

ORDINANCE NO. 842

AN ORDINANCE AMENDING ORDINANCE NO. 840 ADOPTED ON DECEMBER 16, 2025, ORDINANCE NO. 831 ADOPTED ON JANUARY 6, 2025, ORDINANCE NO. 823 ADOPTED ON DECEMBER 17, 2024; ORDINANCE NO. 809 ADOPTED ON MAY 7, 2024; ORDINANCE NO. 797 ADOPTED ON 9-19-2023; ORDINANCE NO. 765 ADOPTED ON 12-21-2021; ORDINANCE NO. 727 ADOPTED ON 4-7-2020 TITLED ENUMERATION OF FEES.

THE CITY COUNCIL OF THE CITY OF ISANTI DOES ORDAIN AS FOLLOWS:

Section 1 - Amendment. Ordinance No. 840; Ordinance No. 831; Ordinance No. 823; Ordinance No. 809; Ordinance No. 797; Ordinance No. 765; Ordinance No. 727 Enumeration of Fees, B. Building Permits and Inspections shall be hereby amended as follows:

B. Building permits and inspections.

~~(1) Table 1: Valuation fee schedule. Permit and inspection fees for residential building, commercial building, fire suppression, fire alarm, commercial mechanical, and commercial plumbing. The minimum fee for processing these permits is \$75.~~

Value of Work	Fee
\$0 to \$2,000	\$75
\$2,001 to \$25,000	\$83.50 for first \$2,000 + \$16.55/each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$464.15 for first \$25,000 + 12/each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$764.15 for first \$50,000 + \$8.45/each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,186.65 for first \$100,000 + \$6.75 each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,886.65 for first \$500,000 + \$5.50/each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 +	\$6,636.65 for first \$1,000,000 + \$4.50/each additional \$1,000 or fraction thereof

~~(2) Plan review fees.~~

~~(a) Table 2: Miscellaneous plan review fees.~~

Type of Plan Review	Fee
Minimum plan review fee	\$50
Plan review for building, fire suppression, and fire alarm permits	Refer to Table 1. A 65% plan review may apply.
Plan review for all commercial mechanical permits	10% of permit fee for project valuation over \$30,000
Plan review for similar plans	Set forth in Minnesota Rules 1300.0160

In the event an applicant submits an application that requires plan review and decides not to proceed with the building project after the plan review has been completed, the plan review fee will be billed by the jurisdiction to the permit applicant.

- (b) ~~Table 3: Plumbing plan review. Plumbing system plans and specifications that are submitted to the City of Isanti for review shall be accompanied by the appropriate plan examination fees, which shall be paid prior to plan approval. The City of Isanti shall charge the following fees for plan reviews and audits of plumbing installations for public, commercial, and industrial buildings:~~

~~Systems with both water distribution and drain, waste and vent systems and having:~~

25 or fewer drainage fixture units	\$150
26 to 50 drainage fixture units	\$250
51 to 150 drainage fixture units	\$350
151 to 249 drainage fixture units	\$500
250 or more drainage fixture units	\$3 per drainage fixture unit to a maximum of \$4,000
Interceptors, separator, or catch basins	\$70 per interceptor, separator, or catch basin design
Building sewer service only	\$150
Building water service only	\$150
Building water distribution system only, no drainage system	\$5 per supply fixture unit or \$150, whichever is greater
Storm drainage system	A minimum fee of \$150 or \$50 per drain opening, up to a maximum of \$500 and 70 per interceptor, separator, or catch basin design

~~Manufactured home park or campground, \$300
1 to 25 sites~~

~~Manufactured home park or campground, \$350
26 to 50 sites~~

~~Manufactured home park or campground, \$400
51 to 125 sites~~

~~Manufactured home park or campground, \$500
more than 125 sites~~

~~Revision to previously reviewed or incomplete plans:~~

~~Review of plans for which the City has issued 2 or more requests for additional information, per review~~ ~~\$100 or 10% of the original fee, whichever is greater~~

~~Proposer-requested revision with no increase in project scope~~ ~~\$50 or 10% of original fee, whichever is greater~~

~~Proposer-requested revision with an increase in project scope~~ ~~\$50 plus the difference between the original project fee and the revised project fee~~

