



2026 Fee Schedule

CITY CLERK	2026
Records Request Fees	
Staff Research and Retrieval Time	First hour free, then \$41.00 per hour
Copies: 8 1/2 x 11 in.	\$0.30 per page
Copies: 11 x 17 in.	\$0.60 per page
Records on Flash Drive	\$31.00 per flash drive needed
Recordation Fees	
First Page	\$16.00
Each Additional Page	\$6.00 per page
Documents larger than 8.5 x 11: First Page	\$16.00
Documents larger than 8.5 x 11: Additional Pages	\$12.00 per page
Land Survey Plats: First Page	\$25.00
Land Survey Plats: Additional Pages	\$12.50 per page
Licenses	
Tobacco Retailer License	\$63.00 annually
City Liquor License Fees (State Fees Also Apply)	
Application Fees	
New License Application Fee (plus license fee)	\$945.00
New License Application Fee with Concurrent Review (plus license fee)	\$945.00
Application Fee for Transfer of Ownership (plus license fee)	\$750.00
Application Fee for Additional Liquor-Licensed Drugstore	\$945.00
Application Fee for Additional Liquor-Licensed Drugstore w/Concurrent Review	\$945.00
Late Renewal Fee (not more than 90 days of license expiration date)	\$500.00
Application Reissue Fee (more than 90 days, but <180 days of expiration date)	\$500.00
Application Reissue Fine (more than 90 days, but <180 days of expiration date)	\$25.00 per day past 90 day expiration date
Temporary Liquor Permit with Transfer of Ownership	\$100.00
Change of Location	\$630.00

2026 Fee Schedule

CITY CLERK	2026
Corporate/LLC Change(s) per person	\$100.00
Manager Registration	\$75.00
Annual Renewal Application Fee (plus license fee)	\$100.00
Annual Art Gallery Fee	\$100.00
License Fees	
Art License	\$41.25
Beer & Wine	\$48.75
Brew Pub	\$75.00
Club	\$41.25
Distillery Pub	\$75.00
Hotel & Restaurant	\$75.00
With One Optional Premises	\$75.00
Resort Complex	\$75.00
Campus Liquor Complex	\$75.00
Related Facility-Resort Complex	\$15.00
Related Facility-Campus Liquor Complex	\$15.00
Mini Bar Permit	\$48.75
Liquor-Licensed Drugstore	\$22.50
Lodging & Entertainment	\$75.00
Optional Premises	\$75.00
Racetrack	\$75.00
Retail Gaming Tavern	\$75.00
Retail Liquor Store	\$22.50
Tavern	\$75.00
Vintner's Restaurant	\$75.00

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CITY CLERK	2026
Fermented Malt Beverage On Premises	\$3.75
Fermented Malt Beverage Off Premises	\$3.75
Art Gallery Permit	\$3.75
Bed & Breakfast Permit	\$3.75
Each Resort-Complex-Related Facility Permit	\$15.00
Special Event Liquor Permit	
Malt, Vinous, and Spirituous Liquor	\$25.00 per day
Fermented Malt Beverage (3.2% Beer)	\$10.00 per day
Tastings Permit	\$44.00
Special Event Permit	
Application Fee	\$115.00
Required Clean-up Deposit	\$590.00
Other Fees	
Certification of Documents	\$6.25 per document
Certification of Transcript	\$6.25 + \$1.25 per page
Copies: 8 1/2 x 11 in.	\$0.30 per page
Copies: 11 x 17 in.	\$0.60 per page

2026 Fee Schedule

MUNICIPAL COURT	2026
Bench Warrant	\$50.00 + costs incurred
Court Costs	\$35.00
Jury Trial	\$50.00
Mileage	Rate set by Municipal Judge
Court Cost Surcharge	\$10.00
Probationary or other services	\$20.00 per month
Jail Costs	Actual per day cost charged to the City
Late Fee/Time Payment Fee	\$25.00
Stay of Execution	\$25.00
Delinquent Payment Collections Fee	added 25% of Citation
Default on Outstanding Judgements and Warrants	\$30.00
Appeal to the Douglas County District Court	
Transcript deposit for trial	\$150.00
Trial by jury	\$200.00

FINANCE	2026
Insufficient Check Fee	\$30.00
Credit Card Fee	2.95% of transaction
Business License	\$0.00
Late Penalty: Paid between Jan. 1 and Jan. 31	\$10.00
Late Penalty: Paid between Feb. 1 and Feb. 28	\$20.00
Late Penalty: Paid after March 1	\$30.00
Admin Fee for Filing Sales Tax Return on Paper	\$30.00

