

SEPTIC FEES

Private On-site Permit	400
Mound Repair	200
Abandonment of System/Tank	75
Holding Tank with Pumping Agreement	100
First Year	50
Annual	25
Operating Permit Business	175
First Year	175
Annual	75
Mid-Size System	400
(+ \$1,000 escrow)	

*Total New Sewer Connection Fee	\$ 7760
- Includes \$ 5150 City Sewer Permit	
- Includes \$ 125 Street to house connect	
- Includes \$ 2485 SAC (MUSA)	

*Property with an existing sewer stub paid for prior to December 31, 2020 will pay \$1250 for the City Sewer Permit Fee.

Quarterly sewer access charge	\$ 271
Quarterly availability charge	\$ 271
(dwellings not connected to available sewer)	
SAC (MUSA)	\$ 2485
Winter septic holding tank escrow*	\$ 8000
*Plus Administrative fee	\$ 55

OTHER INSPECTION FEES

Investigation/Re-inspection Fee	\$ 100/1 st Hr.
	\$ 50/Hr.
Fire Damage Inspection	\$ 100

COMMUNITY ROOM RENTAL (#)

(maximum 200 guests)

Non-Profit	75
Security /Damage Deposit	650
False Fire Alarm	350
Organizations regular mtgs.	100
Events under 50 – resident	150
Events 50 – 100 – resident	200
Events 101 – 150 – resident	300
Events 151 – 200 – resident	400
Funeral – resident	50
Wedding – resident	400

OVERWEIGHT VEHICLE PERMIT FEES-AT THE DISCRETION OF PUBLIC WORKS SUPERVISOR

Daily Permit (per truck/ day max 7 ton)	\$ 100
Single Trip-Seasonal, Home Delivery	\$ 250
Commercial Tow Truck (per occurrence)	\$ 750
No Permit	DOUBLE FEE
Emergency-Well & Septic (max 7 ton)	NO CHARGE
Resident Annual to/from (max 5 ton)	NO CHARGE

ASSEMBLY PERMIT FEES

Small Assembly Permit (50+ attendees)	\$ 25
*Medium Assembly (100+ attendees)	\$ 25
*Large Assembly (200+ attendees)	\$ 100

*Requires West Hennepin Public Safety Deposit (\$500)

PARK RENTAL FEES (#)

Commercial, daily - resident	\$ 200
Individual, daily - resident	\$ 75
(Liability Insurance Required)	

FREQUENTLY CALLED NUMBERS

City of Independence	763-479-0527
West Hennepin Public Safety	763-479-0500
Burn permits WHPS	763-479-0500
Hennepin County	612-348-3000

CREDIT CARD PAYMENTS ACCEPTED FOR FEES IDENTIFIED WITH THE (#) SYMBOL. THE CITY WILL CHARGE THE LISTED FEE, PLUS APPLICABLE CHARGES FOR PROCESSING THE CREDIT CARD (CURRENTLY 3.00%).

FEE SCHEDULE

Updated January 21, 2025



1920 COUNTY ROAD 90
INDEPENDENCE MN 55359

PHONE: 763-479-0527
FAX: 763-479-0528

Website: <https://ci.independence.mn.us>

ALL FEES ARE NON-REFUNDABLE.
Fees are Subject to change

LIQUOR LICENSES

Wine, on sale	\$ 600
On-sale intoxicating	\$5500
Off-sale intoxicating	\$ 240
Sunday On-sale	\$ 200
Beer Off-sale	\$ 50
Beer On-sale	\$ 500
Setup	\$ 500
Investigation fee	\$ 500
Temporary liquor (1-4 days)	\$ 100/day

DOG LICENSES (#)

Lifetime License	\$ 20
Replacement tag	2
Dangerous Dog annual fee	\$ 500
Dog Impound Fee 1 st Violation	\$ 35
2 nd Violation	\$ 70
3 rd Violation	\$ 105

SERVICE FEES (#)

