separate mechanical permit)	\$100.00	\$1.00

In-Ground or Partially In-Ground (separate mechanical permit)	\$200.00	\$1.00
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Windows/Doors

Permit Type	Fee	Surcharge
Window\Door Replacement	\$100.00	\$1.00
New Egress Windows	\$100.00	\$1.00
New or Increased Opening	See Schedule A	See Schedule A

Zoning Permits

Permit Type	Fee	Surcharge
Fences	\$75.00	\$0
Accessory Structures (between 75 and 200 s.f.)	\$75.00	\$0

Other Permit Fees

Fee Type	Fee	Surcharge
Solar Photovoltaic	\$100.00	\$1.00
Change of Use\Change of Occupancy	\$100.00	\$0

Additional Fees

Fee Type	Fee	Surcharge
Reinspection Fee	\$75.00	\$0
Refunds for Building Permit Fee (No refunds for plan review)	75% of permit fee	\$1
Work Commencing Before Permit Issuance (special investigative fee)	\$100.00 Minimum (up to building permit fee)	\$0
Relocation of Structures	\$100.00	\$1.00
Clearance Letter	\$5.00	\$0
City Contractor License	\$50.00	\$0
State Contractor Verification Fee	\$5.00	\$0
Large Format Printing	\$5.00 per page	\$0
Single Family Dwelling Plan Pack	\$75.00	\$0

Special Inspections

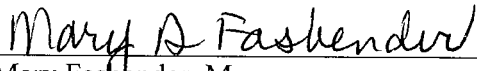
Permit Type	Fee	Surcharge
Additional Inspections	\$75.00 per hour	\$0
Inspections Outside of Normal Business Hours (Building Official approved only)	\$200 minimum + \$75.00 per hour after 2 hours	\$0
Re-Open Expired Permit	50% of base fee	\$0
Expired Temporary Certificate of Occupancy	50% of base fee	\$0

SECTION 3. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance.

The text amendment adopted by the Hastings City Council on June 17, 2024 modifies the City Fee Schedule pertaining to Building Department Fees and Building Safety Fees.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this 17th day of June, 2024



Mary Fashender, Mayor

Attest:



Kelly Murtaugh, City Clerk

Summary Publication Published in the Hastings Journal on June 20, 2024 and June 27, 2024