

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 charges against the Non-Refundable Consultants Review Fee. In the event the cost of the consultant's 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 on going 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

		Admin. Fee	Nonrefundable Consultant Fee	Refundable Deposit
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	per year	
B.	Junk yard	\$ 350.00	per year	
III.	Micellaneous Permits and Fees			
A.	Fence (includes 2 inspections)	\$ 60.00		
B.	Shared Driveway	\$ 95.00		
C.	Land Division	\$ 75.00	per parcel	
D.	Combining Land	\$ 75.00	per parcel	
E.	Conditional Use Permit	\$ 400.00	\$ 500.00	\$ 1,000.00
F.	Demolition (includes 2 inspections)	\$ 95.00		
G.	Variance by Board of Trustees	\$ 450.00		
IV.	Registration Fees (For the term of the license)			
A.	Building	Included in Building Permit Fee		
B.	Mechanical	\$ 5.00	per term	
C.	Electrical	\$ 5.00	per term	
D.	Plumbing	\$ 5.00	per 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	\$ 1,500.00		
E.	50 or more acres	\$ 1500 + \$20/acre each acre above 50		

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		<u>Admin. Fee</u>	<u>Nonrefundable Consultant Fee</u>	<u>Refundable Deposit</u>
VI.	Rezoning Fees			
A.	From any zoning to agricultural or residential			
	1. Less than 10 acres	\$650	\$500	\$1,000
	2. More than 10 acres	\$650	\$1,000	\$2,000
B.	From any zoning to non-residential all sizes:			
	1. C-1 Convenience Commercial	\$650	\$1,200	\$2,400
	2. PL Public Lands	\$650	\$1,200	\$2,400
	3. O Office	\$650	\$1,200	\$2,400
	4. R-D Research & Development	\$650	\$1,200	\$2,400
	5. I-1 Limited Industrial	\$650	\$1,200	\$2,400
C.	From any zoning to Special Districts:			
	1. PUD Planned Unit Development*	\$650	\$2,300	\$4,600
	2. RRA Research & Research Application*	\$650	\$2,300	\$4,600
	3. OP Office Park*	\$650	\$2,300	\$4,600
	*Also considered the area plan or preliminary site plan.			
D.	From any Special District to another:			
	1. PUD Planned Unit Development*	\$650	\$2,300	\$4,600
	2. RRA Research & Research Application*	\$650	\$2,300	\$4,600
	3. OP Office Park*	\$650	\$2,300	\$4,600
	*Also considered the area plan or preliminary site plan.			
E.	Petition to change Zoning Ordinance text	\$650	\$500	\$1,000
	Planning Commission review & recommendation			
VII	Subdivision Review			
A.	Preliminary Site Plan	\$650	\$1,400	\$2,800
B.	Final Site Plan	\$650	\$3,700	\$7,400
VIII.	Site Condo, Condominium, PUD Review			
A.	Preliminary Site Plan	\$650	\$1,400	\$2,800
B.	Final Site Plan	\$650	\$3,700	\$7,400
C.	Revision or redesign submitted by original applicant			
	Review fees will be equal to 50% of the base review for the original submittal, if received by the Twp within 6 months of the date of the original submittal			
IX.	Single Family Residential Review (over 5000 sq ft)			
A.	Preliminary Site Plan	\$650	\$800	\$2,000
B.	Final Site Plan	\$650	\$1,000	\$3,000