- (c) ~~State surcharge on building, mechanical, and plumbing permits. In addition to the permit fees established in this fee schedule, a surcharge fee shall be collected on all permits issued for work governed by the Minnesota State Building Code in accordance with Min. Stat., § 326B.148.~~
 - (d) ~~Refunds. The jurisdiction may refund up to 80% of the permit fees in which no work has been done and no inspections have been made. Requests for refunds must be made by the permit applicant in writing within 180 days of issuance. Within 10 business days of receipt, the Contractor must review the refund request and determine the amount to be refunded or deny the refund request for cause. No refunds will be approved or granted for the following: plan review fees, re-inspection fees, or any other services that have previously been rendered.~~
 - (e) ~~Work without a permit. Work commenced without a permit may result in additional fees as specified in Minnesota Rules 1300.0160, Subpart 8. Investigative fees are identified in Table 6 of this Fee Schedule.~~
 - (f) ~~Validity, expiration and suspension or revocation of permits. The validity, expiration, and suspension or revocation of permits shall be as provided by Minnesota Rules 1300.0120, Subparts 10, 11, and 12.~~
- (3) ~~Table 4: Residential Mechanical permit fees for structures regulated under the MN Residential Code.~~

Permit	Fee
New construction mechanical (includes HVAC system, mechanical ventilation system and gas lines)	\$125 per unit
Addition, alteration, remodel or replacement	\$100
Basement finish mechanical	\$100
Fireplace	\$100
Garage Heater	\$100
Gas Lines	\$100
Miscellaneous mechanical appliance	\$100
All other minor mechanical work	\$100
Furnace, fireplace, air conditioner units, garage heater, gas lines, miscellaneous mechanical appliance, or other minor mechanical work installed and inspected, simultaneously	\$157 per dwelling unit

- (4) ~~Table 5: Residential Plumbing Permit fees for structures regulated under the MN Residential Code.~~

Permit	Fee
New construction plumbing	\$125 per dwelling unit
Addition, alteration, remodel or replacement	\$100
Basement finish	\$100
Water heater	\$112
Water conditioning system	\$112

Miscellaneous plumbing fixtures	\$112
Municipal sewer connection	\$87
Municipal water connection	\$87
Sewer or waterline repair	\$102
Irrigation system	
Backflow prevention	
Water heater, water conditioning system, municipal sewer connection, municipal water connection, irrigation system, backflow prevention, or minor plumbing work installed and inspected simultaneously installed and inspected simultaneously	\$167

(5) Table 6: Other permits and fees:

Permit	Fee
Residential Accessory structure > 200 square feet	Refer to Table 1. A 65% plan review may apply. Max fee \$850 includes plan review.
Structure additions, alterations	Refer to Table 1. A 65% plan review may apply.
Structure remodel	Refer to Table 1. A 65% plan review may apply
Basement finish*	\$150
Deck	A 65% plan review may apply
Fence over 7 feet high	Refer to Table 1. A 65% plan review may apply
Fence over 7 feet high	Refer to Table 1. A 65% plan review may apply
Residential roofing	\$102
Residential Siding	\$102
Residential window/door replacement (same size)	\$102
Commercial demolition	Refer to Table 1. A 65% plan review may apply
Residential demolition	\$150 A 65% plan review may apply
Manufactured home setup (foundation and connections only)	\$175
Solar/photovoltaic systems residential (up to 3.5kW)	\$175
Solar/photovoltaic systems residential (over 3.5kW)	Refer to Table 1. A 65% plan review may apply
Solar/photovoltaic systems commercial	Refer to Table 1. A 65% plan review may apply

Association, commercial, industrial, multifamily irrigation system	Refer to Table 1. A 65% plan review may apply
Miscellaneous commercial or residential building permits for which no fee is specifically indicated	Refer to Table 1. A 65% plan review may apply
Temporary heating equipment	\$150
Inspections which no fee is specifically indicated	\$125 per hour
Additional plan review required by changes, additions, or revisions to previously approved plans	\$95 per hour (minimum charge of 1 hour)
Reinspection fees	\$95 per hour/inspection, whichever is greater (minimum charge of 1 hour)
Permit	Fee
Inspections outside of normal business hours	\$150 per hour (minimum charge of 2 hours)
Change of use/occupancy	Refer to Table 1. A 65% plan review may apply
In-ground pool	Refer to Table 1. A 65% plan review may apply
Investigative review	100% of permit fee
Temporary certificate of occupancy	Residential \$250, Commercial \$450
Septic system—residential new or replacement	\$350
Septic system—commercial new or replacement	Refer to Table 1. A 65% plan review may apply
Septic system—tank replacement/holding tank	\$175
Operating permit	\$200 annually
Maintenance/pumping permit	\$10/triennial

