



City of Plymouth, Michigan

Community Development Department Fee Schedule

Adopted: June 15, 2026
Effective: July 1, 2026

General Permit Requirements

ADMINISTRATIVE AND APPLICATION FEES

An administrative or application fee will be added to each permit and planning/zoning submission. See specific fees on subsequent pages.

PERMIT REFUNDS

A permit refund must be requested in writing by the permit holder. When a permit refund is approved, an administrative fee of \$175.00 shall be retained. Plan review fees are not refundable. No refunds will be issued for expired permits.

PERMIT RENEWALS

A permit renewal must be requested in writing by the permit holder. Permit renewal fees shall be 50% of the original permit fee or \$200.00, whichever is less. Permits may be renewed once for a period of six (6) months.

INSPECTION FEES

A re-inspection fee shall be added to a permit when an inspection is disapproved, locked out, or not ready. 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 and are only provided at the discretion and availability of the City of Plymouth.

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

See website for current code editions.

BONDS

Bond policy and fees, effective 7/1/2025:

The City of Plymouth requires a performance bond in order to protect the public and public property. This bond is held in reserve until the project is completed, inspected, and approved to ensure that property is restored to an acceptable condition.

Fees shall be paid with an accepted payment method or surety bond. The fees are accumulating. Each location that is affected requires the corresponding bond fee.

If the property is not restored to acceptable condition within six (6) months from the last date of inspection, then the Community Development Department shall contact the bondholder in writing outlining the outstanding work and request completion. If the bondholder does not respond and/or complete the work within 30 days of the written notification, the Community Development Department shall consider the work abandoned and bond monies will be forfeited.

Fees depend upon the location of the work and the size of the area as outlined below:

Right-of-Way Location	Size	Fee
Soft surface/grass	0-100 SF	\$500.00
Soft surface/grass	101+ SF	\$1,000.00
Hard surface/sidewalk/approach	0-50 SF (1-2 flags)	\$500.00
Hard surface/sidewalk/approach	51+ SF (3+ flags)	\$1,000.00
Road: Concrete curb	0-5 LF	\$500.00
Road: Concrete curb	6-10 LF	\$1,000.00
Road: Concrete curb	10+ LF	\$2,000.00
Road: Asphalt surface	0-10 SF	\$1,250.00
Road: Asphalt surface	11-150 SF	\$4,000.00
Road: Asphalt surface	151+ SF	\$6,000.00

Other Projects that Require a Performance Bond	Fee
Demolition	\$2,500.00
New construction	\$2,500.00

Building

	Effective Date	Current Fee
ADMINISTRATIVE		
Administrative fee (added to each permit)	7/1/ 2026	\$ 40.00
Builder registration, one year cycle ending May 31	7/1/2024	\$30.00
Minimum permit fee	7/1/2026	\$ 175.00
Inspection fee	7/1/2026	\$100.00
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
Application for certificate of occupancy	7/1/2025	\$350.00
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	7/1/2026	\$ 40.00
PLAN REVIEW: COMMERCIAL/INDUSTRIAL		
New construction, per square foot	7/1/2026	\$ 0.16, \$400 min.
Addition, alteration, per square foot - up to 1,499 square feet	7/1/2026	\$ 0.16, \$150 min.
Addition, alteration, per square foot - 1,500 square feet or more	7/1 2026	\$ 0.16
Basic zoning review	7/1/2026	\$ 60.00
Engineering plan review	7/1/2025	See PZ Fees
Electrical, plumbing, mechanical, fire plan review	7/1/2025	\$80.00 per hour
NEW CONSTRUCTION, ADDITIONS, ALTERATIONS		
Please note: Anything not itemized in the "OTHER FEES" section falls under this category.		
Base fee	7/1/2024	\$100.00
Each \$1,000 of construction cost, residential	7/1/2026	\$ 17.00
Each \$1,000 of construction cost, commercial/industrial	7/1/2026	\$ 19.00
SIGNS		
Sign permit, includes two (2) signs	7/1/2026	\$150.00
DEMOLITION		
Residence	7/1/2026	\$500.00
Commercial/industrial, per square foot	7/1/2026	\$0.12, \$600 min.
Accessory structure	7/1/2026	\$150.00
Interior only	7/1/2026	\$250.00

