

ANN ARBOR CHARTER TOWNSHIP

3792 Pontiac Trail, Ann Arbor, MI 48105
734-663-3418 www.aatwp.org 734-663-6678 fax

FEE SCHEDULE AND POLICY

MARCH 15, 2004

The Ann Arbor Charter Township Board of Trustees adopts the following Fee Schedule and Policy to defray the cost of processing and evaluating licenses, permits, requests and applications for approvals pursuant to Township ordinances.

All public hearing notices required by Ordinance must be paid by the Applicant within 15 days after the Applicant receives the Township's Invoice.

All licenses, permits, requests and applications are subject to an Administrative Fee set forth below to pay the cost of administrative processing and any public hearings required by the Ordinance.

Certain applications require an additional Non-Refundable Consultants Review Fee and a Refundable Deposit for the cost of review of the license, permit, request or application and related information by the Township's consultants, including, but not limited to, planning, engineering, wetland, natural features, and attorney review.

Applicants are responsible for the cost of consultants' reviews of the applicable submission, and such costs and related information shall be first charged against the Non-Refundable Consultants Review Fee. In the event the cost of the consultants' reviews exceeds the Non-Refundable Consultants' Review Fee, the excess cost shall be deducted from the Refundable Deposit.

The applicant shall at all times maintain the Refundable Deposit at the initial level stated in the attached schedule. If deductions are made from the Refundable Deposit as described above, the applicant shall be notified and if the Refundable Deposit is not brought up to its initial level within thirty (30) days of such notice then no further review or processing of the application shall occur until the Refundable Deposit is restored to its initial amount.

Any unused portion of the Refundable Deposit shall be returned to the applicant six (6) months after final action by the Township (on the application where there is no ongoing review) or six (6) months after the Township consultants and zoning official have confirmed that the review is complete, if there is on going review.

FEE SCHEDULE
APPROVED MARCH 15, 2004; AMENDED APRIL 19, 2010

- I. **Special Meetings:**
- | | | |
|----|----------------------------|-----------|
| A. | Board of Trustees | \$ 800.00 |
| B. | Planning Commission | \$ 800.00 |
| C. | Zoning Board of Appeals | \$ 450.00 |
| D. | Environmental Review Board | \$ 450.00 |
| E. | Special Conferences: | \$ 750.00 |
- Conferences with developers or their agents prior to or during consideration of a site plan, not held at a regular Township Board or Planning Commission meeting.
- II. **Licenses:**
- | | | |
|----|-----------|----------------|
| A. | Used car | \$ 350.00/year |
| B. | Junk yard | \$ 350.00/year |
- III. **Permits:**
- | | | |
|----|--------------------------------|------------|
| A. | Fence (Includes 2 inspections) | \$ 60.00 |
| B. | Shared Driveway | \$ 95.00 |
| C. | Dividing Land | \$ 75.00 |
| D. | Combining Land | \$ 75.00 |
| E. | Conditional Use | \$1900.00* |
- (*includes administrative charge of \$400, nonrefundable consultant fee of \$500 and refundable deposit for consultants of \$1000)
- | | | |
|----|-------------------------------------|----------|
| F. | Demolition (Includes 2 inspections) | \$ 95.00 |
|----|-------------------------------------|----------|
- IV. **Registration Fees: For the term of the License**
- | | | |
|----|---|--------------|
| A. | Building: included in Building Permit Fee. | |
| B. | Mechanical (includes Heating and Refrigeration) | \$ 5.00/term |
| C. | Electrical | \$ 5.00/term |
| D. | Plumbing | \$ 5.00/term |
- V. **Annexation Release Fees (per parcel):**
- | | | |
|----|--------------------|-----------|
| A. | Less than 5 acres | \$ 400.00 |
| B. | 5 to 10 acres | \$ 600.00 |
| C. | 11 to 25 acres | \$ 900.00 |
| D. | 26 to 49 acres | \$1500.00 |
| E. | More than 50 acres | \$1500.00 |
- + \$20.00 acre for each acre more than 50 acres
- VI. **Rezoning Fees**