*Basement finishes that have rough-in and final inspections conducted concurrently (covering framing, insulation, mechanical, plumbing and building aspects) will be charged a \$150 permit fee plus 65% plan review. Separate permits for mechanical and plumbing. Additional inspections will be subject to reinspection rates.

(6) Table 7: Rental licensing fees.

Biennial Inspection and Fee	
Condo	\$150 per dwelling unit
Single family	\$250 per dwelling unit
Duplex	\$300 per building
Triplex	\$450 per building
Multifamily (4+ units)	\$250 per building + \$25 per unit

Reinspection fee for multi-family	\$95 per hour/inspection—whichever is greater (one-hour minimum charge)
1 to 15 days late fee for all licenses	50% of license fee
16+ days late fee for all licenses	100% of license fee
Point of conversion fee (existing homes converting to a rental property)	\$500

B. Fees for Services Administered by the City of Isanti's Designated Building Official

The administration and issuance of permits, along with the collection of fees and services administered by the City's Designated Building Official shall be conducted in accordance with the Code of the City of Isanti, Minnesota Statutes and Administrative Rules, and as provided by in this Ordinance. Fees are to be commensurate with the service provided. Permit fees not specifically identified within this Ordinance are based on valuation determined in, Subdivision 8.

Subd. 1. Fee Multiplier Table (FMT). The following table establishes permit and inspection fees for all projects that require plan review or are not otherwise specifically identified within this fee schedule, including non-residential and multi-family mechanical permits. The minimum fee for these permits is \$125. The cost of plan review is separate, if applicable.

<u>Valuation</u>	<u>Permit Fee</u>
<u>\$1 to \$4,000</u>	<u>\$125.00</u>
<u>\$4,001 to \$25,000</u>	<u>\$125.00 for the first \$4,000 plus \$16.55 for each additional \$1,000 or fraction thereof, to and including \$25,000</u>
<u>\$25,001 to \$50,000</u>	<u>\$464.15 for the first \$25,000 plus \$12 for each additional \$1,000 or fraction thereof, to and including \$50,000</u>
<u>\$50,001 to \$100,000</u>	<u>\$764.15 for the first \$50,000 plus \$8.45 for each additional \$1,000 or fraction thereof, to and including \$100,000</u>
<u>\$100,001 to \$500,000</u>	<u>\$1,186.65 for the first \$100,000 plus \$6.75 for each additional \$1,000 or fraction thereof, to and including \$500,000</u>
<u>\$501,000 to \$1,000,000</u>	<u>\$3,886.65 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000; and</u>
<u>\$1,000,001 and up</u>	<u>\$6,636.65 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof</u>

Subd. 2. Plumbing Permit Fees for Non-residential or Multi-Family Structures Regulated under the Minnesota State Building Code and Minn. R. 1305. The following permit fee table is based upon the construction valuation of the plumbing system. The cost of plan review is separate, if applicable.

<u>Valuation/Project Details</u>	<u>Permit Fee</u>
<u>\$0 to \$1,500</u>	<u>\$135.00</u>
<u>\$1,501 to \$2,500</u>	<u>\$135.00 for the first \$1,500, plus \$43 for each additional \$500 or fraction thereof, to and including \$2,500;</u>
<u>\$2,501 to \$5,000</u>	<u>\$221.00 for the first \$2,500, plus \$28 for each additional \$500 or fraction thereof, to and including \$5,000;</u>