OTHER FEES

Roof, windows, door/doorwall, siding, awning or canopy, basement waterproofing	7/1/2026	\$135.00
Prefabricated shed, accessory structure, or ramp	7/1/2024	\$100.00
Residential concrete, asphalt, pavers (not parking lots)*	7/1/2024	\$150.00
Fence/wall	7/1/2026	\$100.00
Insulation only	7/1/2026	\$135.00

*See right-of-way section for driveway approach, curb cut, public sidewalk fees

Electrical

	Effective Date	Current Fee
ADMINISTRATIVE		
Administrative fee	7/1/2026	\$40.00
Electrical registration, one year cycle	7/1/2024	\$20.00
Minimum permit fee	7/1/2026	\$175.00
Inspection fee	7/1/2026	\$100.00
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	7/1/2026	\$75.00
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	7/1/2026	\$25.00
Pole lights in parking lots, per light	7/1/2024	\$15.00
MOTORS/GENERATORS*See PZ section for plan review fees		
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	7/1/2026	\$60.00
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	7/1/2026	\$30.00
Power outlets (ranges, dryers, etc.)	7/1/2026	\$20.00
SIGN		
Sign	7/1/2024	\$60.00

PLAN REVIEW FEES

Electrical/solar panel/fire alarm/EV charger plan review, per hour	7/1/2026	\$80.00
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Plumbing

	Effective Date	Current Fee
ADMINISTRATIVE		
Application fee	7/1/2026	\$60.00
Plumbing registration, three-year cycle	7/1/2024	\$15.00
Minimum permit fee	7/1/2026	\$175.00
INSPECTION FEES - RESIDENTIAL		
Rough	7/1/2026	\$115.00
Final	7/1/2026	\$115.00
Underground	7/1/2026	\$115.00
Shower Pan	7/1/2026	\$115.00
Gas Pressure Test	7/1/2026	\$115.00
Water Service	7/1/2026	\$115.00
All other inspections	7/1/2026	\$115.00
Re-inspection	7/1/2026	\$115.00
INSPECTION FEES - COMMERCIAL/INDUSTRIAL		
Rough	7/1/2026	\$125.00
Final	7/1/2026	\$125.00
Underground	7/1/2026	\$125.00
Shower Pan	7/1/2026	\$125.00
Gas Pressure Test	7/1/2026	\$125.00
Water Service	7/1/2026	\$125.00
All other inspections	7/1/2026	\$125.00
Re-inspection	7/1/2026	\$125.00
PLAN REVIEW FEES		
Plumbing plan review, per hour	7/1/2025	\$80.00

Mechanical

	Effective Date	Current Fee
ADMINISTRATIVE		
Application fee	7/1/2026	\$60.00
Mechanical registration, three-year cycle	7/1/2024	\$15.00
Minimum permit fee	7/1/2026	\$175.00
INSPECTION FEES - RESIDENTIAL		
Rough HVAC	7/1/2026	\$115.00
Final HVAC	7/1/2026	\$115.00
Gas Pressure Test	7/1/2026	\$115.00
Fireplace Rough	7/1/2026	\$115.00
Fireplace Final	7/1/2026	\$115.00
All other inspections	7/1/2026	\$115.00
Re-inspection	7/1/2026	\$115.00
INSPECTION FEES - COMMERCIAL/INDUSTRIAL		
Rough HVAC	7/1/2026	\$125.00
Final HVAC	7/1/2026	\$125.00
Gas Pressure Test	7/1/2026	\$125.00
Fireplace Rough	7/1/2026	\$125.00
Fireplace Final	7/1/2026	\$125.00
All other inspections	7/1/2026	\$125.00
Re-inspection	7/1/2026	\$125.00
PLAN REVIEW FEES		
Mechanical/fire suppression plan review, per hour	7/1/2026	\$80.00