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		Admin. Fee	Nonrefundable Consultant Fee	Refundable Deposit
X.	Multiple Family Residential Developments			
A.	Preliminary Site Plan			
	1. First 20 units	\$650	\$1,000	\$2,000
	2. More than 20 units	\$650	\$1,000 + \$5/unit	\$2,000 + \$10/unit
B.	Final Site Plan			
	1. First 20 units	\$650	\$2,100	\$4,200
	2. More than 20 units	\$650	\$2,100 + \$5/unit	\$4,200 + \$10/unit
C.	Revision or redesign from original applicant Review fees will be equal to 50% of the base review for the original submittal, if received by the Twp within 6 months of the date of the original submittal			
XI.	Institutions, Schools, Churches Review Fees			
A.	Preliminary Site Plan	\$650	\$1,000	\$2,000
B.	Final Site Plan	\$650	\$2,100	\$4,200
C.	Revision or redesign from original appl Review fees will be equal to 50% of the base review for the original submittal, if received by the Twp within 6 months of the date of the original submittal			
XII.	Office, Research, Commercial & Industrial Review Fees			
A.	Preliminary Site Plan	\$650	\$1,400	\$2,800
B.	Final Site Plan	\$650	\$3,700	\$7,400
C.	Revision or redesign from original appl *Review fees will be equal to 50% of the base review for the original submittal, if received by the Township within 6 months of the date of the original submittal	*	*	*
XIII.	Co-Location on Existing Cellular Tower \$750 for Engineer, Planning, Legal and Calculation review and processing of permit. \$1000 for projects which require Planning Commission review.			
XIV.	Major or Minor Change to Site Plan, Area Plan or Township Master Plan			
	Planning Commission Review	\$350	\$300	\$400
	Board of Trustees Review and Approval (Review and determination of major/minor change)	\$350	\$300	\$400
	Petition to Amend Master Plan	\$650	\$1,200	\$2,400
XV.	Mobile Home Park Review Fees			
A.	Site Plan (After final # of lots is determined, add \$6/lot)	\$650	\$3,700 + \$6/lot	\$7,400
B.	Revision or redesign from original appl *Review fees will be equal to 50% of the base review for the original submittal, if received by the Township within 6 months of the date of the original submittal.	*	*	*

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XVI. Private Road Review Fees

A.	Permit - fees revised by Board 1/20/14	\$650	\$1,700	\$3,400
B.	Revision or redesign from original appl	*	*	*

*Review fees will be equal to 50% of the base review for the original submittal, if received by the Twp within 6 months of 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

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. Inspection deposit fees will be based on the following schedule:

	<u>Construction Cost</u>	<u>Admin. Fee</u>	<u>Amount of Review / Inspection Deposit</u>
A.	\$0 - \$50,000.00	\$500.00	\$7,500
B.	\$50,000.00 - \$250,000.00	\$500.00	10% of Construction cost
C.	Over \$250,000.00	\$500.00	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 will be issued for any work on the Project until the deposit is brought to its initial level.

		<u>Admin. Fee</u>	<u>Nonrefundable Consultant Fee</u>	<u>Refundable Deposit</u>
XIX	Construction in Right-of Way Permit			
	Permit	\$100	\$100	*

* 3% of approved estimated construction cost with a minimum deposit of \$500.00

NOTE: Inspection Deposit - 3% of the approved construction cost with a minimum deposit of \$500.00. 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 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 fees.

		<u>Admin. Fee</u>	<u>Nonrefundable Consultant Fee</u>	<u>Refundable Deposit</u>
XX	Industrial Tax Abatement			
A.	Abatement	\$650.00	\$1,200.00	\$2,400.00

		<u>Admin. Fee</u>	<u>Nonrefundable Consultant Fee</u>	<u>Refundable Deposit</u>
XXI	IDD Districts			
A.	Abatement	\$650.00	\$1,200.00	\$2,400.00

XXII. Wastewater Rates and Connection Charges
Effective Dates 7/1/16 - 6/30/17

Commodity Rate		
Community	Commodity Charge - Per 100 Cubic Feet	
AATWP rates to AATWP customers	\$7.30	
AATWP rates to Superior Twp customers	\$7.30	
Connection Fees*		
Tap Size	Connection Fee Per Tap Group 1	Connection Fee Per Tap Group 2
1"	\$3,044.20	\$3,712.38
1-1/2"	\$6,662.21	\$8,165.60
2"	\$11,726.81	\$14,399.51
4"	\$46,457.25	\$57,148.04
6"	\$104,341.32	\$128,395.59
8"	\$185,379.02	\$228,142.15
10"	\$289,570.34	\$356,387.74
12"	\$416,915.29	\$513,132.35

