

ANN ARBOR CHARTER TOWNSHIP
3792 Pontiac Trail
Ann Arbor, MI 48105
734-663-3418

2004 FEE SCHEDULE
APPROVED MARCH 15, 2004; AMENDED OCTOBER 21, 2009

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: 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.	\$ 750.00

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 (*includes administrative charge of \$400, nonrefundable consultant fee of \$500 and refundable deposit for consultants of \$1000)	\$1900.00*
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			

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. 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.			

X. 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.			

XI. 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.			
D. Preliminary and Final review fee for co-location on a cellular tower. (For an already approved site plan approved for such co-location.)			

XII. 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.

XIII. 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.

XIV. Legal Fees

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

XV. 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.

XVI. **Industrial Tax Abatement**

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

XVII. **IDD Districts**

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

XVIII. **Wetland Permit Fees**

	Administrative	Nonrefundable Consultant Fees	Refundable Deposit for Consultants
2 acres or less	\$ 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.

XIX. **Natural Features Permit Fees**

	Nonrefundable Consultant	Refundable Deposit for
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	Administrative	Fees	Consultants
2 acres or less	\$ 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

XX. 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.

XXI. Soil Erosion and Sedimentation Control Permit

Escrow Performance Guarantee

	Administrative	Deposit	
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		

XXII. 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.