

**CITY OF GEM LAKE  
RAMSEY COUNTY, MINNESOTA  
ORDINANCE NO. 135**

**AN ORDINANCE RELATING TO AND ESTABLISHING FEES AND CHARGES TO BE PAID IN THE CITY OF GEM LAKE, RAMSEY COUNTY, MINNESOTA**

The City Council of the City of Gem Lake hereby adopts the following fee schedule to the Gem Lake City Ordinances:

**Section 1.** The fees established in this Ordinance superseded all fees established by Ordinance, Resolution, or policy prior to this Ordinance.

**Section 2.** This Ordinance shall take effect and be in force from and after its passage.

Dated: February 15, 2022

Signed:

*Gretchen Artig-Swomley*  
Gretchen Artig-Swomley, Mayor

Attest:

*Melissa Lawrence*  
Melissa Lawrence, Acting City Clerk

**Section 1**

**Building Permits and Inspections**

**Building Permit Fees:** Building permit fees are either flat fee or based on current state valuation costs, plus Minnesota state surcharge. Permit fees not listed in the flat fee chart are based on valuation. See fee charts below.

**Building Permit Fees Based on Valuation**

**Minnesota Statute 326B.153 Building Permit Fees**

<b>Total Valuation</b>			<b>Fees – Plus State Surcharge Based on Valuation</b>
\$1.00	to	\$500.00	\$29.50
\$501.00	to	\$2,000.00	\$28.00 for the first \$500.00 plus \$3.70 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00	to	\$25,000.00	\$83.50 for the first \$2,000.00 plus \$16.55 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$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
\$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
\$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
\$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
\$1,000,001.00	to	and up	\$6,636.65 for the first \$1,000,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof

**Residential Flat Fee Building Permits**

<b>Permit Type</b>	<b>Permit Fee</b>	<b>Last Adjusted</b>	<b>Comments</b>
Basement Finish	\$225.00	01/01/2023	
Deck	\$150.00	01/01/2023	
Demolition – Residential	\$250.00		
Draintile	\$125.00	01/01/2023	
New Egress Window(s)	\$125.00	01/01/2023	
Pergola/Gazebo	\$125.00	01/01/2023	
Replacement Door(s)	\$125.00	01/01/2023	
Replacement Window(s)	\$125.00	01/01/2023	
Replacement Doors & Window(s)	\$125.00	01/01/2023	
Re-Roof	\$125.00		
Re-Roof & Replace Door(s)	\$125.00	01/01/2023	
Re-Roof & Re-Siding	\$125.00	01/01/2023	
Re-Roof, Re-Siding & Replace Door(s)	\$175.00	01/01/2023	
Re-Roof, Re-Siding & Window(s)	\$175.00	01/01/2023	
Re-Roof, Re-Siding, Window(s) & Door(s)	\$225.00	01/01/2023	
Re-Siding	\$125.00	01/01/2023	
Re-Siding & Replace Door(s)	\$125.00	01/01/2023	
Re-Siding & Replace Window(s)	\$125.00	01/01/2023	
Re-Siding, Window(s) & Door(s)	\$175.00	01/01/2023	
Solar Photovoltaic (PV) System	Update to the 2015 MN Building Permit Fee Schedule	01/01/2023	
Swimming Pool – Above Ground	\$125.00	01/01/2023	
Swimming Pool – Below Ground	\$175.00	01/01/2023	

**Commercial Flat Fee Building Permits**

<b>Permit Type</b>	<b>Permit Fee</b>	<b>Last Adjusted</b>	<b>Comments</b>
Demolition	\$700.00		

**Section 2**

**Electrical Permits**

**Homeowners and Electrical Contractors:** Complete an electrical permit form available from the Building Inspections Division. Add \$1.00 for State surcharge to the total cost of each permit. The fee is the total of the listed fees or the total number of inspection trips × \$50.00, whichever is greater.

Residential panel replacement is \$110.00, sub panel \$50.00

**New service of power supply is:**

0 to 300 Amp	\$55.00
400 Amp	\$71.00
Add \$16.00 for each additional 100 Amps	

**Circuits and Feeders:**

0 to 100 Amp	\$9.00
101 to 200 Amp	\$15.00
Add \$6.00 for each additional 100 Amps	

**Minimum Fee:**

Minimum permit fee is \$50.00 plus \$1.00 State surcharge. This is for one inspection only. Minimum fee for rough-in and final inspection is \$100.00 plus \$1.00 State surcharge.