2026 Fee Schedule

BUILDING	2026
Contractor Licenses	
Class A: Contractor	\$125.00 annually
Class B: General Contractor	\$125.00 annually
Class C: Basement/Remodels	\$125.00 annually
Class D-1: Roofing Contractor	\$75.00 annually
Class D-2: Single Trade Contractor	\$50.00 annually
Class E: Electrical	\$0.00
Class F: Plumbing	\$50.00 annually
Class G: Mechanical/HVAC	\$75.00 annually
Class H: Asphalt Paving Contractor	\$75.00 annually
Class I: Concrete and Form	\$75.00 annually
Class J: Demolition	\$75.00 annually
Class K: Excavating	\$75.00 annually
Class L: Utility Contractor	\$75.00 annually
Building Permit Fees	
\$1.00 to \$500.00	\$42.00
\$501.00 to \$2,000.00	\$42.00 for the first \$500.00 plus \$5.45 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$123.75 for the first \$2,000.00 plus \$25.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$698.75 for the first \$25,000.00 plus \$18.00 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$1,148.75 for the first \$50,000.00 plus \$12.45 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,771.25 for the first \$100,000.00 plus \$9.95 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
\$500,001.00 to \$1,000,000.00	\$5,751.25 for the first \$500,000.00 plus \$8.45 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00
\$1,000,001.00 and up	\$9,976.25 for the first \$1,000,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof
Electrical Permit Fees	As outlined by State Statute

2026 Fee Schedule

BUILDING	2026
Other Building Fees	
Plan Review Fee	65% of total building permit fee
Site Specific Review Based on Master Plan	10% of total building permit fee
Inspections outside normal business hours	\$65.00 per hour
Reinspection Fees	\$65.00 per hour
Inspections where no fee is specifically indicated (minimum 1/2 hour)	\$65.00 per hour
Additional plan review required by changes, additions or revisions	\$65.00 per hour

PUBLIC WORKS	2026
Right-of-Way Permits	
Engineering Review	Actual Cost of Engineering Review plus 10%
Inspection or Reinspection Fee	\$142.00
Initial and/or Final Acceptance Inspections for Public Improvements	\$94.00/hour per inspector
Temporary Dumpster Placement - initial 90 days	\$375.00
Temporary Dumpster Placement - 30 day extension	\$190.00
Temporary Storage Pod Placement - initial 30 days	\$190.00
Temporary Storage Pod Placement - 30 day extension	\$94.00
Construction	
Base Fee STO/SAN/WAT/PHO/FO/Trench Drain/TV/GAS/ELEC/CONDUIT	\$88.00
Pipe/cable 0.5"-8"	\$0.32 LF
Pipe/cable 8.25"-16"	\$0.44 LF
Pipe/cable 16.25"-24"	\$0.69 LF
Pipe/cable 25"-42"	\$1.13 LF
Pipe/cable 43" and larger	\$1.45 LF

2026 Fee Schedule

PUBLIC WORKS	2026
Street Cut	
Paved Road	\$8.75 SF
GESC Compliance (applicable to any street cut or disturbance > 36 LF)	\$190.00 each
Boring/jacking/tunneling	\$113.00 each
Street/Road Construction	
Base Fee (subgrade/base course/surface)	\$126.00 each
Pavement Design Review	\$343.00
Subgrade per square yard	\$0.20 SY
Base course per square yard	\$0.20 SY
Surface per square yard	\$0.20 SY
Cross Pans	
First Cross Pan	\$82.00
Additional Cross Pans	\$44.00
Sidewalk/Curb & Gutter/Handicap Ramp	
Base Fee	\$82.00
Curb & Gutter Without Sidewalk	\$0.21 LF
Sidewalk With Integral Curb & Gutter	\$0.33 LF
Sidewalk Without Curb & Gutter	\$0.21 LF
Sidewalk Chase Drain	\$185.00
Handicap Ramp	\$69.00
Sidewalk Closure	\$230.00
Valley Pan or Trickle Channel	
Base Fee	\$75.00
Valley Pan	\$0.18 LF
Concrete Trickle Channel	\$0.26 LF

