

## 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 <sup>st</sup> Violation	\$ 35
2 <sup>nd</sup> Violation	\$ 70
3 <sup>rd</sup> Violation	\$ 105

## SERVICE FEES (#)

Address Labels	\$ 50
Address List	\$ 30
Copies 8 ½ 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 (100 cu yd or more)	\$ 300+700
Wetland Delineation/Review + deposit.	\$ 300+700
Zoning Verification Letter:	\$ 250
Other (non-defined) Planning/Review:	\$ 250
Staff time in excess of application fees:	
Professional per hour	\$ 120
Clerical per hour	\$ 65

**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 <sup>st</sup> Offense	\$ 75
2 <sup>nd</sup> Offense	\$ 200
3 <sup>rd</sup> Offense & over	\$ 250
Solicitation	\$ 100

## FLAT FEE BUILDING PERMIT FEES (#)

Mechanical	
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
(\$10 per fixture 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)**

**SEPTIC FEES**

<b>Private On-site Compliance Escrow</b>	<b>\$ 45,000</b>
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)	
<small>*Property with an existing sewer stub paid for prior to December 31, 2020 will pay \$1250 for the City Sewer Permit Fee.</small>	
Quarterly sewer access charge	\$ 280
Quarterly availability charge	\$ 280
(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 <sup>st</sup> 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	<b>DOUBLE FEE</b>
Emergency-Well & Septic (max 7 ton)	<b>NO CHARGE</b>
Resident Annual to/from (max 5 ton)	<b>NO CHARGE</b>

**ASSEMBLY PERMIT FEES**

Small Assembly Permit (50+ attendees)	\$ 25
*Medium Assembly (100+ attendees)	\$ 25
*Large Assembly (200+ attendees)	\$ 100
<small>*Requires West Hennepin Public Safety Deposit (\$500)</small>	

**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 1, 2026



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**