**Maximum Fee:**

Maximum fee for single family dwelling or townhouse not over 200 Amps (No max if service is over 200 Amps) is \$200.00 plus \$1.00 State surcharge. Maximum of 2 rough-in's and 1 final inspection. (Failed inspections are an additional \$50.00 each)

**Apartment Buildings:**

Fee per unit of an apartment or condominium complex is \$90.00. This does not cover service, unit feeders or house panels.

**Swimming Pools and Hot Tubs:**

\$100.00 plus circuits at \$9.00 each. This includes 2 inspections

**Additions, Remodels or Basement Finishes:**

\$100.00 this includes up to 10 circuits and 2 inspections

**Residential Accessory Structures:**

The greater of \$55.00 for panel plus \$9.00 per circuit of \$100.00 for 2 inspections

**Traffic Signals:**

\$8.00 per each standard

**Street and Parking Lot Lights:**

\$5.00 per each standard

**Transformers and Generators:**

\$5.00 up to 10kva, \$45.00 11kva to 74kva, \$60.00 75kva to 299kva, over 299kva is \$165.00

**Retrofit Lighting:**

\$0.85 cents per fixture

**Sign Transformer or Driver:**

\$9.00 per transformer

**Low voltage fire alarm, low voltage heating and air conditioning control wiring:**

\$0.85 cents per device

**Re-Inspection Fee in addition to all other fees:**

\$50.00

**Solar fees:**

0kw to 5kw	\$90.00	5.1kw to 10kw	\$150.00
10.1kw to 2 kw	\$225.00	20.1kw to 30kw	\$300.00
30.1kw to 40kw	\$375.00	40.1kw and larger	\$375.00 plus \$25.00 for each additional 10kw

**Electronic inspection fee for these items only:**

Furnace, air conditioning, bath fan, fireplace or receptacle for water heater vent is \$40.00.

Refunds must be requested in writing. No refund unless more than the minimum fee. Refund are minus the cities 20% handling fee.

**THE PERMIT FEE IS DOUBLED IF THE WORK STARTS BEFORE THE PERMIT IS ISSUED.**

Minimum fee permits expire in 6 months.

Permits over the minimum fee and up to \$250.00 expire in 1 year.

**Commercial Electrical Fees:** The fee is 1% of the valuation with a minimum of \$50.00 per trip plus the state surcharge of .0005 × valuation

Description	Fee Calculation	Permit Fee
Re-Inspection fee (in addition to all other fees)	\$50.00	
Investigative fee (working without permit) the fee is doubled		
Refunds issued only for permits over:	\$100.00	

**Solar fees for PV System**

0-5,000 watts	\$90.00
> 5,000 watts to 10,000 watts	\$150.00
> 10,000 watts to 20,000 watts	\$225.00
> 20,000 watts to 30,000 watts	\$300.00
> 30,000 watts to 40,000 watts	\$375.00
Additional increments of 10,000 watts	\$25 (for each additional \$10k increment)

**Section 3**

**Mechanical Permits**

**Residential Mechanical Permit Fees**

Permit Type	Permit Fee	Comments
Addition	\$175.00	
Air Conditioner (new or replacement)	\$75.00	
Air Conditioner & Furnace (new or replacement)	\$75.00	
Boiler	\$75.00	
Fireplace – No Gas Line	\$75.00	
Fireplace including Gas Line	\$100.00	
Furnace (new or replacement)	\$75.00	
Garage Heater	\$125.00	
Gas Line – Only	\$75.00	
Geo Thermal Systems	\$75.00	
New Construction	\$300.00	
Remodel/Alteration	\$125.00	
Replacement/Other	\$75.00	
Roof Top Units (RTU)	\$75.00	
Swimming Pool Heaters	\$75.00	
Water Heater	\$75.00	

**Commercial Heating, Ventilation and A/C Permit Fees**

Fee is 1% of the valuation with a minimum of \$125.00 and a surcharge of .0005 × valuation

**Section 4**

**Plumbing Permits**

**Residential Plumbing Permit Fees**

Permit Type	Permit Fee	Comments
Addition	\$175.00	
Back Flow Prevention Device – Annual Testing per Device	\$50.00	(administrative fee)
Back Flow Prevention Device – New	\$75.00	(per device)
Back Flow Prevention Device – Repair	\$75.00	(per device)
Back Flow Prevention Device – Replacement	\$75.00	(per device)
New Construction		
Remodel/Alteration	\$125.00	
Water Heater	\$75.00	
Water Softener	\$75.00	