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. From any zoning to Agricultural or Residential			
1. less than 10 acres	\$ 650	\$ 500	\$ 1000
2. greater than 10 acres	\$ 650	\$ 1000	\$ 2000
B. From any zoning to Non-Residential - any size:			
1. C-1 Convenience Commercial	\$ 650	\$ 1200	\$ 2400
2. PL Public Lands	\$ 650	\$ 1200	\$ 2400
3. O Office	\$ 650	\$ 1200	\$ 2400
4. R-D Research & Development	\$ 650	\$ 1200	\$ 2400
5. I-1 Limited Industrial	\$ 650	\$ 1200	\$ 2400
C. From any zoning to Special Districts:			
1. PUD Planned Unit Development **	\$ 650	\$ 2300	\$ 4600
2. RRA Research & Research Application**	\$ 650	\$ 2300	\$ 4600
3. OP Office Park**	\$ 650	\$ 2300	\$ 4600
**Also considered the area plan or preliminary site plan.			
D. From any Special District			
1. PUD Planned Unit Development**	\$ 650	\$ 2300	\$ 4600
2. RRA Research & Research Application**	\$ 650	\$ 2300	\$ 4600
3. OP Office Park**	\$ 650	\$ 2300	\$ 4600
**Also considered the area plan or preliminary site plan			
E. Petition to change text of a Zoning Ordinance	\$650	\$500	\$ 1000

VII. **Subdivision Review Fees**

determined by the Subdivision Ordinance Fees, adopted June, 1994. See Sec. 120.1005

VIII. **Site Condo/Condominium/PUD Review Fees**

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Preliminary Site Plan	\$ 650	\$ 1400	\$ 2800
B. Final Site Plan	\$ 650	\$ 400	\$ 800
C. Revised or redesigned submittal by the original applicant: Review fees will be equal to 50% of the base review for the original submittal, if received by the Township within a six-month period from the date of the original submittal.			

IX. **Single Family Residential Review Fees (over 5000 sq ft.)**

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Preliminary Site Plan:	\$650	\$ 800	\$2000
B. Final Site Plan:	\$650	\$1000	\$3000

X. **Multiple Family Residential Development Review Fees**

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Preliminary Site Plan:			
1. first 20 units	\$ 650	\$ 1000	\$ 2000
2. more than 20 units	\$ 650	\$ 1000 + \$ 5/unit	\$ 2000 + \$10/unit
B. Final Site Plan:			
1. first 20 units	\$ 650	\$ 2100	\$ 4200
2. more than 20 units	\$ 650	\$ 2100 + \$ 5/unit	\$ 4200 + \$10/unit
C. Revised or redesigned submittal by the original applicant: Review fees will be equal to 50% of the base review for the original submittal, if received by the Township within a six-month period from the date of the original submittal.			

XI. **Institutions, Schools, Churches Review Fees**

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Preliminary Site Plan	\$ 650	\$ 1000	\$ 2000
B. Final Site Plan	\$ 650	\$ 2100	\$ 4200
C. Revised or redesigned submittals by the original applicant: Review fees will be equal to 50% of the base review for the original submittal, if received by the Township within a six-month period from the date of the original submittal.			

XII. **Office, Research, Commercial and Industrial Review Fees**

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Preliminary Site Plan	\$ 650	\$ 1400	\$ 2800
B. Final Site Plan	\$ 650	\$ 3700	\$ 7400
C. Revised or redesigned submittal by the original applicant: Review fees will be equal to 50% of the base review for the original submittal, if received by the Township within a six-month period from the date of the original submittal.			

XIII **Co-location on an existing cellular tower**

A.	Planning Commission - review and approve or deny.	\$ 650	\$ 1000	\$ 2500
----	---	--------	---------	---------

(already approved site plan approved for such co-location.)

