



City of Plymouth, Michigan

Community Development Fee Schedule

Adopted: June 17, 2024

Effective: July 1, 2024

General Permit Requirements

ADMINISTRATIVE FEES

A \$25.00 administrative fee will be added to building, electrical, and municipal services permits. A \$40.00 application fee will be added to mechanical and plumbing permits. The minimum permit fee is \$70.00. The penalty for starting work without first obtaining a permit is double permit fees.

PERMIT REFUNDS

A permit refund must be requested in writing by the permit holder. When a permit refund is approved, an administrative fee of \$150.00 shall be retained. Plan review fees are not refundable. Expired permits are not refundable.

PERMIT RENEWALS

Permit renewal fees shall be 50% of the original permit fee or \$100.00, whichever is greater. Permits may be renewed once for a period of six (6) months.

BONDS

A performance bond is required as necessary to protect the public and public property. The fee is \$2,500.00. Fees shall be paid using a certified check, money order, or cash. Abandonment of work for a period of six (6) months or failure to call for a final inspection upon completion of work will result in forfeiture of bond monies. Bonds will not be returned on expired permits.

INSPECTION FEES

Additional or special inspections beyond those inspections covered within the permit fees shall be charged at a fee of \$80.00 per inspection. An \$80.00 re-inspection fee shall be added to each permit when two or more inspections are disapproved or locked out. Overtime inspections fees are assessed when an inspection is required outside of the 8:00 a.m. to 4:30 p.m. business hours. Holiday inspection fees are assessed when an inspection is required on a day when City of Plymouth offices are closed. Fees for overtime or holiday inspections shall be \$150.00 per half hour or fraction thereof.

DEFINITIONS

Residential is any development that falls under the purview of the Michigan Residential Code. Commercial/industrial is any development that falls under the purview of the Michigan Building Code.

CURRENT CODE BOOKS

2015 Michigan Building Code
2015 Michigan Residential Code
2021 Michigan Mechanical Code
2021 Michigan Plumbing Code
2023 National Electrical Code

Building

	Effective Date	Current Fee
ADMINISTRATIVE		
Moving structure within or through City of Plymouth	7/1/2024	\$3,000.00
Moving structure into City of Plymouth	7/1/2024	\$6,000.00
Temporary certificate of occupancy	7/1/2024	\$300.00
Certificate of occupancy for existing building or addition	7/1/2024	\$150.00
Builder registration, one year cycle ending May 31	7/1/2024	\$30.00
PLAN REVIEW: RESIDENTIAL		
New construction - up to 2,999 square feet	7/1/2024	\$350.00
New construction - 3,000 square feet or more	7/1/2024	\$550.00
Addition, alteration - up to 1,499 square feet	7/1/2024	\$150.00
Addition, alteration - 1,500 square feet or more	7/1/2024	\$300.00
Basic zoning review	7/1/2024	\$35.00
PLAN REVIEW: COMMERCIAL/INDUSTRIAL		
New construction, per square foot	7/1/2024	\$0.15, \$400 min.
Addition, alteration, per square foot - up to 1,499 square feet	7/1/2024	\$0.15, \$150 min.
Addition, alteration, per square foot - 1,500 square feet or more	7/1/2024	\$0.15
Basic zoning review	7/1/2024	\$50.00
NEW CONSTRUCTION, ADDITIONS, ALTERATIONS		
Base fee	7/1/2024	\$100.00
Each \$1,000 of construction cost, residential	7/1/2024	\$15.00
Each \$1,000 of construction cost, commercial/industrial	7/1/2024	\$17.00
SIGNS		
Sign permit, includes two (2) signs at one business site	7/1/2024	\$100.00
DEMOLITION		
Residence	7/1/2024	\$400.00
Commercial/industrial, per square foot	7/1/2024	\$0.12, \$500 min.
Accessory structure	7/1/2024	\$100.00
Interior only	7/1/2024	\$200.00
OTHER FEES		
Roof, windows, door/doorwall, siding, awning or canopy, basement waterproofing	7/1/2024	\$125.00
Prefabricated shed, accessory structure, or ramp (less than 200 SF)	7/1/2024	\$100.00
Residential concrete	7/1/2024	\$150.00
Fence/wall	7/1/2024	\$90.00
Insulation only	7/1/2024	\$125.00

