



The following fees apply to new commercial buildings:

- Building Permit Fee
- Water Impact Fee
- Sewer Impact Fee
- Sewer and Water Inspection Fees
- Emergency Notification Impact Fee
- Plan Review Fees

Each of these fees is addressed in detail below.

The **building permit fee** will be calculated using the following formula:

Sq. Ft. Floor Area x Sq. Ft. Construction Cost (determined by ICC Building Valuation Data publication) x
City Multiplier (0.0031) = Permit Fee

Impact fees are determined according to the size and number of water meters that are installed for the building. The impact fee schedule for commercial buildings is included below.

Impact Fee Schedule			
Commercial			
Meter Size (inches)	Water Impact Fee	Sewer Impact Fee	Notes
5/8 x 3/4	\$350	\$750	For small commercial and office use with peak demand of less than 10 gallons per minute.
1	\$1,400	\$4,500	
1.5	\$2,100	\$6,750	
2	\$2,800	\$9,000	
3	\$4,200	\$13,500	
4	\$5,600	\$18,000	
6	\$8,400	\$27,000	

Community Development

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For example, if the building requires a 2-inch water meter, the impact fees will total \$11,800 for both water and sewer. Irrigation meters installed will pay only a water impact fee with a 50 percent discount. For example, if the business installs a 1-inch irrigation meter, the water impact fee will be \$700 for that meter. The impact fees do not include any additional costs for the installation or purchase of materials (meter, meter pit, etc.) that may be needed. Please contact David Brock, Public Works Director, at (417) 732-3401 if you have any questions about impact fees or meter installations.

Water and sewer inspections fees are \$40.00 each, totaling \$80.00 for the building.

Emergency Notification Impact fees are \$30.00 per acre.

Lastly, **plan review fees** are costs that are incurred by the City to have consultants review the plans and are then billed-back to the applicant for reimbursement. The City uses Better Projects and Olsson Associates as review consultants and each firm charges an hourly rate for review. Review fees vary from project to project depending upon complexity, size and quality of the plans that are submitted. For that reason, it can be difficult to accurately estimate the review fees, but they are a cost of permitting that needs to be considered.

If you have any questions or concerns, please don't hesitate to contact us.