XIV **Major or Minor Change to Site Plan**

A.	Planning Commission - review and determination of a major or minor change to a site plan.	\$ 350	\$ 300	\$ 400
----	---	--------	--------	--------

XV **Mobile Home Park Review Fees**

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Site Plan	\$650	\$ 3700	\$ 7400

A charge of \$6.00/lot will be added to the nonrefundable fee after the number of lots is determined.

- B. Revised or redesigned submittal by the original applicant:
Review fees will be equal to 50% of the base review for the original submittal, if received by the Township within a six-month period from the

date of the original submittal.

XVI Private Road Review Fees

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Permit	\$400	\$800	\$1600
B. Any variances will be added to the base fee at a charge of \$150.00 per variance			
C. Revised or redesigned submittal by the original applicant: Review fees will be equal to 50% of the base review for the original submittal, if received by the Township within a six-month period from the date of the original submittal.			

XVII Legal Fees

Any and all Ann Arbor Township legal fees associated with these actions must be paid by the applicant.

XVIII Construction Permit Application

A. Construction Permit - Applies to Stormwater Systems, Public Sanitary Sewer Mains and Leads, Public Water Main and Water Service Leads, and Private Roads. The applicant must provide Ann Arbor Township with construction cost estimates for improvements. Inspections deposit fees will be based on the following schedule:

	Construction Cost	Administrative Fee	Amount of Review / Inspection Deposit
A.	\$0 - \$50,000	\$500	\$7,500
B.	\$50,000 - \$250,000	\$500	10% of construction cost
C.	Over \$250,000	\$500	8% of construction cost

NOTE: If more than 75% of the Review/Inspection deposit is used to reimburse inspection and review costs, the Owner/Representative must bring the deposit to its initial level within 14 days after notice from the Township. If the deposit is not brought back to its initial level within the time required, then no further inspections/reviews shall occur, a stop work order may be issued and no permits or certificates of occupancy shall be issued for any work on the Project until the deposit is brought to its initial level.

B. Construction in Right-of-Way Permit

	Non-refundable Administrative	Nonrefundable Plan Review Fee	Refundable Inspection Deposit
Permit	\$100	\$100	3% of approved estimated construction cost with a minimum deposit of \$500

Note: Inspection Deposit – 3% of the approved estimated construction cost with a minimum deposit of \$500. Any unused portion of the inspection deposit shall be refunded to the Applicant/Owner. If more than 75% of the Inspection Deposit is used to reimburse inspection and review costs, the Applicant/Owner must bring the Inspection Deposit to its initial level within fourteen (14) days after notice from the Township or a stop work order may be issued. Applicant/Owner is responsible for the cost of all Township reviews including consultant's fees.

XIX Industrial Tax Abatement

		Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Abatement	Administrative \$650	\$1200	\$2400

XX IDD Districts

		Nonrefundable Consultant Fees	Refundable Deposit for Consultants
A. Abatement	Administrative \$650	\$1200	\$2400

XXI Wetland Permit Fees

		Nonrefundable Consultant Fees	Refundable Deposit for Consultants
2 acres or less	Administrative \$ 350	\$ 200	\$ 400
Greater than 2 acres to 10 acres	\$ 350	\$ 300	\$ 600
Greater than 10 acres to 25 acres	\$ 350	\$ 700	\$ 1400
Greater than 25 acres to 50 acres	\$ 350	\$ 1200	\$ 2400
Over 50 acres	\$ 350	\$ 1700	\$ 3400

NOTE: If a Natural Feature Setback use permit is requested in conjunction with a wetland use permit then an additional \$100.00 shall be required to cover costs.