Plumbing

	Effective Date	Current Fee
ADMINISTRATIVE		
Plumbing registration, three year cycle	7/1/2024	\$15.00
FIXTURES		
New stack or stack alteration (soil, waste, vent and inside conductor), each	7/1/2024	\$15.00
Sump pump, sewage ejector, or interceptor (any description), each	7/1/2024	\$15.00
Fixtures, floor drains, special drains, water connected appliances, each	7/1/2024	\$15.00
Water heater, new	7/1/2024	\$30.00
Water heater, replacement	7/1/2024	\$50.00
WATER DISTRIBUTION SYSTEM		
3/4" to 1" water piping	7/1/2024	\$40.00
1 1/4" to 2" water piping	7/1/2024	\$50.00
2 1/2" and larger water piping	7/1/2024	\$65.00
Backflow preventor	7/1/2024	\$100.00
SEWERS AND DRAINS		
Sub soil drains (inside)	7/1/2024	\$35.00
Interior sewer	7/1/2024	\$200.00
Interior water service	7/1/2024	\$200.00
GAS PIPING AND PRESSURE TEST		
Residential gas piping	7/1/2024	\$50.00
Commercial or industrial gas piping	7/1/2024	\$60.00
Gas pressure test	7/1/2024	\$50.00
Additional gas pressure test, same location	7/1/2024	\$45.00
PLAN REVIEW FEES		
Plumbing plan review, per hour	7/1/2024	\$60.00

Electrical

	Effective Date	Current Fee
ADMINISTRATIVE		
Electrical registration, one year cycle	7/1/2024	\$20.00
SERVICE		
Service, up to 200 Amp	7/1/2024	\$60.00
Service, over 200 Amp through 599 Amp	7/1/2024	\$110.00
Service, over 600 Amp	7/1/2024	\$160.00
Temporary service	7/1/2024	\$60.00
Sub panels	7/1/2024	\$20.00
CIRCUITS		
Circuits	7/1/2024	\$15.00
Data/Telecommunications, per device	7/1/2024	\$6.00 each, \$25 min.
Furnace, central air conditioning circuit	7/1/2024	\$20.00
Smoke Detector, per system	7/1/2024	\$25.00
Fire Alarm System, per device	7/1/2024	\$5.00 each, \$60 min.
FIXTURES		
Fixtures (lights and plugs), per 25	7/1/2024	\$20.00
Pole lights in parking lots, per light	7/1/2024	\$15.00
MOTORS/GENERATORS		
Up to 20 HP or KW	7/1/2024	\$30.00
More than 20 HP or KW to 40 HP or KW	7/1/2024	\$40.00
More than 40 HP or KW to 60 HP or KW	7/1/2024	\$50.00
More than 60 HP or KW	7/1/2024	\$55.00
FEEDERS		
Feeders, bus ducts, etc.	7/1/2024	\$20 per 50 feet
Conduit only	7/1/2024	\$60.00
EQUIPMENT		
Swimming pools or hot tubs	7/1/2024	\$60.00
Car chargers	7/1/2024	\$60.00
Solar panels, per panel	7/1/2024	\$20.00
Power outlets (ranges, dryers, etc.)	7/1/2024	\$15.00
SIGN		
Sign	7/1/2024	\$60.00
PLAN REVIEW FEES		
Electrical plan review, per hour	7/1/2024	\$60.00
Solar panel plan review, (includes 2 hours for building and electrical)	7/1/2024	\$160.00
Fire alarm review (includes 3 review hours)	7/1/2024	\$200.00