Right-of-Way

	Effective Date	Current Fee
ADMINISTRATIVE		
Administrative fee	7/1/2026	\$40.00
Minimum permit fee	7/1/2026	\$175.00
Inspection fee	7/1/2026	\$100.00
Public alley or public easement vacation petition (see City Clerk for details)	7/1/2025	\$1,500 + fees* +5%
Public street vacation petition (see City Clerk for details)	7/1/2025	\$2,000 + fees* +5%
*Fees may include City Attorney, City Engineer, planning, surveying, document recording, etc.		
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	7/1/2026	\$60.00
Basic ordinance review, residential	7/1/2026	\$40.00
Basic ordinance review, commercial/industrial	7/1/2026	\$60.00
Municipal services review, per hour	7/1/2026	\$115.00
Engineering plan review	7/1/2025	See PZ Fees
WORK IN THE RIGHT-OF-WAY		
Fiber optics, cable, utility work (not covered by the Metro Act)	7/1/2026	\$135.00
Residential driveway approach, curb cut, public sidewalk	7/1/2026	\$150.00
Commercial/industrial driveway approach, curb cut, public sidewalk	7/1/2026	\$ 200.00

Water and Sewer

	Effective Date	Current Fee
ADMINISTRATIVE		
Administrative fee	7/1/2026	\$40.00
Minimum permit fee	7/1/2026	\$175.00
Inspection fee	7/1/2026	\$100.00
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	7/1/2025	Actual cost, \$500 min. + 5%
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 Fees

	Effective Date	Current Fee
HOUSING INSPECTION FEES		
Registration fee	7/1/2025	\$70.00
Initial inspection	7/1/2025	\$100.00
Re-inspection fee	7/1/2025	\$90.00
Each additional unit over three (3) (applicable to initial and re-inspection)	7/1/2025	\$15.00
No show/no access fee	7/1/2025	\$90.00
Tenant requested inspection	7/1/2025	\$90.00
Certificate of compliance	7/1/2025	\$50.00
Transfer certificate of compliance to new owner	7/1/2025	\$50.00
VA and FHA inspections, per inspection	7/1/2024	\$500.00

Planning and Zoning

	Effective Date	Current Fee
PLANNING COMMISSION FEES		
A \$40.00 administrative fee will be added to each PZE record. 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	7/1/2026	\$400.00
Conceptual review	7/1/2026	\$850.00
Site plan review, base fee	7/1/2026	\$1,600.00
Site plan review, per acre fee	7/1/2026	\$125.00
Site plan amendment	7/1/2026	\$1,100.00
Minor site plan review	7/1/2026	\$1,100.00
Change of use	7/1/2026	\$700.00
Special Land Use and Site Plan		
Special land use and site plan review, base fee	7/1/2026	\$2,400.00
Special land use and site plan review, per acre fee	7/1/2026	\$125.00
Zoning Change		
Zoning district boundary change	7/1/2026	\$1,400.00
Conditional rezoning	7/1/2026	\$1,900.00
Zoning ordinance text amendment	7/1/2026	\$1,400.00
Planned Unit Development		
Preliminary planned unit development, base fee	7/1/2026	\$2,400.00
Preliminary planned unit development, per acre fee	7/1/2026	\$125.00
Final planned unit development, base fee	7/1/2026	\$1,600.00
Final planned unit development, per acre fee	7/1/2026	\$125.00
Revised planned unit development submission	7/1/2026	\$1,100.00
Planned unit development approval extension	7/1/2026	\$900.00
Planned unit development approval amendment	7/1/2026	\$2,100.00
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	7/1/2026	\$135.00
Digitization of oversized plans	7/1/2025	\$20.00 base fee, \$5.00 per page
Site plan verification, base fee	7/1/2024	\$200.00
Site plan verification, per acre fee	7/1/2024	\$25.00

Planning and Zoning (Cont.)

	Effective Date	Current Fee
ZONING FEES (CONT.)		
Condominium review	7/1/2024	\$500.00
Address creation, per new address	7/1/2024	\$30.00
Generator location review	7/1/2025	\$50.00
Land division, land recombination, property line modification, per parcel	7/1/2025	\$300.00
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	7/1/2026	\$115.00
ZONING BOARD OF APPEALS		
Ordinance interpretation only	7/1/2025	\$350.00
Single-family residential variance application	7/1/2025	\$350.00
All other uses variance application	7/1/2025	\$600.00
Special meeting (at the Board's discretion)	7/1/2025	\$350.00
HISTORIC DISTRICT COMMISSION		
Administrative review	7/1/2025	\$125.00
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 total project investment
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 (no physical space provided)	7/1/2024	\$10,000.00