<u>Valuation/Project Details</u>	<u>Permit Fee</u>
<u>\$5,001 to \$25,000</u>	<u>\$361.00 for the first \$5,000, plus \$53 for each additional \$1,000 or fraction thereof, to and including \$25,000;</u>
<u>\$25,001 to \$50,000</u>	<u>\$1,421 for the first \$25,000, plus \$51 for each additional \$1,000 or fraction thereof, to and including \$50,000;</u>
<u>\$50,001 to \$500,000</u>	<u>\$2,696 for the first \$50,000, plus \$47 for each additional \$10,000 or fraction thereof, to and including \$500,000;</u>
<u>\$500,001 to \$3,000,000</u>	<u>\$4,811 for the first \$500,000, plus \$61 for each additional \$50,000 or fraction thereof, to and including \$3,000,000; or</u>
<u>\$3,000,001 and over</u>	<u>\$7,861 for the first \$3,000,000, plus \$51 for each additional \$100,000 or fraction thereof;</u>
<u>Manufactured home park or campground</u>	<u>\$25 for each site, minimum charge of \$135</u>
<u>Single fixture permit</u>	<u>\$210.00</u>

Subd. 3. Plumbing Permit Fees for Structures Regulated under the Minnesota Residential Code. The following table establishes plumbing permit fees for one and two-family residential structures.

<u>Type of Plumbing Permit</u>	<u>Permit Fee, Per Dwelling Unit</u>
<u>New construction</u>	<u>\$150.00</u>
<u>Addition, alteration, remodel, or replacement</u>	<u>\$125.00</u>
<u>Basement finish – Owner-occupied, non-rental (owner performed work)</u>	<u>Included with building permit provided inspections are performed together (e.g. framing, rough-in plumbing and mechanical)</u>
<u>Basement finish – Rental property and/or contractor-performed work</u>	<u>\$125.00</u>
<u>Water heater, conditioning system, sewer or water connection, irrigation, backflow prevention, miscellaneous plumbing improvement</u>	<u>\$125.00 each</u>
<u>Two or more improvements installed and inspected at the same time: Water heater, conditioning system, sewer or water connection, irrigation, backflow prevention, other miscellaneous plumbing improvements</u>	<u>\$185.00</u>

Subd. 4. Mechanical Permit Fees for Structures Regulated under the Minnesota Residential Code. The following table establishes mechanical permit fees for one and two-family residential structures:

<u>Type of Mechanical Permit</u>	<u>Permit Fee, Per Dwelling Unit</u>
<u>New construction (HVAC, mechanical ventilation system, and gas lines)</u>	<u>\$150.00</u>
<u>Addition, alteration, remodel, or replacement</u>	<u>\$125.00</u>

<u>Type of Mechanical Permit</u>	<u>Permit Fee, Per Dwelling Unit</u>
<u>Basement finish – Owner-occupied, non-rental (owner performed work)</u>	<u>Included with building permit provided inspections are performed together (e.g. framing, rough-in plumbing and mechanical)</u>
<u>Basement finish – Rental property and/or contractor-performed work</u>	<u>\$125.00</u>
<u>Furnace, fireplace, air conditioner, garage heater, gas lines, miscellaneous appliance, miscellaneous HVAC improvement</u>	<u>\$125.00 each</u>
<u>Two or more improvements installed and inspected at the same time: Furnace, fireplace, air conditioner, garage heater, gas lines, miscellaneous appliance, other miscellaneous HVAC improvement</u>	<u>\$185.00</u>

Subd. 5 Fire Protection System Permits. The following table establishes permit and inspection fees for administration of fire protection permits as regulated according to Section 105.7.1 through 105.7.25 of the Minnesota State Fire Code (MSFC). The cost of plan review is separate, if applicable.

