

**GREATER BEMIDJI AREA JOINT PLANNING BOARD
2023 FEE SCHEDULE**

ENVIRONMENTAL	CITY & NORTHERN TS	ESCROW
AUAR/EIS	\$2,500	\$5,000
EAW	\$1,200	\$2,500
Shoreland Alteration	\$150 minimum	\$500 minimum
Tree Preservation	\$ 50< 1ac \$ 100 >1ac	\$500
Parkland Dedication - Com - City only	\$50,000 per acre	
Parkland Dedication - Res - City only	\$20,000 per acre	
Parkland Dedication - Single Family Residential Lot Simple Subdivision - City Only	\$800 per lot (creation of up to 3 lots)	
Plat (Subdivision) - Lot Change	CITY & NORTHERN TS	ESCROW
Combination	\$50	
Division / Realignment	\$100 + \$25/lot	
Preliminary Plat Subdivision <20 acres	\$1200 + \$25/lot	\$1,500
Preliminary Plat Subdivision >20 acres	\$1800 + \$25/lot	\$3,000
Minor Subdivision	\$400 + \$25/lot	\$500
	"Lot" refers to the creation of a new tax parcel.	
USE PERMITS	CITY & NORTHERN TS	ESCROW
CUP (Conditional Use Permit)	\$500 *	\$500
IUP (Interim Use Permit)	\$500 *	\$500
Variance	\$500 *	\$500
Zoning Amendment	\$550	\$500
PUD/CIC Concept Approval (Fee is for each review.)	\$250	\$500***
PUD / CIC	\$1500 + \$25/lot or unit	\$2,500
PUD / CIC (no public improvements)	\$800 + \$25/lot or unit	\$1,500
Home Occupation (Type II)	\$125	
Animal Permit	\$50	
Short Term Rental Initial Permit	\$1,000	
Short Term Rental Annual Renewal	\$500	
CONSTRUCTION USE PERMITS	CITY & NORTHERN TS	ESCROW
Commercial Structure - TS only	\$250 + \$0.25 sq.ft.	
Residential Structure - TS only	\$150 + \$0.20 sq.ft.	
Temporary Moveable Storage Container / Semi-Trailer	\$150 per container/trailer	See Below
Parking Lot / Redevelopment (Determined by Planning Director)	\$500 minimum	
Fence Permit	\$25	
SIGN PERMITS	CITY & NORTHERN TS	ESCROW
Permanent dynamic	\$300	
Permanent static	\$200	
Permanent static < 12 s.f.	\$60	
SEPTIC PERMITS	CITY & NORTHERN TS	ESCROW
Commercial	\$550	\$500
Residential	\$400	
Holding Tanks	\$400	\$500

ADMINISTRATIVE	CITY & NORTHERN TS	ESCROW
Copy of Subdivision & Zoning manual	\$50	
Map of zoning, large	\$25	
Copies of documents (B/W each page)	\$0.25	
Copies of documents (Color each page)	\$1	
Formal Appeal of Decision	\$500 *	\$500
After the Fact Applications **	FEES X 3 & ESCROWS X 3	
Special Meeting of JPC/JPB	\$1,000	
DEVELOPMENT ESCROWS	CITY & NORTHERN TS	ESCROW
COMMERCIAL/MULTI-FAMILY (Performance Standard)	\$1,000 each ****	
COMMERCIAL/MULTI-FAMILY (Landscaping / Trees/Temporary Containers/Trailers)	\$1000 + \$200/each tree > 5***** Max \$10,000 for Landscaping	
DEVELOPMENT/STIPULATIONS/OTHER/ RESIDENTIAL (Applies to all types of Land Use)	Fee determined by Planning Director.	
SITE PLAN REVIEW /FIELD VERIFICATION	CITY & NORTHERN TS	ESCROW
Site Analysis - Performance Standards Review / Setback (Exclude SF Home)	\$750 minimum	
Residential Structure Plan Review / Condition Verification / Rental Review	\$50 minimum	
Zoning Verification Letter	\$75	
Other site visit verification.	Fee determined by Planning Director.	
OHW or Bluff (Engineer/Surveyor Required)	\$500	

Note: An escrow account shall be established as indicated above to cover all expenses incurred by the Joint Planning Board (JPB) as part of the plan review. In the case of applications, including multiple requests, the highest escrow deposit amount will be the only one initially required. The applicant is responsible for all costs incurred by the JPB during plan review. If the escrow amount drops below 10% of the original deposit amount the JPB will require the submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the JPB that the project is complete or expired, the JPB will return the remaining escrow deposit to the applicant. In some cases the administrator may determine that escrow monies are not required or may be increased at the time of a new or subsequent project application.

- * Includes Beltrami County Recording Fee
- ** Triple the usual permit fee shall apply for any permit applied for or obtained after the work or use has been initiated.
- *** Remaining balance shall count towards application or be returned.
- **** Used to determine escrow amount for total project, entire escrow held until all items are complete.
- ***** Held for a period of one year after trees are planted.