

**TOWN OF GREENVALE
DAKOTA COUNTY, MINNESOTA**

ORDINANCE 2026-01

**AN ORDINANCE ESTABLISHING A FEE SCHEDULE
RELATING TO PLANNING, ZONING AND BUILDING ACTIVITIES**

THE BOARD OF THE TOWN OF GREENVALE HEREBY ORDAINS:

The following fee schedule is effective Thursday, March 19th, 2026:

PLANNING AND ZONING:

Fee Type	Application Fee		Other
Conditional Use Permit	\$500	*	
Interim Use Permit	\$500	*	
Amendment to Zoning	\$500	*	
Variance	\$500	*	
Driveway/Approach Permit - residential	\$250		\$150 fee for right of way access \$100 refunded upon successful completion
Right of Way Access	\$500		Plus escrow for damages based on project
Right of Way Access	\$500		Repair or replacement plus escrow for damages based on project
Subdivision with Plat	\$1,000	*	
Subdivision Lot Split	\$250	*	
Development Right Transfer or Cluster	\$250	*	
Mineral Extraction	\$250	*	

* = escrow for hard costs, including but not limited to attorney’s fees, planner fees, engineering fees or other professional fees.

THIS FEE SCHEDULE WENT INTO EFFECT JANUARY 1, 2026 UPON THE HIRING OF BEAVER CREEK COMPANIES AS BUILDING AND SEPTIC INSPECTOR

Stormwater Ordinance Permits (Rural Residential Zone)	
Service	Fee
Grading permit Fee (1 acre or less of disturbance)	\$100.00
Grading permit Fee (greater than 1 acre of disturbance)	Add \$100 per Acre or portion

Persons requesting a building permit shall fill out a building permit form from website, Building official or clerk. In the event construction is started before a building permit is obtained, fees will be doubled. The fee schedule will be reviewed annually.

All emergency repairs need to be notified to the building inspector within 48 hours.

Residential Single-Family IRC-1 New Construction Building Fees		
Service	Fee	State Surcharge
Site plan review, and lot review by Township.	No Charge	
Plan Review Fee (Residential)	65% of building permit	
Use Minnesota Statutes 326.153 Valuation Table for valuation permit fees		
Gas Line Inspection (exterior)	\$120.00	\$1.00
Fire Suppression System (Sprinkler)	Valuation	Plus Surcharge
Solar Panels (Roof Mount or ground mount)	Valuation	Plus Surcharge
Septic Permit	\$400.00	\$1.00
Radon Mitigation System	\$120.00	\$1.00
Manufactured Home Installation	Valuation	Plus Surcharge
Relocated house (Pre-inspection fee + valuation of foundation construction)	\$350.00 plus mileage + Valuation @ ICC Valuation 1A	Plus Surcharge
Temporary housing ADU (AKA - Granny House/Pod)	Valuation @ ICC Valuation 1A	Plus Surcharge
Deck	Valuation @ \$36.00 per sq/ft	Plus Surcharge
Residential Building "Structure Construction" Permit	Valuation @ ICC Valuation 1A	Plus Surcharge
Detached Garage or Pole Building permit	Valuation @ ICC Valuation 1A	Plus Surcharge
Final Occupancy inspection (occupancy certificate provided to owner and to township clerk).	\$120.00 per hour, 1 - hour min.	

Building Residential Repair and Maintenance or Remodel Permit	
Service	Fee
Plan Review Fee (residential)	65% of building permit
The following building repair/ maintenance/ other section below does not require planning approval. Contact the clerk or building inspector before proceeding.	
Gas Line Inspection (exterior)	\$120.00 + \$1.00 surcharge
Deck Repair (minor - non-structural)	\$120.00 + \$1.00 surcharge
Siding	\$120.00 + \$1.00 surcharge
Soffit/fascia replacement	\$120.00 + \$1.00 surcharge
Radon Mitigation System - remodel	\$120.00 + \$1.00 surcharge
Window and/or exterior door replacement (after (3) or change in size fee is valuation based)	\$120.00 + \$1.00 surcharge
Individual Septic Tank Systems Triennial Inspection	Charged by Outside Service
Residential Plumbing Permit <ul style="list-style-type: none"> Major Remodel Minor Remodel (plus \$37.50 per fixture after first 2) 	Valuation + surcharge \$120.00 + state surcharge
New Residential HVAC	Valuation + surcharge
Residential HVAC Remodel/Alteration Minor	\$120.00 + \$1.00 surcharge
Residential Fire Suppression System	Valuation + Surcharge
Demolition Permit <ul style="list-style-type: none"> Agricultural Residential 	\$75.00 + \$1.00 \$175.00 + \$1.00
Roofing- Residential	\$120.00 + \$1.00 Surcharge
Residential Solar Panels (<40kW)	Valuation + Surcharge