<u>Valuation/Project Details</u>	<u>Permit Fee</u>
<u>\$0 to \$1,500</u>	<u>\$135.00</u>
<u>\$1,501 to \$2,500</u>	<u>\$135.00 for the first \$1,500, plus \$43 for each additional \$500 or fraction thereof, to and including \$2,500;</u>
<u>\$2,501 to \$5,000</u>	<u>\$221.00 for the first \$2,500, plus \$28 for each additional \$500 or fraction thereof, to and including \$5,000;</u>
<u>\$5,001 to \$25,000</u>	<u>\$361.00 for the first \$5,000, plus \$53 for each additional \$1,000 or fraction thereof, to and including \$25,000;</u>
<u>\$25,001 to \$50,000</u>	<u>\$1,421 for the first \$25,000, plus \$51 for each additional \$1,000 or fraction thereof, to and including \$50,000;</u>
<u>\$50,001 to \$500,000</u>	<u>\$2,696 for the first \$50,000, plus \$47 for each additional \$10,000 or fraction thereof, to and including \$500,000;</u>
<u>\$500,001 to \$3,000,000</u>	<u>\$4,811 for the first \$500,000, plus \$61 for each additional \$50,000 or fraction thereof, to and including \$3,000,000; or</u>
<u>\$3,000,001 and over</u>	<u>\$7,861 for the first \$3,000,000, plus \$51 for each additional \$100,000 or fraction thereof;</u>
<u>Operational permits</u>	<u>\$350.00, duration of permit determined by the Fire Code Official or their designee</u>
<u>Minor Fire Protection (sprinkler/fire alarm)</u>	<u>\$265.00, includes plan review and shall apply:</u> <u>• Relocation or installation of 20 sprinkler heads or fewer</u> <u>• Modification or replacement of a fire alarm control panel</u>

Subd. 6. Plan Review Fees. The following fees apply when an administrative or technical plan review is completed for all projects that are not otherwise specifically identified within this fee schedule. Plan review is determined by the Designated Building Official or their designee. A permit applicant will be assessed one hundred percent (100%) of the plan review fee, for plan review and processing services, whether or not a permit is issued.

(a) Building & Mechanical Permit Plan Review.

- (1) 65% of the permit fee as calculated in the FMT in Subd. 1.

(2) Plan review fees for similar plans are set forth in Minn. R. 1300.0160.

(3) Where a plan review fee is performed and charged for residential, the minimum fee for plan review is \$81.25.

(4) Where a plan review fee is performed and charged for non-residential and multi-family, the minimum fee is \$150.00.

(b) Plan Revisions. Applicant-submitted changes or incomplete plans for all projects:

(1) Review of plans for which the Designated Building Official or their designee has issued two (2) or more requests for additional information: \$95 per hour with a minimum of one-half (1/2) hour.

(2) Additional plan review required for changes, additions, or revisions to previously approved plans: \$95 per hour with a minimum of one-half (1/2) hour.

(3) Applicant-requested revision with an increase in project scope, \$50 plus the difference between the original project fee and the revised project fee.

(c) Abandoned Permit Applications. If an application requiring plan review is submitted, and the applicant elects not to proceed following completion of the plan review or the Contractor deems the application abandoned pursuant to Minn. R. 1300.0120, Subp. 9, plan review services rendered shall be billed in accordance with this fee schedule.

(d) Non-Residential or Multi-Family Plumbing and Fire Construction Permit Plan Review: the following table establishes plan review and audit fees, unless otherwise indicated. These fees are based on the construction valuation of the performed work. This does not include the cost of the permit.

<u>Valuation/Project Details</u>	<u>Plan Review Fee</u>
<u>\$0 to \$1,500</u>	<u>\$135.00</u>
<u>\$1,501 to \$2,500</u>	<u>\$135.00 for the first \$1,500, plus \$28 for each additional \$500 or fraction thereof, to and including \$2,500;</u>
<u>\$2,501 to \$5,000</u>	<u>\$191.00 for the first \$2,500, plus \$25 for each additional \$500 or fraction thereof, to and including \$5,000;</u>
<u>\$5,001 to \$25,000</u>	<u>\$316.00 for the first \$5,000, plus \$33 for each additional \$1,000 or fraction thereof, to and including \$25,000;</u>
<u>\$25,001 to \$50,000</u>	<u>\$976 for the first \$25,000, plus \$31 for each additional \$1,000 or fraction thereof, to and including \$50,000;</u>
<u>\$50,001 to \$500,000</u>	<u>\$1,751 for the first \$50,000, plus \$23 for each additional \$10,000 or fraction thereof, to and including \$500,000;</u>
<u>\$500,001 to \$3,000,000</u>	<u>\$2,786 for the first \$500,000, plus \$41 for each additional \$100,000 or fraction thereof, to and including \$3,000,000; and</u>
<u>\$3,000,001 and over</u>	<u>\$3,811 for the first \$3,000,000, plus \$33 for each additional \$100,000 or fraction thereof;</u>
<u>Manufactured home park or campground (plumbing only)</u>	<u>One to 25 sites: \$300</u> <u>26 to 50 sites: \$350</u> <u>51 to 125 sites: \$400</u> <u>More than 125 sites: \$500</u>