Mechanical

	Effective Date	Current Fee
ADMINISTRATIVE		
Mechanical registration, three year cycle	7/1/2024	\$15.00
GAS PIPING AND PRESSURE TEST		
Residential gas piping	7/1/2024	\$50.00
Commercial or industrial gas piping	7/1/2024	\$60.00
Gas pressure test	7/1/2024	\$50.00
Additional gas pressure test, same location	7/1/2024	\$45.00
Exhaust or ventilation systems test	7/1/2024	\$50.00
ITEM		
Air Conditioning (including split systems)	7/1/2024	\$60.00
Bath fan with ventilation	7/1/2024	\$15.00
Boilers	7/1/2024	\$80.00
Coils (heat/cool)	7/1/2024	\$60.00
Damper (control, back draft, barometric, or fire/smoke)	7/1/2024	\$50.00
Duct alteration or addition onto existing system	7/1/2024	\$60.00
Gas/oil burning equipment (furnace, roof top units, generators)	7/1/2024	\$60.00
Gas burning fireplace (including pre-fab, gas log)	7/1/2024	\$85.00
Heat pumps	7/1/2024	\$60.00
Make up air units	7/1/2024	\$80.00
Refrigeration (split system)	7/1/2024	\$60.00
Solid fuel equipment (includes chimney)	7/1/2024	\$80.00
Unit heaters	7/1/2024	\$60.00
Water heater, new	7/1/2024	\$30.00
Water heater, replacement	7/1/2024	\$50.00
Fire suppression system	7/1/2024	\$60.00
Each sprinkler head/nozzle	7/1/2024	\$2.00
DUCTWORK AND PIPING		
Humidifier/Air Cleaner	7/1/2024	\$50.00
Chimney Liner	7/1/2024	\$40.00
Complete distribution system	7/1/2024	\$90.00
Exhaust fans (kitchen and bath)	7/1/2024	\$15.00
PLAN REVIEW FEES		
Mechanical plan review, per hour	7/1/2024	\$60.00
Fire suppression review (includes 3 review hours)	7/1/2024	\$200.00

Right-of-Way

	Effective Date	Current Fee
ADMINISTRATIVE		
Alley, street, or easement vacation petition (see City Clerk for details)	7/1/2024	\$1,000.00
CLOSURE		
Dumpster, trailer, POD, etc. in legal parking space between 7 and 90 days	7/1/2024	\$100.00
Sidewalk closure between 7 and 90 days	7/1/2024	\$150.00
Renewal of dumpster, trailer, POD, etc. in legal parking space between 91 and 180 days	7/1/2024	\$175.00
Renewal of sidewalk closure between 91 and 180 days	7/1/2024	\$200.00
Temporary road closure	7/1/2024	\$200.00
Temporary lane closure	7/1/2024	\$150.00
Temporary public parking space closure	7/1/2024	\$100.00
PLAN REVIEW		
Closure/detour plan review	7/1/2024	\$50.00
Basic ordinance review, residential	7/1/2024	\$35.00
Basic ordinance review, commercial/industrial	7/1/2024	\$50.00
Stormwater impact review	7/1/2024	\$100.00
Engineering fees may apply (see pg. 11)	7/1/2024	
WORK IN THE RIGHT-OF-WAY		
Fiber optics, cable, utility work (not covered by the Metro Act)	7/1/2024	\$125.00
Residential driveway approach, curb cut, public sidewalk	7/1/2024	\$100.00
Commercial/industrial driveway approach, curb cut, public sidewalk	7/1/2024	\$150.00

Water and Sewer

	Effective Date	Current Fee
WATER AND SEWER CONNECTION CHARGES		
Residential connection from sump pump to storm sewer line	7/1/2024	\$300.00
Up to and including 1 inch water tap	7/1/2024	\$3,530.00
1.5 inch water tap	7/1/2024	\$3,750.00
2 inch water tap	7/1/2024	\$6,515.00
3 inch water tap	7/1/2024	\$11,410.00
4 inch water tap	7/1/2024	\$19,274.00
Up to and including 6 inch sewer tap	7/1/2024	\$10,000.00
6 inch water tap	7/1/2024	\$38,792.00
8 inch sewer tap	7/1/2024	\$25,000.00
8 inch water tap	7/1/2024	\$50,000.00
10 inch sewer tap	7/1/2024	\$40,000.00
12 inch sewer tap	7/1/2024	\$55,000.00
14 inch sewer tap	7/1/2024	\$70,000.00
Road replacement fee	7/1/2024	Actual cost, \$500 min.
WATER AND SEWER SERVICE CHARGES		
New construction meter install	7/1/2024	\$150.00
Water service disconnection	7/1/2024	\$200.00
Fire hydrant usage	7/1/2024	\$100 plus charge for water
EXTERIOR PLUMBING WORK		
Storm sewer (building to main or any part therein)	7/1/2024	\$200.00
Sanitary sewer (building to main or any part therein)	7/1/2024	\$200.00
Water service (building to main or any part therein)	7/1/2024	\$200.00
Manholes, catch basins	7/1/2024	\$200.00