2026 Fee Schedule

PUBLIC WORKS	2026
Pipe Culvert or Precast Box	
Base Fee	\$88.00
36" or smaller	\$88.00
> 36"	\$1.32 LF plus Base Fee
Cast-in-Place Storm Sewer Vaults/Inlets or Junction Boxes	
6' or smaller	\$113.00
6' or larger	\$220.00 each
Rip-Rap Erosion Protection	
Base Fee	\$88.00
Rip-Rap Plus Cubic Yard	\$0.32 CY
Rip-Rap Plus Tonnage	\$0.26 per ton
Fore Bay	\$0.20 sq yd
Micro Pool	\$75.00
Vehicle Tracting Control Pad	\$75.00
VTC With Wheel Wash	\$113.00
Miscellaneous	
Utility Handhole/Pull Box	\$56.00 each
Manhole	\$82.00 each
Bridge/Cast-In-Lace Box Culvert	\$730.00 each
Traffic Control	\$277.00 per week
Traffic Control Review	\$185.00 per hour
Minimum Permit Fee	\$295.00
Subsequent Permits After 60 Days (Permit Renewal Fee)	\$295.00 + item cost
Reinstatement Fee After Stop Work Order	\$874.00 minimum
Working Without City-Issued Permit	\$874.00 minimum

2026 Fee Schedule

PUBLIC WORKS	2026
GESC Permits	
Permit Fee	\$364.00 plus \$36.00 per acre of disturbance
Low Impact GESC Permit Fee plus Engineering Review	\$365.00
Renewal of Permit	\$151.00
Transfer of Permit	\$151.00
Working Without City-Issued Permit	3 times the permit fee
Re-Inspection Fee	\$116.00 per inspection
GESC Modification	\$327.00 plus \$36.00 per acre of disturbance
Engineering Review	Actual Cost of Engineering Review plus 10%
Annual Inspection Fee	\$1,742.00
Stormwater Management Fees	
Single Family Attached or Detached Unit - annual fee	\$110 per year
Multifamily/Commercial Property - annual fee	\$110 per every 4,000 square feet of impervious area on the property
Stormwater Utility Late Payment Fee	\$25.00

2026 Fee Schedule

COMMUNITY DEVELOPMENT		2026
Zoning Verification Letter		\$55.00
Digitization - 2' x 3' Color Mylar		\$13.00 per sheet
Digitization - 2' x 3' Black and White Mylar		\$6.50 per sheet
Development Review Fees		
Annexation		Actual Cost
Non-Residential		\$5,912.00
Residential		\$5,912 plus \$151 per building
Major Revision		\$5,912 plus \$151 per building
Minor Revision		\$1,887.00
Minor Modification		\$1,887.00
Approval Extension		\$94.00
Additional Reviews (for each review beyond the standard 3 reviews)		25% of the original fee
Use By Special Review		
Residential		\$1,510.00
0-40 acres		\$5,910.00
41-100 acres		\$5,881 plus \$37.00 per acre
101+ acres		\$9,692.00 plus \$18.50 per acre
Multi-Family		Base Fee plus \$82.00 per building
Administrative Amendment - No Plan Required		\$345.00
Administrative Amendment - Plan Required		\$885.00
Administrative Horse Boarding		\$208.00

2026 Fee Schedule

COMMUNITY DEVELOPMENT	2026
Landfill/Mining	
0-42 acres	\$2,390.00
43-100 acres	\$2,390.00 plus \$56.00 per acre
101-320 acres	\$7,990.00 plus \$50.00 per acre
321-640 acres	\$23,990.00 plus \$37.00 per acre
641-1000 acres	\$47,670.00 plus \$31.00 per acre
1001+ acres	\$78,670 plus \$25.00 per acre
Landfill Mining Amendment	\$981.00
Exemption/Borrow Site	\$981.00
Initial Zoning/Rezoning	
Planned Development	
0-20 acres	\$6,130.00
21-40 acres	\$6,130.00 plus \$63.00 per acre
41-160 acres	\$8,650.00 plus \$63.00 per acre
161-350 acres	\$18,730.00 plus \$63.00 per acre
351+ acres	\$40,780.00 plus \$25.00 per acre
Administrative Amendment	\$1,887.00
Major Amendment	\$2,855.00
Waiver	\$440.00
All Other Zone Districts	
0-10 acres	\$3,775.00
11-40 acres	\$3,775.00 plus \$63.00 per acre
41-160 acres	\$6,295.00 plus \$63.00 per acre
161-350 acres	\$16,375.00 plus \$63.00 per acre
351+ acres	\$38,425.00 plus \$25.15 per acre