Subd. 7. Industrialized Modular or Prefabricated Buildings. The following fees apply to plan review and inspections for industrialized or modular buildings as defined in Minn. Stat. § 326B.103, Subd. 8a, and prefabricated buildings as defined in Minn. Stat. § 326B.103, Subd. 10a:

- (a) **Inspections and Audit Fees.** Inspection and audits for industrialized modular or prefabricated buildings shall be billed at \$125.00 per hour, with a one (1) hour minimum per inspection or audit.
- (b) **Plan Review Fees.** Plan review of building plans, specifications, installation instructions, quality-control manuals, systems manuals, and other documents reasonably necessary for review shall be billed at \$125.00 per hour, with a one (1) hour minimum per review.

Subd. 8. Project/Construction Valuation Determination. Valuation shall be assessed in accordance with Minn. R. 1300.0160. Valuation is determined using information published by the State of Minnesota, the International Code Council (ICC), and as outlined in the following Building Valuation Data (BVD) table based on regional market conditions.

<u>Description</u>	<u>Value Per Square Foot</u>
<u>Slab on grade</u>	<u>\$17.00</u>
<u>Crawl space</u>	<u>\$22.00</u>
<u>Unfinished basement (new home or addition)</u>	<u>\$31.50</u>
<u>Basement finish (new home)</u>	<u>\$56.50</u>
<u>Basement finish (existing home)</u>	<u>\$25.00</u>
<u>Main/first floor area (new home or addition)</u>	<u>\$150.00</u>
<u>Second floor area (new home or addition)</u>	<u>\$125.00</u>
<u>Attached garage</u>	<u>\$75.00</u>
<u>Detached garage (slab on grade or frost protected footings)</u>	<u>\$60.00</u>
<u>Post & beam accessory structure, interior finished</u>	<u>\$60.00</u>
<u>Post & beam accessory structure, unfinished shell</u>	<u>\$25.00</u>
<u>Lean-to</u>	<u>\$25.00</u>
<u>Carport or gazebo</u>	<u>\$50.00</u>
<u>Garage conversion to living space</u>	<u>\$75.00</u>
<u>Porch, open</u>	<u>\$55.00</u>
<u>Porch, 3-season</u>	<u>\$130.00</u>
<u>Porch, 3-season on existing deck</u>	<u>\$100.00</u>
<u>Porch, screened or breezeway, non-conditioned area</u>	<u>\$90.00</u>
<u>Deck</u>	<u>\$45.00</u>

<u>Description</u>	<u>Value Per Square Foot</u>
<u>Roof over existing deck</u>	<u>\$50.00</u>
<u>In-ground pool</u>	<u>\$40.00</u>
<u>Above-ground pool</u>	<u>\$15.00</u>
<u>Remodel, repair, alteration, other</u>	<u>Depends on the scope of work and required plan review and inspections</u>

Subd. 9. Other Permits and Fees. The following table identifies costs for permits or fees associated with administration of either the Minnesota State Building Code or the Code of the City of Isanti. The minimum fee for the following permits is \$125. *Plan review is charged according to Subd. 6 of this fee schedule, unless otherwise identified.*