**Commercial Plumbing Permit Fees**

Fee is 1% of the valuation with a minimum of \$125.00 and a surcharge of .0005 × valuation

Permit Type	Permit Fee	Comments
Back Flow Prevention Device – Annual Testing per Device	\$50.00	(administrative fee)
Back Flow Prevention Device – New	\$75.00	(per device)
Back Flow Prevention Device – Repair	\$75.00	(per device)
Back Flow Prevention Device – Replacement	\$75.00	(per device)

**Section 5**

**Septic Permits**

**Residential Septic Permit Fees**

Permit Type	Permit Fee	Comments
Abandon Subsurface Sewage Treatment Systems (SSTS)	\$125.00	
Install New Subsurface Sewage Treatment Systems (SSTS)	\$300.00	
Repair Subsurface Sewage Treatment Systems (SSTS)	\$75.00	
Replace Subsurface Sewage Treatment Systems (SSTS)	\$125.00	
ISTS Septic Inspection (performed annually)	\$40.00	
ISTS Re-Inspection	\$80.00	
Sewer Changeover Permit from Septic	\$250.00	(per system converted) Plus SAC unit
Sewer Connection Permit – New Construction	\$250.00	Plus SAC unit

**Section 6**

**Sewer & Water Permits**

**Residential Sewer & Water Permit Fees**

Permit Type	Permit Fee	Comments
City Water Permit	\$100.00	
New Outside Sewer Line	\$75.00	
New Outside Water & Sewer Line	\$125.00	
New Outside Water Line	\$75.00	
Open Cut of Road to Tap Main	\$75.00	
Repair Outside Sewer Line	\$75.00	
Repair Outside Water & Sewer Line	\$125.00	
Repair Outside Water Line	\$75.00	
Sewer Connection Permit – New Construction	\$250.00	
Sewer Tap	\$175.00	
Sewer & Water Tap	\$225.00	
Sewer Re-Inspection Fee	\$80.00	
Water Tap	\$175.00	

**Commercial Sewer & Water Permit Fees**

Permit Type	Permit Fee	Comments
New Outside Sewer Line	1% of valuation with a minimum of \$125.00	
New Outside Water & Sewer Line	1% of valuation with a minimum of \$125.00	
New Outside Water Line	1% of valuation with a minimum of \$125.00	
Repair Outside Sewer Line	1% of valuation with a minimum of \$125.00	
Repair Outside Water & Sewer Line	1% of valuation with a minimum of \$125.00	
Repair Outside Water Line	1% of valuation with a minimum of \$125.00	
Water Tap	1% of valuation with a minimum of \$125.00	

**Section 7**

**Zoning Permits**

**Residential Zoning Permit Fees**

Permit Type	Permit Fee	Comments
Driveway	\$75.00	
Fence	\$75.00	
Impervious Patio / Surface	\$75.00	
Limited Accessory Building < 200 sq. ft.	\$75.00	
Retaining Wall	\$75.00	
Tank Removal	\$250.00	

**Commercial Zoning Permit Fees**

Permit Type	Permit Fee	Comments
Driveway/Parking Lot	\$150.00	
Fence	\$150.00	
Retaining Wall	\$150.00	
<b>Sign Permit:</b>		
Temporary Sign	\$50.00 per sign	60 days
Comprehensive Sign Plan	\$500.00	
New Sign for new business	\$50.00 per sign	
New Sign for a Non-Profit	No fee	
On new stand or existing lighting or Electronic Sign	\$500.00	
Relocation of Sign	\$100.00 per sign	
Replacement of Sign-Same Business	\$50.00 per sign	

**Section 8**

**Community Development / Planning Fees**

Fee Type	Fee	Comments
Appeals or Adjustments	\$100.00, plus \$1,000.00 escrow for review	
<b>Maps &amp; Photos:</b>		
Aerial Photos, laminated	\$600.00 per photo plus postage	
2' Topographical Map	\$400.00 – paper plus postage	
2' Topographical Map Set – CD-ROM	\$400.00 plus postage	
Non-Conforming Use Permit	\$600.00, plus \$1,000.00 escrow for review	
<b>Planned Unit Development (PUD)</b>		
5-10 acres	\$4,000.00, plus \$4,000.00 escrow for review	
10 + acres	\$5,000.00, plus \$5,000.00 escrow for review	
Requested Comprehensive Plan Amendment	\$2,000.00, plus \$6,000.00 escrow for review	
Requested Conditional or Interim Use Permit	\$275.00	
Requested Rezoning of Land/Zoning Ordinance Amendment	\$650.00, plus \$200.00 expense deposit	
Zoning Compliance Permit	\$200.00, plus \$1,500.00 escrow for review	
<b>Requested Subdivision of Land</b>		
Minor Subdivision (2-3 lots)	\$500.00, plus 1% of market value escrow for review	
Major Subdivision (4 plus lots)	\$500.00 per lot created, plus 1% of market value escrow for review	
Requested Variance	\$500.00	
Zoning Administrator Fee	\$100.00/hr	Minimum 1 Hour