2026 Fee Schedule

COMMUNITY DEVELOPMENT		2026
Service Plan		
Application Fee		\$1,887.00
Planning Review Fee		\$4,403.00
Consultant Review (as required)		\$3,774.00
Plan Amendments		\$1,887.00
Clerk & Recorder Fee for New		Set by State Statute
Clerk & Recorder Fee for Amendment		Set by State Statute
Subdivision		
Sketch Plan		
1-10 lots		\$1,572.00
11-50 lots		\$1,572.00 plus \$126.00 per lot
51-500 lots		\$7,872.00 plus \$19.00 per lot
501+ lots		\$17,372.00 plus \$3.80 per lot
Preliminary Plan		
1-500 lots		\$2,830.00
501-2000 lots		\$2,830.00 plus \$6.30 per lot
2001+ lots		\$15,430 plus \$1.25 per lot
Combined Preliminary/Final		
1-500 lots		\$4,400.00
500+ lots		\$4,400.00 plus \$2.44 per lot
Final Plat/Replat - Non-Administrative		\$1,761.00
Replat - Administrative/Lot Line Adjustment/Lot Line Vacation/Building Envelope Adjustment		\$440.00
Road Vacation/Plat Vacation		\$2,516.00
Minor Development		\$3,270.00
SB 35 Exemption		\$1,258.00

2026 Fee Schedule

COMMUNITY DEVELOPMENT	2026
Plat Correction	\$490.00
Time Extension	
Sketch/Preliminary	\$189.00
Recordation	\$94.00
Assessor Mapping Fee	\$126.00 plus \$10.00 per lot affected
Development Agreement/Vested Property Rights	\$1,258.00
Location & Extent	\$2,516.00
Master Plan Amendment	\$1,774.00
Seasonal Use Permit	\$189.00
Site Improvement Plan Appeal	\$459.00
Variance Appeal	\$472.00
Zoning Variance	\$503.00
Zoning Review for Building Permit	\$63.00
Review	\$959.00
Waiver	\$491.00
Sign Permit	\$63.00 plus \$1.00 per square foot
Home Occupation - Class 2 Permit	\$100.00
Estate Sale Permit	\$63.00
Zoning Code Enforcement Violations	Not to exceed \$125.00 per violation

2026 Fee Schedule

COMMUNITY DEVELOPMENT	2026
Engineering Fees	
Zoning	
< 5 acres	\$8,990.00
≥ 5 acres and < 25 acres	\$13,700.00
≥ 25 acres	\$18,400.00
Sketch Plan	
< 5 acres	\$3,460.00
≥ 5 acres and < 25 acres	\$6,920.00
≥ 25 acres	\$10,375.00
Preliminary Plan	
< 5 acres	\$3,460.00
≥ 5 acres and < 25 acres	\$6,920.00
≥ 25 acres	\$10,375.00
Final Plat/Replat - Non-Administrative	
< 5 acres	\$6,920.00
≥ 5 acres and < 25 acres	\$8,025.00
≥ 25 acres	\$10,375.00
Minor Development Plan	
< 5 acres	\$6,920.00
≥ 5 acres and < 25 acres	\$8,025.00
≥ 25 acres	\$10,375.00
Site Improvement Plan Non-Residential & Major Revisions to Site Improvement Plan	
< 5 acres	\$4,150.00
≥ 5 acres and < 25 acres	\$7,610.00
≥ 25 acres	\$13,145.00

2026 Fee Schedule

COMMUNITY DEVELOPMENT	2026
Site Improvement Plan Non-Residential Pad Site (part of a larger approved SIP)	\$2,075.00
Site Improvement Plan Residential & Major Revisions to Site Improvement Plan	
< 5 acres	\$4,150.00
≥ 5 acres and < 25 acres	\$7,610.00
≥ 25 acres	\$13,145.00
Use by Special Review	
< 5 acres	\$4,150.00
≥ 5 acres and < 25 acres	\$7,610.00
≥ 25 acres	\$13,145.00
Planned Development Administrative Amendment	\$540.00
Replat - Administrative/Lot Line Adjustment/Lot Line Vacation	\$540.00
Site Improvement Plan Minor Revision	\$415.00
Site Improvement Plan Minor Modification	\$555.00
Service Plan (Special District)	\$275.00
Right-of-Way Dedication (Public)	\$885.00
Right-of-Way Vacation	\$275.00
Minor Adjustment to Existing Right-of-Way	\$3,320.00
Dedication of Access or Drainage Easement	\$275.00
Vacation of Access or Drainage Easement	\$275.00
Vacation of Other Easement (may be used for access or drainage easements if part of a larger project)	\$1,380.00
SB35 Exemption	\$555.00
Location and Extent	\$1,660.00
Rural Site Improvement Plan	\$1,380.00
Minimum Review Fee	\$2,765.00
Construction Plan Reviews	\$390.00