<u>Description</u>	<u>Cost (FMT = Fee Multiplier Table)</u>
<u>Accessory structure building permit, residential</u>	<u>Refer to the FMT in Subd. 1</u> <u>Maximum fee: \$850, includes plan review</u>
<u>Addition, alteration, remodel, or repair building permit</u>	<u>Refer to the FMT in Subd. 1</u>
<u>Agriculture permit exemption administrative application</u>	<u>\$250, includes preliminary site plan review</u>
<u>Basement finish building permit</u>	<u>Refer to the FMT in Subd. 1</u> <u>Maximum fee: \$500, includes plan review</u>
<u>Change of use/occupancy</u>	<u>Refer to the FMT in Subd. 1</u> <u>Minimum fee: \$300</u>
<u>Consultants, cost for service</u>	<u>If the actual cost to the City of Isanti for service provided by a contracted consultant is greater than indicated by this fee schedule, the greater rate shall be paid by the applicant.</u>
<u>Deck building permit</u>	<u>Refer to the FMT in Subd. 1</u> <u>Maximum fee: \$675, includes plan review</u> <u>(pertains only if a residential deck is attached to the primary dwelling)</u>
<u>Demolition building permit, residential, non-residential, or multi-family</u>	<u>\$300, includes two (2) site inspections and administrative plan review</u>
<u>Fence building permit, over seven (7) feet high</u>	<u>Refer to the FMT in Subd. 1</u>
<u>Inspection, no fee specifically indicated</u>	<u>\$95 per hour, one (1) hour minimum</u>
<u>Inspection, outside normal business hours</u>	<u>\$150 per hour, two (2) hour minimum</u>
<u>Inspection, reinspection</u>	<u>\$95 per hour, one (1) hour minimum</u>
<u>Investigation</u>	<u>In addition to, but not to exceed, the original permit fee.</u>
<u>Manufactured home set-up building permit</u>	<u>\$375, includes mechanical and plumbing inspections and plan review</u>
<u>Mechanical single appliance permit, non-residential or multi-family</u>	<u>\$210.00</u>

<u>Description</u>	<u>Cost (FMT = Fee Multiplier Table)</u>
<u>Mechanical temporary heating equipment, non-residential or multi-family</u>	<u>\$210.00</u>
<u>Miscellaneous building permit, no fee specifically indicated</u>	<u>Refer to the FMT in Subd. 1</u>
<u>Moved-in structure building permit, residential</u>	<u>\$250 if the structure being moved is within the City of Isanti; or</u> <u>\$250 plus \$95/hour plus mileage at the current IRS standard rate if the structure is located outside the City of Isanti</u>
<u>Reissuance or renewal of a permit</u>	<u>Refer to the FMT in Subd. 1 and determined based on the remaining work to be completed.</u> <u>Minimum fee: \$50.00</u>
<u>Roof building permit, one and two-family residential</u>	<u>\$125.00</u>
<u>Siding building permit, one and two-family residential</u>	<u>\$125.00</u>
<u>Solar/Photovoltaic system building permit, one and two-family residential up to 3.5kW</u>	<u>\$175.00</u>
<u>Solar/Photovoltaic system building permit, one and two-family residential over 3.5kW</u>	<u>Refer to the FMT in Subd. 1</u>
<u>Solar/Photovoltaic system building permit, non-residential or multi-family</u>	<u>Refer to the FMT in Subd. 1</u>
<u>Window same size replacement building permit, one and two-family residential</u>	<u>\$125.00 per dwelling unit</u>

Subd. 10. State Surcharge. In accordance with Minn. Stat. § 326B.148, a state surcharge shall be charged on all permits, if applicable.

Subd. 11. Refunds. The Designated Building Official may authorize refunds of up to eighty percent (80%) of the issued permit fee when no work has commenced and no inspections have been performed.

(a) Requests must be submitted in writing by the permit applicant within one hundred eighty (180) days of permit issuance.

(1) Within (10) business days of receipt, the Designated Building Official or their designee shall review the request and determine the amount to be refunded or provide written justification if the request is denied.

(b) Fees retained shall cover expenses incurred for services rendered by the city and/or its consultant(s).

(c) Refunds shall only be issued to the original payee.

(d) No refunds shall be granted for the following:

(1) Plan review fees;

(2) Re-inspection fees;

(3) State surcharge fees;

(4) Fraudulent applications;

(5) Expired, revoked, suspended, or invalid permits;

(6) Technology Service Charge, unless canceled within the same business day; or

(7) Contractor license verification.

Subd. 12. Work Without a Permit. If work requiring a permit under state law, rule, or the Code of the City of Isanti has commenced without first obtaining a permit, an investigation shall be conducted before a permit may be issued. Investigation fees are identified in Subd. 10 of this fee schedule. This fee is in addition to the permit fee and is due whether or not a permit is ultimately issued.