**NOTE:**

All subdivision of land is subject to a park dedication fee. See the Subdivision Ordinance (Section 5.4) for details

Forms for most of these matters are available on the City of Gem Lake web page at [www.gemlakemn.org](http://www.gemlakemn.org)

Escrow amounts for expenses are used to pay for outside consultants hired by the City to help evaluate items provided for a specific action as well as publication for public hearings and other such expenses. Excess money not used will be returned to the person who paid the escrow at the end of the project. Expenses that exceed the escrow amount will be billed to the applicant at the end of the project.

A Late Charge of \$35.00 plus 1% per month will be charged if payment for services billed is not paid within 30 days after invoicing. This billing will be updated every 30 days until it is paid.

**Section 9**

**City Sewer and Water Rates**

<b>Charge Type</b>	<b>Fee</b>	<b>Comments</b>
<b>City Sewer Charges</b>		
Commercial Sewer User Charge	\$200.00/SAC unit (\$50.00/quarter)	Annual
Industrial Sewer User Charge	\$200.00/SAC unit (\$50.00/quarter)	Annual
Residential Sewer User Charge	\$200.00/SAC unit (\$50.00/quarter)	Annual
Metered Sanitary Sewer Charge	\$4.08	Per 1,000 gallons
<b>Water Charges (White Bear Lake Water)</b>		
To White Bear Lake	\$500.00	
To Gem Lake WAC Charge	\$1,000.00	
A quarter to Gem Lake plus Water Charge	\$15.00	
<b>Utility Rates – Villas of Gem Lake (Vadnais Heights Water)</b>		
<b>Water Rates – Base Charge</b>	\$55.00	Effective April 1, 2021
<b>Volume (Usage Charge)</b>		
1-15,000 gallons	\$8.10	
15,001-25,000 gallons	\$10.15	
Over 25,001 gallons	\$12.75	
<b>Utility Rates – Villas of Gem Lake</b>		
<b>Irrigation Account</b>		
Base Rate	\$55.00	
Over 50,000 gallons	\$10.75	Per 1,000 gallons
<b>Water State Surcharge</b>	\$2.43	
<b>Sewer Rates</b>		
Base Rate	\$55.00	
Volume (Usage) charge per 1,000 gallons	\$10.00	
Winter Usage – 6,000 gallon minimum		
Water inspection Charges	\$25.00	

**NOTE:** Sewer use charges not paid within 30 days after the due date will be charged the following services charges which are added to amount due:

**Residential:** 10% of the amount due in each billing period (billing period is every three months)

**Commercial / Industrial:** 10% per month if not paid within one month after it is due

If 2 quarters of sewer charges (1/2 year) have not been paid when due, or if over \$100.00 of sewer charges are overdue, then a penalty charge of \$25.00 for up to \$250.00 in arrears or \$50.00 for amounts greater than \$250.00 will be added to the amount due.

**Delinquent Utility Administrative Charge:**

Any utility fees 30 days or more delinquent as of July 31st of each year shall be certified to the assessment rolls of the Ramsey County Auditor for payment along with the property taxes, and the City is authorized to collect an administrative charge to perform this service.

