

Rate Information

Building Permit Fees: The City of Annandale sets its building permit fee schedule by Ordinance. The building permit fees are based upon the estimated value of the finished structure.

Building Permit Fee Schedule

A. Cost of Construction, Alteration or Repair

TOTAL VALUATION	FEE
\$1.00 to \$2,000	\$20.00 for the first \$500.00 plus \$2.00 for each additional \$100 or fraction thereof to and including \$2,000.00
\$2,001 to \$25,000	\$50.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00
\$25,001 to \$50,000	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00
\$50,001 to \$100,000	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00
\$100,001 to \$500,000	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00
\$500,001 to \$1,000,000	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00
\$1,000,001 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof

Other Inspection Fees:

1. Inspections outside normal business hours \$45.00 per hour
 2. Reinspection fee \$45.00 per hour
 3. Investigation fee shall be equal to the building permit fee
 4. Plumbing fee \$5.00 per fix
Plumbing surcharge \$.50
 5. Mechanical fee residential \$25.00 per unit
Mechanical surcharge \$.50
 6. Fireplaces \$50.00
Fireplace surcharge \$.50
 7. Re-siding \$25.00
Re-siding surcharge \$.50
 8. Reroofing \$25.00
Reroofing surcharge \$.50
 9. Demolition \$50
Demolition surcharge \$.50
 10. Fence (6') \$25.00
Fence surcharge \$.50
 11. Windows \$25.00
Windows surcharge \$.50
 12. Mobile home install \$45.00
 13. Mechanical fee commercial shall be based on valuation
- B. State surcharge on all building permits: .0005 of total value up to \$1,000,000 valuation, or 50 cents, whichever is greater.
- C. A penalty will be charged for commencing construction without a permit.
- D. A Plan Review fee of 65% of the building permit fee is also charged.
- E. Mechanical, plumbing and fireplace charges are additional charges based upon units – check with building inspector.
- F. Assessment Fee (New Construction)
\$25 per under \$500,000 value
\$100 per \$500,000 or over value.
Estimated value should be calculated based on the value of the finished product, including building materials and labor, but not including land value. In other words, if you are completing the work as a home owner, you should include the value of your labor. The building inspector who reviews the permit application has the right to raise or lower the estimated valuation.
- G. A landscaping escrow of \$2,000.00 will be required with building permit to ensure a lawn & required trees are established. Money will be returned when proof of work has been completed. This needs to be done within 1 year of closing.
- H. A grading certificate is required before a certificate of occupancy can be issued. If weather prevents the grading certificate from being completed, an escrow of \$1,500.00 must be issued to the City before the Certificate of Occupancy can be issued. The escrow money will be returned when the grading certificate has been completed.



Guide to Building in Annandale



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 PO Box K
 Annandale, MN 55302
 Phone: 320-274-3055
 Fax: 320-274-5728
 Email: city@annandale.mn.us

The City of Annandale welcomes your interest in building in Annandale. We hope that this guide will help to simplify the process for you.

Permits Required

Building Permits Required: A building permit is required for any building project which will add square footage to your residence or business. This includes any new or replacement addition, porch, deck, or garage. A permit is also required for storage buildings in excess of 120 square feet and fences exceeding 6 feet in height. Separate permits are also required for septic systems (2004 fee: \$100.50) and for building demolition (2004 fee: \$50.00).

Building Permits Not Required: Building permits are not required, at this time, for storage buildings of 120 square feet or less. However, if there will be any structural changes, including enlarging or diminishing window or door sizes or roof rafter repairs or replacements, a building permit will be required.

Permitting Process

Building Permit Applications: These may be picked up at City Hall anytime during regular business hours (Monday through Friday, 8:00 a.m. to 4:30 p.m.). The additional items listed below are required to be submitted with the Building Permit Application.

Building Plans: Two (2) sets of the building plans must be submitted at the time of application. One of these sets will be kept on file at City Hall and the other will be returned to you and must be available for inspection at the building site at all times.

Site Plans: See City ordinances for site plan approval

requirements for larger developments. For single family units, two copies of the site plan must be submitted at the time of application. For new home construction (**NOT** additions or accessory buildings), the site plan must be completed by a registered surveyor and must show all structures, elevations and distances accurately. All site plans must show all current and proposed buildings, along with accurate dimensions of those buildings. All distances from lot lines for all current and proposed buildings must also be included, as well as building elevations and drainage plans for new construction.

Permit Approvals

Building Permit Approvals: Building permit applications are first reviewed by city staff for zoning compliance. The applications are then forwarded to Metro West Inspections for review and approval. Upon final approval of a permit, the applicant is notified by phone and the permit can be picked up and paid for at that time.

Permit Application Time Frame: The building permit process for single family construction usually takes from three to four days, provided all necessary materials were submitted with the application. The earlier in the day a plan is submitted, the more likely it will be picked up for review that day. Larger construction plans may take 2 or more weeks to process.

Contact the Building Inspection Department: You may need to contact Metro West Inspections directly if you have detailed questions regarding specific construction techniques, or requirements of plan details for building permits. Each approved permit will be returned with a building inspection card, listing all required inspections. This must be posted on the building site.

General Information

City Building Inspector: The City of Annandale contracts with Metro West Inspections for building permit application approvals, plan reviews and building and septic inspections.

METRO WEST INSPECTIONS
PO BOX 248A
LORETTO, MN 55357

LORETTO PHONE NO. (763) 479-1720
BUFFALO PHONE NO. (763) 684-0383
TOLL FREE PHONE NO. (800) 223-1720
FAX NO. (763) 479-3090

BUILDING INSPECTORS:

BRIAN VINKEMEIR & JIM HENDRICKSON
BUILDING OFFICIAL: LOREN KOHNEN

Contact the Inspector Directly: You will need to call the building inspectors directly to set up inspections. Metro West requires that all requests for inspections be made at least 24 hours in advance. You may also contact the inspector with building code questions.

WAC & SAC Fees

The City collects water access charge (WAC) and sewer access charge (SAC) fees for any construction which will require hook-up to the city water and/or sewer systems. The current fees are:

SAC & WAC FEES - effective 1/06

	<u>WATER</u>	<u>SEWER</u>
RESIDENTIAL	\$2,700.00	\$4,000.00
COMM /INDUSTR	Varies based on system impact	