Subd. 13. Abandonment, Expiration, Revocation/Suspension, or Validity. The validity, expiration, suspension, and revocation of permits shall be governed by Minn. R. 1300.0120 and the following:

(a) An application for a permit for any proposed work shall be considered abandoned one hundred eighty (180) days after the date of filing, except in the following cases:

(1) The application has been actively pursued in good faith by the applicant, as determined by the Designated Building Official or their designee; and

(2) A written request for an extension, not to exceed one hundred eighty (180) days, has been submitted with justifiable cause demonstrated, and the extension has been approved by the Designated Building Official or their designee.

(b) Every permit issued shall expire unless the authorized work is commenced within one hundred eighty (180) days of issuance. The Designated Building Official or their designee may grant written extensions of time, not to exceed one hundred eighty (180) days, if the applicant demonstrates justifiable cause.

(c) The Designated Building Official or their designee may suspend or revoke a permit if it was issued in error, if the application contained incorrect, inaccurate, or incomplete information, or if there is a violation of any state law, rule, or ordinance.

(d) The issuance of a permit, or the approval of plans, specifications, or computations, shall not be construed as authorization for any violation of this code or any other ordinance of the City of Isanti. Any permit purporting to authorize work in violation of the code or other ordinances shall be invalid. A permit also becomes invalid if the authorized work is suspended or abandoned for more than one hundred eighty (180) days, commencing on the first day the work was suspended or abandoned.

Subd. 14. Subsurface Sewage Treatment System (SSTS) Fees. The following table identifies costs associated with SSTS administration and permits.

<u>Description</u>	<u>Fee</u>
<u>SSTS: Type I, II, or III (new or replacement)</u>	<u>\$450.00 (includes soil verification)</u>
<u>SSTS: Type IV or V (new or replacement for performance or engineered systems)</u>	<u>\$375.00 + Actual Cost</u>
<u>Holding Tank (additional maintenance and operating permits required)</u>	<u>\$350.00 (includes first years' operating permit)</u>
<u>Soil Site Review (charged in addition to the land use application)</u>	<u>\$250.00 + \$100.00 per lot</u>
<u>SSTS Abandonment/Removal</u>	<u>\$125.00</u>
<u>SSTS Alteration or extension</u>	<u>\$200.00</u>
<u>Operating Permit</u>	<u>\$200.00 annually, or as determined by the Designated Building Official or their designee</u>

<u>Description</u>	<u>Fee</u>
<u>Maintenance Permit</u>	<u>\$20.00</u>
<u>SSTS Reinspection</u>	<u>\$95.00 per hour, 1 hour minimum</u>

Subd. 15. Triennial Rental Licensing. The following table identifies costs associated with administration of the City of Isanti's rental licensing program.

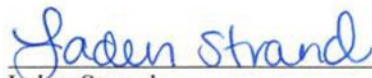
<u>Type of Dwelling</u>	<u>License Fee</u>
<u>Condo</u>	<u>\$150.00 per dwelling unit</u>
<u>Townhome (attached or detached)</u>	<u>\$200.00 per dwelling unit</u>
<u>Single family dwelling</u>	<u>\$250.00 per dwelling unit</u>
<u>Duplex</u>	<u>\$300.00 per building</u>
<u>Multi-family (3+ units)</u>	<u>\$400.00 per building + \$25.00 per unit</u>
<u>Reinspection for condo, townhome, single family, or duplex</u>	<u>\$95.00 each, after the first reinspection</u>
<u>Reinspection for multi-family</u>	<u>\$95.00 per hour, one (1) hour minimum</u>
<u>Late application fee (following the expiration of the license)</u>	<u>1 – 15 days: 50% of the license fee</u> <u>16+ days: 100% of the license fee</u>
<u>Point of conversion (existing homes)</u>	<u>\$500.00</u>
<u>Inspections requested outside of the rental licensing cycle (e.g. tenant concerns)</u>	<u>\$95.00 per hour, one (1) hour minimum</u>
<u>License reinstatement fee</u>	<u>Cost of the initial license, not to exceed \$500.00</u>

Section 2. Effective Date. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Adopted by the City Council this 2nd day of June 2026.


Mayor Luke Merrill

Attest:


Jaden Strand
City Clerk/ Deputy HR Director

Posting Date: May 22, 2026
Reading Date: June 2, 2026
Publication Date: June 11, 2026
Effective Date: June 11, 2026