**Administrative Charge:**

\$50.00 per account

**Section 10**

**City Licenses**

<b>License/Permit Type</b>	<b>License Fee</b>	<b>Comments</b>
<b>Adult Use Business License</b>	\$5,000.00	Annually
Investigation of License	\$2,000.00	
Change of Owner/Officer	\$500.00	
Adult Use Origination Fee	\$2,000.00	
<b>Amusement Devices</b>	\$50.00	Per Device
Apartment Unit License	\$200.00	Plus \$25.00 per unit over 10. Annually
Archery Hunting Permit	\$100.00	Plus \$500.00 Escrow
Assisted Living License	\$200.00	Annually
Business License	\$100.00	Annually
Charitable Gambling Investigation Fee	\$100.00/hr	Minimum 1 hour
<b>Chicken/Fowl Keeping License</b>		
Up to 5 Chickens	\$25.00	
Up to 5 Chickens - Renewal	\$15.00	Annually
Up to 25 Chickens	\$50.00	
Up to 25 Chickens - Renewal	\$15.00	Annually
<b>Contractor's License</b>		
Automatic Underground Sprinkler System Installer	\$100.00	Annually
Blacktopping & Cement (City Roads)	\$100.00	Annually
Commercial General Construction	\$100.00	Annually
Demolition	\$100.00	Annually
Excavating & Grading	\$100.00	Annually
Fence	\$100.00	Annually
Mechanical	\$100.00	Annually
Outside Sewer & Water Installation	\$300.00	
Outside Sewer & Water Installation - Renewal	\$150.00	Annually
Sign	\$100.00	Annually
Specialty Contractor	\$100.00	Annually
Tree/Trimming Removal	\$100.00	Annually
<b>Dog License</b>		
New	\$10.00	Per Dog (Maximum of 3)
Renewal	\$10.00	Per Dog, Annually (Maximum of 3)
Lost/Replacement Tag	\$5.00	
Dangerous Dog Fee	\$500.00	Plus \$10.00 Registration Fee, Annually
Potentially Dangerous Dog Fee		
Golf Cart Permit	\$30.00	Annually
Home Occupation Permit	\$100.00	Annually
Kennel License (Business Boarding Kennel)	\$300.00	Annually
<b>Liquor Licenses</b>		
3.2 Malt Liquor On-Sale	\$2,000.00	Annually
3.2 Malt Liquor Sunday On-Sale	\$200.00	Annually
3.2 Malt Liquor Off-Sale	\$200.00	Annually
9-Month Golf Course Liquor On-Sale	\$1,500.00	Annually
9-Month Golf Course Liquor Sunday On-Sale	\$150.00	Annually
Investigation Fee for New On-Sale Liquor	\$750.00	
Wine On-Sale	\$1,000.00	Annually
Nursing Home License	\$200.00	Annually
Outdoor Entertainment Fee	\$5,000.00	Per event held by business with liquor license plus \$5,000.00 escrow
Pawnbroker License	\$5,000.00	Annually
Pawnbroker License Investigation Fee	\$500.00/hr	Minimum 1 hour
<b>Peddlers, Solicitors and Transient Merchants</b>		
Annual	\$150.00	
1-14 Consecutive Days	\$50.00	
Pigeon Keeping License	\$100.00	Annually
<b>Rental License</b>		
Single Family	\$100.00	Every 2 years (Even years)
Two-Family	\$50.00/unit	Every 2 years (Even years)
<b>Stable License</b>		
Personal Stable – three or less animals	\$50.00	Annually
Unlimited Stable – four or more animals	\$85.00	Annually
Tobacco License	\$200.00	Annually
Utility Permit for Work in Right-of-Way City Area	\$200.00	Per Request



