Todd County Planning & Zoning – 2027 Fee Schedule

A. Residential Construction

1. Dwelling structure *(includes all floors) ($50.00 minimum)*	$15.00 Per 100 sq. ft.
2. Decks (a) 0 – 250 sq ft	$50.00
(b) 251 sq ft and over	$75.00

B. Accessory & Agricultural structures

1. Non-residential structure (*cap of $500 per structure) ($50 minimum)*	$10.00 Per 100 sq. ft.
2. Semi-trailers, Cargo Containers (two per parcel allowed in Cmml & AF1, AF2)	$25.00 each
3. Grain Bin (flat fee)	$50.00 each

C. Commercial & Industrial

1. Per 100 sq ft of structure *(cap of $500 per structure) (Minimum $50 fee)*	$10.00 Per 100 sq. ft.
2. Commercial Towers over 100 ft (plus C.U.P)	$500.00
3. Mining or Gravel Pits (with or without C.U.P.) – valid for four years	$300.00
4. Adult Use Business Land Use Permit Fee	$750.00

D. Structural Alteration to Existing Conforming Structure or Dwelling $50.00

Note: If making an outward expansion in any direction, use A, B or C above for fee. Structural alterations are those that affect supporting structural elements of the building and do require a permit – i.e roof rafters, foundation, outside walls, etc… Non-structural "normal maintenance" – shingles, doors, windows, siding, etc … do not require a permit.

E. Nonconforming Structure Replacement (a building permit will also need to be purchased)

1. Major Construction (>50% rebuild of houses, sheds, boathouses)	$300.00 + permit fee
2. Minor Construction (decks, roof or foundation modification within ordinance)	$150.00 + permit fee

F. Shoreland Alteration Permits $250.00

G. Shoreland Access Permits $150.00

H. Recreational Vehicle Unit Permit $50.00

I. Sewage Treatment Systems

1. SSTS Permit with site inspection and soils verification (Type I, III, and privies)	$300.00
2. Holding tank and tank replacement fee (single site visit)	$150.00
3. Soil verification/additional inspection (per visit for 3 or more visits to the site)	$150.00
4. Advanced SSTS with inspection (fee increases or decreases per actual cost)	$1,500.00
5. Cluster system (3+ homes)	$200 + $50 per tank installed

J. Cannabis

1. Initial Adult Use Cannabis Retail Registration Fee	$500.00
2. Annual Adult Use Cannabis Retail Registration Fee	$1000.00
3. LPHE Retail Registration Fee	$125.00
4. Temporary Cannabis Event	$150.00

K. Applications

1. Conditional Use Permit (includes recording fee)	$600.00 ATF=$1200.00
2. Variance Application (includes recording fee)	$600.00 ATF= $1200.00
3. Administrative SSTS Variance (including recording fee)	$150.00
4. Administrative Acreage Cluster Application	$150.00
5. Rezoning Application (includes recording fee)	$600.00
6. Application to Plat: 1 – 4 lots (includes recording fee)	$600 plus $200 per lot
5 lots & over (includes recording fee)	$1,000 plus $200 per lot
7. Administrative Split, Property Line Adjustment, or Combining Parcels	$100.00
8. Planned Unit Development Review	$250.00
9. Environmental Assessment Worksheet Review	$600.00
10. Application to Amend Zoning Ordinance	$800.00
11. Appeal of Land Use Decision to Board of Adjustment	$200.00

L. After the Fact Fees (excluding CUP and variance applications)

1. Fee after first violation notice	2x the regular fee + original application fee
2. Fee after second violation notice	3x the regular fee + original application fee

M. Other Fees

1. Special hearing fees	actual cost + application fee
2. County Ordinance Copy	$35.00
3. Special Requests	staff hourly rates apply
4. Permit renewal	$25.00
5. Permits to replace structures destroyed by "An act of God"	No Charge
6. Administrative Penalty Order (only for Buffers Section 9.22)	$50 to $200/mo. Initial Violation
	$50 to $200/day Repeat Violation
7. Noncompliance Fee (1X First year, 2X Second year, 3X Third year)	$1,000.00

(All Fees are non-refundable)