Pursuant to MN Rules Chapter 1300.0160 subpart 3, Building permit valuations shall be set by the Building Official. For determining the permit valuation, the Building Official will use supplied valuation with minimum value as calculated by the current Building Valuation Data Table.

Minnesota Valuation Table	
Service	Fee
Building Permits (based on project value incl. materials & labor)	Building Permit Formulas Current Year MN Statues 326.153
\$1.00 up to and including \$500.00	\$29.50
\$501.00 up to and including \$2,000.00	\$28 for the first \$500 + \$3.70 additional per \$100 increments up to \$2,000
\$2,001.00 up to and including \$25,000.00	\$83.50 for the first \$2,001 + \$16.55 additional per \$1,000 increments up to & including \$25,000

\$25,001.00 up to and including \$50,000.00	\$464.15 for the first \$25,001 + \$12.00 additional per \$1,000 increments up to & including \$50,000
\$50,001.00 up to and including \$100,000.00	\$764.15 for the first \$50,001 + \$8.45 additional per \$1,000 increments up to & including \$100,000
\$100,001.00 up to and including \$500,000.00	\$1,186.65 for the first \$100,001 + \$6.75 additional per \$1,000 increments up to & including \$500,000
\$500,001.00 up to and including \$1,000,000.00	\$3,886.65 for the first \$500,001 + \$5.50 additional per \$1,000 increments up to & including \$1,000,000
Over \$1,000,001.00	\$6,636.65 for the first \$1,000,001 + \$4.50 additional per \$1,000 increments over \$1,000,001
Plan Review Fee	65% of Permit Fee
Permit Reinstatement Fee	½ of the original permit fee
Reinspection Fee	\$120.00
Residential building permit renewal (renewal must be applied for and approved by the planning commission and building official, before the expiration of the original building permit)	½ of the original permit fee
Fee for Work Without a Building Permit (double permit cost, plus investigation fees)	Original Permit Fee, plus 100% of original permit fee

Building Surcharge Fee:

A minimum surcharge shall be \$0.50 for all permits except flat fee permits shall be a minimum of \$5.00. The State surcharge is calculated as follows:

- .0005 times the value of projects under \$1,000,000;
- .0004 for values over \$1,000,000.00 up to \$2,000,000.00;
- .0003 for values over \$2,000,000.00 up to \$3,000,000.00;
- .0002 for values over \$3,000,000.00 up to \$4,000,000.00;
- .0001 for values over \$4,000,000.00 up to \$5,000,000.00;
- .00005 for values over \$5,000,000.00

Other Inspections and Fees	
Service	Fee
Inspections outside normal business hours	\$120.00 an hour, 2 hour min.
Re-inspection fee.	\$120.00
Inspections for which no fee is indicated Minimum of 1 hour	\$120.00
Site inspection Fee Residential, Ag Building, Commercial	R \$120.00, AG \$100.00, C \$120.00
Additional plan review required by changes	\$120.00 per hour, min ½ hour
Miscellaneous and special services	\$85.00 per hour
Permit cancellation	Plan review + 20% of permit fee
Permit renewal	50% of original fees
Duplicate Permit Card	\$25.00
Photocopy fees for 8 x11 (Black and white)	\$1.00 per copy
License Look-up fee	\$5.00 per permit
Lead Certification Look-up fee	\$5.00 per permit