**Section 11**

**Miscellaneous Fees**

<b>Fee Type</b>	<b>Fee</b>	<b>Comments</b>
Administrative Charge	\$50.00	
Burning Permit	Refer to the City of White Bear Lake page for permit and fees	
City Sewer Availability Charge (SAC)	\$1,000.00	
City Water Availability Charge (WAC)	\$1,500.00	
Sewer Availability Charge (SAC)	\$2,485.00	As established by the Metropolitan Council
Comprehensive Plan, Local Water Management Plan, Water Distribution or Sewer Plan	\$200.00	Per Document plus Postage
<b>Copying Documents</b>		
1 to 100 Pages	\$0.25/page	MN Statutes, Section 13.03
1 to 100 Pages – Double Sided	\$0.50/page	MN Statutes, Section 13.03
Over 100 Pages	Actual Cost of Data Collection & Copies	MN Statutes, Section 13.03
City Codes or Ordinances	As indicated on the front page of said document	
Document Research	\$100.00/hr	Minimum 15 minutes
Mailing (Postage) and Packaging of Documents and Plans	\$40.00	
<b>False Alarm user Fees</b>		
3-14 False Alarms	\$50.00/occurrence	In one (1) calendar year Jan1 – Dec 31
15 plus False Alarms	\$150.00/occurrence	In one (1) calendar year Jan1 – Dec 31
<b>Heritage Hall Rental Fees – Gem Lake &amp; WBT Residents</b>		
Large Conference Room (Mon-Thur Evenings)		
Room Fee	\$25.00/hr	Minimum 2 hours
Cleaning/Staffing Fee	\$30.00	
Refundable Deposit	\$150.00	
Large Conference Room (Fri-Sun Evenings)		
Room Fee	\$38.00/hr	Minimum 2 hours
Cleaning/Staffing Fee	\$30.00	
Refundable Deposit	\$150.00	
Small Conference Room (Mon-Thur Evenings)		
Room Fee	\$15.00/hr	Minimum 2 hours
Cleaning/Staffing Fee	\$25.00	
Refundable Deposit	\$50.00	
Large Conference Room (Fri-Sun Evenings)		
Room Fee	\$20.00/hr	Minimum 2 hours
Cleaning/Staffing Fee	\$25.00	
Refundable Deposit	\$50.00	
<b>Heritage Hall Rental Fees – Non-Residents</b>		
Large Conference Room (Mon-Thur Evenings)		
Room Fee	\$50.00/hr	Minimum 2 hours
Cleaning/Staffing Fee	\$30.00	
Refundable Deposit	\$150.00	
Large Conference Room (Fri-Sun Evenings)		
Room Fee	\$75.00/hr	Minimum 2 hours
Cleaning/Staffing Fee	\$30.00	
Refundable Deposit	\$150.00	
Small Conference Room (Mon-Thur Evenings)		
Room Fee	\$30.00/hr	Minimum 2 hours
Cleaning/Staffing Fee	\$25.00	
Refundable Deposit	\$50.00	
Large Conference Room (Fri-Sun Evenings)		
Room Fee	\$50.00/hr	Minimum 2 hours
Cleaning/Staffing Fee	\$25.00	
Refundable Deposit	\$50.00	
Land Mining (400 yards or more)	\$2,500.00, plus \$3,000.00 escrow for review	
<b>Property Assessment and Searches</b>		
Identify Property PIN	\$50.00	Per Address/PIN
Property Assessment Searches	\$50.00	Per Address/PIN
If needed within 24 Hours	\$100.00	Per Address/PIN
Return Check Charges	\$30.00	
<b>Tree &amp; Vegetation Permits</b>		
Per Development/Subdivision	\$1,500.00	When a building permit has not been issued
Escrow for Review	\$3,000.00	
Per Building Site	\$250.00	
Escrow for Review	\$750.00	
<b>Use of City Professional Services</b>		
Outside Consultants (Planner, Engineer, Attorney, etc.)	Actual Cost to the City	
Zoning Administrator	\$100.00/hr	Minimum 1 hour

**White Bear Township Fees for Services to the City of Gem Lake**

Flat rate of \$95.00 per hour for all services (Accounting Clerk/Receptionist, Building Inspector, Clerk Treasurer, Finance Analyst and Officer, Para Legal Secretary, Planner, Secretary Receptionist, Public Works Director and all public works staff)

**Section 12**

**Other Inspections & Fees**

<b>Fee Type</b>	<b>Fee</b>	<b>Comments</b>
Building Plan Check Fee	65% of Building Permit Fee	
Building Plan Check Fee for Similar Plans	25% of Building Permit Fee	
Plan Check Fee for Decks / Pergola / Gazebo	\$50.00	
Street Maintenance Escrow – New Residential Construction	\$800.00	
Street Maintenance Escrow – New, Expansion or Addition for Commercial Buildings	\$5,000.00	
Erosion Control Escrow – Residential Construction	\$1,200.00	
Erosion Control Escrow – Commercial	\$5,000.00	
Soil Erosion Control Inspection	\$200.00	
Fire Inspections	\$100.00 per unit	Includes follow-up
Grading / Excavating – Residential	\$100.00	
New Residential Development Grading / Excavating	\$100.00	Per lot
Commercial Grading / Excavating < 1 Acre	\$225.00	
Commercial Grading / Excavating 1 Acre to 2 Acres	\$350.00	
Commercial Grading / Excavating 2 Acres and Up	\$450.00	Per Every 2 Acres
Relocation of Dwelling	\$1,000.00	
Inspections Outside of Normal Business Hours	\$100.00/hr	Min Charge 2 Hrs
Re-inspection Fees	\$200.00/hr	Min Charge 1 Hr
Investigation Fee	Up to the value of the permit with a min of \$95.00	
State Surcharge – Fixed Fee Permit	\$1.00	
State Surcharge 1,000,000 or less	.0005 × Valuation	

**Refund Policy**

Request for refund must be in writing within 60 days of permit issuance. No more than 50% of the permit fee will be refunded. No refunds for plan review fees. The State Surcharge is 100% refundable. See the Electrical Permits section for information on electrical permit refunds.