2026 Fee Schedule

COMMUNITY DEVELOPMENT	2026
Street/Storm Construction Plans	
< 5 acres	\$2,215.00
≥ 5 acres and < 25 acres	\$2,765.00
≥ 25 acres	\$3,320.00
District Roadway Construction Plan Review	\$970.00 plus 66(Y) 1/2
District Storm Sewer Plan Review	\$970.00 plus 83(Y) 1/2
Roadway Construction Plans for 35-acre Development or other private roads outside the rural SIP process or platting process	\$690.00
Separate Signage and Striping Plan (only if not part of an overall construction plan set)	\$275.00 per sheet
Traffic Signal Plans	\$1,105.00 per intersection
Utility Construction Plan Review (gas, electric, telephone, cable TV, water & sewer for submittals greater than 1,000 LF)	\$620.00
Grading, Erosion and Sediment Control Plan	\$345.00 plus \$37.00 per acre of disturbance
Temporary Batch Plan / GESC Plan	\$345.00 plus \$37.00 per acre of disturbance
Landscape Plans	\$485.00 plus 66(Y) 1/2
Regional Detention Pond Construction Plan	\$690.00 plus 44(X) 1/2
Regional Water Quality Facilities Construction Plan	\$555.00
Other Review Services	
Legal Reviews	Actual Cost
Floodplain Modification Study	
Minor	\$1,107.00
Major	\$2,214.00
Floodplain Development Permit	\$138.00
Pavement Design Report, including minor construction plans and/or revisions	\$346.00

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COMMUNITY DEVELOPMENT	2026
Phase I Drainage Report	
< 5 acres	\$465.00
≥ 5 acres and < 25 acres	\$780.00
≥ 25 acres	\$931.00
Phase II or Phase III Drainage Report	
< 5 acres	\$931.00
≥ 5 acres and < 25 acres	\$1,553.00
≥ 25 acres	\$1,862.00
Traffic Impact Study	
Rezoning, Sketch Plan, Preliminary Plan, Minor Development	\$3,536.00
Traffic Impact Study Update	\$2,715.00
Updated Report to Original for Sketch or Preliminary	\$1,384.00
Final Plat/MDP/PDP	\$692.00
Site Improvement Plan	\$692.00
Use by Special Review	\$2,075.00
Signal Warrant Study	\$277.00
Technical Criteria Variance	\$277.00
Notice of Change to the Approved Plan - Minor Revision	\$277.00
Notice of Change to the Approved Plan - Major Revision	\$692.00
Alternative Roadway Standards for Public Roads	\$3,459.00
Revision to Alternative Roadway Standards	\$692.00
Private Roadway Standards (not for Rural Site Plans or 35 acre developments)	\$1,384.00
Revision to Private Roadway Standards	\$277.00
License Agreement	\$277.00
Intergovernmental Agreement (Special Districts)	\$1,384.00
Modification to Standard City Agreements	\$692.00

2026 Fee Schedule

PARKS AND RECREATION	2026
Park Fees	
Pavilion Deposit	\$100.00 per pavilion
Community Room Deposit	\$300.00 per rental
Permit Change Fee (change of date or time for a permit already issued)	\$13.00 per occurrence
Field Clean Up Fee (assessed when trash/water bottles left on field)	\$63.00 per occurrence
Elk Ridge Small Pavilion Rental (Pavilion #2 or Pavilion #3)	\$19.00 per hour
Elk Ridge Large Pavilion Rental (Pavilion #1)	\$19.00 per hour
Coyote Ridge Pavilion Rental (Pavilions A, B, C)	\$19.00 per hour
Coyote Ridge Multipurpose Field	\$25.00 per hour
Elk Ridge Turf Half Field	\$25.00 per hour
Elk Ridge Turf Full Field	\$50.00 per hour
Coyote Ridge and Retreat Baseball Field Rental	\$50.00 per hour
Community Room Rental	
Resident Private Party	\$170.00 for 4 hours
Resident Private Party more than 4 hours	\$42.00 per hour in excess of 4 hours
Non-Resident Private Party	\$410.00 for 4 hours
Non-Resident Private Party more than 4 hours	\$102.00 per hour in excess of 4 hours