XXII Natural Features Permit Fees

		Nonrefundable Consultant Fees	Refundable Deposit for Consultants
2 acres or less	Administrative \$ 350	\$ 200	\$ 400
Greater than 2 acres to 10 acres	\$ 350	\$ 300	\$ 600
Greater than 10 acres to 25 acres	\$ 350	\$ 700	\$ 1400
Greater than 25 acres to 50 acres	\$ 350	\$ 1200	\$ 2400
Over 50 acres	\$ 350	\$ 1700	\$ 3400

XXIII Utility Rates Connection Fees*

Utility	Per 100 cubic feet
Water	\$ 4.42
Sewer	\$ 4.59

Sewer Connection Fees**

Tap Size	Connection Fee Per Tap Group 1	Connection Fee Per Tap Group 2
1"	\$2,426.62	\$3,251.45
1-1/2"	\$5,272.65	\$7,128.51
2"	\$9,256.49	\$12,555.79
4"	\$36,575.98	\$49,773.15
6"	\$82,108.45	\$111,802.09
8"	\$145,853.91	\$198,642.60
10"	\$227,812.37	\$310,294.69
12"	\$327,983.81	\$446,758.36

Water Connection Fees**

Tap Size	Connection Fee Per Tap Group 1	Connection Fee Per Tap Group 2
1"	\$2,813.42	\$4,034.38
1-1/2"	\$6,142.69	\$8,889.85
2"	\$10,803.67	\$15,687.52
4"	\$42,764.69	\$62,300.08
6"	\$96,033.06	\$139,987.68
8"	\$170,608.77	\$248,750.32
10"	\$266,491.83	\$388,587.99
12"	\$383,682.24	\$559,500.71

*Updated per Board resolution, October 21, 2009.

**Additional cost for meter equipment will be charged at installation.

XXIV. **Soil Erosion and Sedimentation Control Permit**

	Administrative	Escrow Deposit	Performance Guarantee
A. Major Project	\$250	\$10,000	\$500 per acre disturbed; minimum \$2000
B. Minor Project	\$250	\$5,000	
C. Single Family Residential Project	\$230 (2 inspections included) Additional inspection: \$65		
D. Permit Waiver (for < 225 ft ² disturbed)	\$35		

XXV. **Rental Property Maintenance**

Registration	(one or two family detached)	\$ 40
Registration	(for multiple unit structures)	\$100
Per Building Certification Inspection	(for multiple unit structures)	\$ 20
Per Dwelling Unit Certification Inspection	(for multiple unit structures)	\$ 20
One or Two Family Detached Certification Inspection		\$ 75
Re-inspection	(per dwelling or per structure)	\$ 20
Re-inspection	(one or two family detached)	\$ 40
Tenant Complaint	(if valid)	\$ 35
Broken Appointment		\$ 35
Failure to Register		\$150
Search Warrant Administration Fee*		\$100

Fines/Costs

In addition, the Owner of a Residential Rental Structure shall be responsible for all direct and indirect costs incurred by the Township in connection with the violation of the Property Maintenance Code, including reasonable consultants fees, attorneys fees, fees for service of process, *fees for obtaining and enforcing search warrants, and shall be subject to a civil fine as set forth in Section 1-7 of the Township Code of Ordinances.

Fees adopted by resolution on June 15, 2009; amended by resolution October 19, 2009.

XXVI Wind Energy Conservation Systems

Fees adopted by resolution on February 15, 2010.

	Admin	Nonrefundable	Refundable	Total
Onsite WECS or TMT Without Site Plan				
Conditional use permit only	\$400	\$500	\$1000	\$1900
Onsite WECS or TMT With Site Plan				
Conditional use permit	\$400	\$ 500	\$1000	\$1900
Preliminary site plan	\$650	\$1000	\$2000	\$3650
Final site plan	\$650	\$2100	\$4200	\$6950
Commercial WECS or TMT				
Conditional use permit	\$400	\$ 500	\$1000	\$1900
Preliminary site plan	\$650	\$1000	\$2000	\$3650
Final site plan	\$650	\$2100	\$4200	\$6950