Housing Inspection

	Effective Date	Current Fee
HOUSING INSPECTION FEES		
Registration fee	7/1/2024	\$30.00
Initial inspection	7/1/2024	\$60.00
Re-inspection fee	7/1/2024	\$50.00
Each additional unit over three (3) (applicable to initial and re-inspection)	7/1/2024	\$5.50
No show/no access fee	7/1/2024	\$50.00
Tenant requested inspection	7/1/2024	\$50.00
Certificate of compliance	7/1/2024	\$10.00
Transfer certificate of compliance to new owner	7/1/2024	\$10.00
VA and FHA inspections, per inspection	7/1/2024	\$500.00

Planning and Zoning

	Effective Date	Current Fee
PLANNING COMMISSION FEES		
The applicant/developer is fully responsible for any and all fees, costs, and/or expenses, including any charges incurred due to outside plan review, which are associated with the development/application review, whether approval of the application is granted or not. All outstanding fees shall be paid to the City of Plymouth prior to being placed on a meeting agenda and prior to the issuance of a permit.		
Site Plan		
Pre-application meeting, per meeting	7/1/2024	\$350.00
Conceptual review	7/1/2024	\$550.00
Site plan review, base fee	7/1/2024	\$1,000.00
Site plan review, per acre fee	7/1/2024	\$75.00
Revised site plan	7/1/2024	\$800.00
Minor site plan review	7/1/2024	\$650.00
Special Land Use and Site Plan		
Special land use and site plan review, base fee	7/1/2024	\$1,800.00
Special land use and site plan review, per acre fee	7/1/2024	\$75.00
Zoning Change		
Zoning district boundary change or conditional rezoning	7/1/2024	\$800.00
Zoning ordinance text amendment	7/1/2024	\$800.00
Planned Unit Development		
Preliminary planned unit development, base fee	7/1/2024	\$1,500.00
Preliminary planned unit development, per acre fee	7/1/2024	\$75.00
Final planned unit development, base fee	7/1/2024	\$1,100.00
Final planned unit development, per acre fee	7/1/2024	\$75.00
Revised preliminary or final planned unit development	7/1/2024	\$1,000.00
Planned unit development approval extension	7/1/2024	\$850.00
Planned unit development approval amendment	7/1/2024	\$850.00
Other Planning Commission fees		
Ann Arbor Road Corridor sign review	7/1/2024	\$400.00
Special meeting (at the Commission's discretion)	7/1/2024	\$800.00
ZONING FEES		
Zoning verification letter	7/1/2024	\$75.00
Site plan verification, base fee	7/1/2024	\$200.00
Site plan verification, per acre fee	7/1/2024	\$25.00
Land division, land recombination, per involved parcel	7/1/2024	\$150.00
Condominium review	7/1/2024	\$500.00
Address creation, per new address	7/1/2024	\$30.00

Planning and Zoning (Cont.)

	Effective Date	Current Fee
ENGINEERING FEES		
Wade Trim daily inspection rate	7/1/2024	\$850.00
Engineering deposit	7/1/2024	3% of total project
Engineering plan review	7/1/2024	Actual cost + 5%
OTHER REVIEW FEES		
Planning consultant review	7/1/2024	Actual cost + 5%
City department review fee, per hour	7/1/2024	\$100.00
ZONING BOARD OF APPEALS		
Ordinance interpretation only	7/1/2024	\$300.00
Single-family residential variance application	7/1/2024	\$300.00
All other uses variance application	7/1/2024	\$550.00
Special meeting (at the Board's discretion)	7/1/2024	\$300.00
HISTORIC DISTRICT COMMISSION		
Administrative review	7/1/2024	\$75.00
Historic District Commission review	7/1/2024	No fee
BROWNFIELD REDEVELOPMENT FEES		
Administrative fee (comes out of the tax capture)	7/1/2024	10% of captured value per PA 381
Application fee, total project investment \$0-5 Million	7/1/2024	\$250.00
Application fee, total project investment \$5-10 Million	7/1/2024	\$500.00
Application fee, total project investment \$10 Million+	7/1/2024	\$1,000.00
PAYMENT IN LIEU OF PARKING		
One parking space	7/1/2024	\$10,000.00