Address Labels	50
Address List	30
Copies 8 1/2 x 11	.25
Copies, Oversize	.50
Copies: City Code Book	60
Copies: Subdivision Ordinance	15
Copies: Zoning Ordinance	15
Copies: Shoreland Ordinance	15
Copies: City Comp. Plan	40
Copies: Park Comp. Plan	15
Copies: Audit Book	45
City Address Map	8
Zoning Map (color)	3
Land Use Map (color)	3
Assessment Search written req.	25
Flood Zone Search written req.	25
Ag Preserve Application	50
Ag Preserve Expiration	50
NSF Check	30
Special Council Meeting fee	\$ 250
Election Filing fee	2

SIGN PERMIT (#)

Temporary (administrative)	\$ 100
Permanent Sign/Site Plan Review	\$ 250
Farm Nameplate Sign Permit	\$ 25

ZONING FEES

Extension	\$ 250
Appeal Admin. Decision	\$ 750
Move Building	\$ 175
Zoning Permit (Sheds, Ag buildings)	\$ 50
Accessory Building Review	\$ 100
Grading Permit + Deposit	\$ 300+700
(100 cu yd or more)	
Wetland Delineation/Review + deposit.	\$ 300+700
Zoning Verification Letter:	\$ 240
Other (non-defined) Planning/Review:	\$ 250
Staff time in excess of application fees:	
Professional per hour	\$ 120
Clerical per hour	\$ 60

Planning Application Type I-Application Fee: \$1,500/Additional Fee Deposit \$500

- Concept Minor Subdivision, Minor Subdivision (Minor Subdivision (Lot Line Rearrangement, Lot Consolidation, Rural View Lot Subdivision, Lot Split-2 lots or less)
- Rezoning
- Variance (residential)
- Conditional Use Permit (residential)
- Interim Use Permit (residential)
- Right of Way or Easement Vacation
- Simple Concept Plan
- Simple Zoning Text Amendment
- Simple Site Plan Review

Planning Application Type II-Application Fee: \$2,000/Additional Fee Deposit \$1,750

- Concept Subdivision, Preliminary Plat (3 lots to 10 lots, plus \$750 per lot) (11 lots to 25 lots, plus \$500 per lot) (more than 25 lots, plus \$400 per lot)
- Final Plat (plus \$250 per lot)
- Conditional Use Permit (commercial)
- Interim Use Permit (commercial)
- Variance (commercial)
- Comprehensive Plan Amendment
- Complex Concept Plan
- Complex Site Plan Review
- Complex Zoning Text Amendment

After-the-fact fees

double

PARK DEDICATION FEES

\$3500 per lot to 4.99 acres + \$750 per acre over 5 acres.

MISC. PERMIT/REIMBURSEMENT FEES

Fireworks Dealer License	\$ 75
Tower (wireless communication)	\$ 1000
Mailbox Reimbursement	\$ 125

LICENSES (#)

Garbage hauler/per year	\$ 150
Per truck per year	\$ 20
Tobacco	\$ 100
1 st Offense	\$ 75
2 nd Offense	\$ 200
3 rd Offense & over	\$ 250
Solicitation	\$ 100

FLAT FEE BUILDING PERMIT FEES (#)

Mechanical	\$ 100
Furnace	\$ 100
Air Conditioner	\$ 100
Gas Fireplace	\$ 100
Water Heater	\$ 50
Wood stove/fireplace	\$ 100
Chimney	\$ 100
Fuel tank removal	\$ 100
Lawn Sprinkler	\$ 100
Plumbing remodel	\$ 100
Plumbing new	\$ 100
(Plumbing new over five)	
Re-roof	\$ 100
Re-side	\$ 100
Window replacement same size	\$ 100 (1) +
(\$10 each additional opening)	

Flat Fee State Permit Surcharge Add \$ 1 (Example: A/C + Furnace = \$201)

Demolition	\$ 100
Driveway	\$ 100
Right Of Way	\$ 100

All Other Building Permits Based on Value Electrical Permits (Contact State)