* Additional cost for meter equipment will be charged at installation

Metered Water Rates and Connection Charges
Effective Dates 7/1/16 - 6/30/17

Commodity Rate		
Community	Commodity Charge - Per 100 Cubic Feet	
AATWP rates to AATWP customers	\$7.09	
AATWP rates to Superior Twp customers	\$7.09	
Connection Fees*		
Tap Size	Connection Fee Per Tap Group 1	Connection Fee Per Tap Group 2
1"	\$3,333.74	\$4,455.76
1-1/2"	\$7,313.41	\$9,837.96
2"	\$12,884.95	\$17,373.05
4"	\$51,089.82	\$69,042.18
6"	\$114,764.59	\$155,157.41
8"	\$203,909.26	\$275,718.73
10"	\$318,523.85	\$430,726.14
12"	\$458,608.34	\$620,179.65

* Additional cost for meter equipment will be charged at installation

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XXIII Wetland Permit Fees

	Admin. Fee	Nonrefundable Consultant Fee	Refundable Deposit
A. 2 acres or less	\$ 350	\$ 200	\$ 400
B. Greater than 2 acres to 10 acres	\$ 350	\$ 300	\$ 600
C. Greater than 10 acres to 25 acres	\$ 350	\$ 700	\$ 1,400
D. Greater than 25 acres to 50 acres	\$ 350	\$ 1,200	\$ 2,400
E. Over 50 acres	\$ 350	\$ 1,700	\$ 3,400

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.

XXIV Natural Features Permit Fees

	Admin. Fee	Nonrefundable Consultant Fee	Refundable Deposit
A. 2 acres or less	\$ 350	\$ 200	\$ 400
B. Greater than 2 acres to 10 acres	\$ 350	\$ 300	\$ 600
C. Greater than 10 acres to 25 acres	\$ 350	\$ 700	\$ 1,400
D. Greater than 25 acres to 50 acres	\$ 350	\$ 1,200	\$ 2,400
E. Over 50 acres	\$ 350	\$ 1,700	\$ 3,400

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XXV Soil Erosion and Sedimentation Control Permit

		Admin Fee	Escrow Deposit	Performance Guarantee
A.	Major Project	\$250.00	\$10,000.00	\$500.00 per acre disturbed: min: \$2000.00
B.	Minor Project	\$250.00	\$5,000.00	" "
C.	Single Family Residential Project *	\$230.00	\$0.00	\$0.00
D.	Permit Waiver (for <225 sqft disturbed)	\$ 35.00	\$0.00	\$0.00

XXVI Rental Property Maintenance

Registration	1 or 2 family detached	\$40.00
Registration	multiple unit structures	\$100.00
Per Building Certification Inspection	multiple unit structures	\$20.00
Per Dwelling Certification Inspection	multiple unit structures	\$20.00
1 or 2 Family Detached Certification Inspection		\$75.00
Re-Inspection	per dwelling or per structure	\$20.00
Re-Inspection	1 or 2 family detached	\$40.00
Tenant Complaint	if valid	\$35.00
Broken Appointment		\$35.00
Failure to Register		\$150.00
Search Warrant Administration Fee		\$100.00

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.

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XXVII Wind Energy Conservation System (Fees adopted by Resolution on February 15, 2010)

Onsite WECS or TMT without Site Plan	Admin	Non Refundable	Refundable	Total
Conditional Use Permit Only	\$400.00	\$500.00	\$1,000.00	\$1,900.00

Onsite WECS or TMT with Site Plan				
Conditional Use Permit	\$400.00	\$500.00	\$1,000.00	\$1,900.00
Preliminary Site Plan	\$650.00	\$1,000.00	\$2,000.00	\$3,650.00
Final Site Plan	\$650.00	\$2,100.00	\$4,000.00	\$6,950.00

Commercial WECS or TMT				
Conditional Use Permit	\$400.00	\$500.00	\$1,000.00	\$1,900.00
Preliminary Site Plan	\$650.00	\$1,000.00	\$2,000.00	\$3,650.00
Final Site Plan	\$650.00	\$2,100.00	\$4,000.00	\$6,950.00

XXVIII Agricultural Business (Fees adopted by resolution on April 9, 2013)
\$75.00

Fee for administrative zoning compliance review for agricultural business uses not requiring a site plan/ Planning Commission review: farm markets, CSA distribution sites, agricultural storage facilities, wash and pack facilities, agricultural commercial kitchens, and agricultural education facilities.