

**2023 Community Development Department Fees  
City of Harlem  
Adopted December 19, 2022**

Superceeds Resolution Adopted February 25, 2019

<b>City of Harlem Fee Type</b>	<b>Frequency</b>	<b>Amount</b>	<b>Reference</b>
<b>General Penalty</b>			
	per Penalty/Daily	Up to \$1000 Coupled with up to six months imprisonment	1-13. (c)(1)
<b>General Land Use Enabling</b>		Reasonable fees for administration of Land Use	100-3.
<b>Business Fees</b>			
Mobile Food Vendor Fee	Annual	\$30.00	8-138
Occupational Taxes			
Peddler & Solicitors License	Applicant/Daily	\$20.00	8-72.
Occupational Tax Certificate	1-5 Employees	\$75.00	8-164.
	6-10 Employees	\$100.00	8-164.
	11-20 Employees	\$175.00	8-164.
	21-30 Employees	\$250.00	8-164.
	31-40 Employees	\$300.00	8-164.
	Over 40 Employees	\$500.00	8-164.
Roadside Stands & Produce Markets	per Site	\$40.00	108-114.
Home Occupation One-Time Review Fee	Once	\$25.00	38-07
<b>Historic Preservation / Historic District</b>			
Certificate of Appropriateness Application Fee	per Application		106-52.
	Residential Structure	\$50.00	106-52.
	Commercial Structure	\$100.00	106-52.
<b>Telecommunications</b>			
Small Wireless Facility Co-Location Application Fee	per location	\$100.00	
Small Wireless Facility Replacement Pole Application Fee	per pole	\$250.00	
Small Wireless Facility New Pole Application Fee	per pole	\$1,000.00	
New Communication Tower Code Compliance Review Fee	per tower	\$100.00	108-103. / 108-46.
Long-Haul R-O-W Use Fee	per mile	\$1000/mile	
Utility Encroachment	per project	None	45-5-1
<b>Signs</b>			
Permanent Sign Permit Fee	per Sign	\$50.00	108-240.
Temporary Sign Permit Fee	per Sign	\$25.00	108-240.
Historic District Sign Review	Application	\$25.00	
<b>Code Enforcement</b>			
Dangerous Dog Registration Fee	Annual	\$100.00	6-41.
Derelict Property Violations	Property per Day	\$100.00	16-58.
Vacant & Foreclosed Property Registration	Annual	\$25.00	102-56
Mothballing Inspection Fee	Annual	\$25.00	102-41 (b)
<b>Land Disturbance / Soil Erosion / Stormwater</b>			
Land Disturbance Clearing and grading (101- 4,999 sq. ft.)	per Application	\$75	112-27.

Land Disturbance Minor land disturbance (5,000 - 43,560 sq. ft.)	per Application	\$150	112-27.
Land Disturbance Major land disturbance (> 43,560 sq. ft.)	per Application	\$250 + \$25 per acre	112-27.
NPDES Fee	per Application	\$40 per acre to EPD and \$60 per acre to Harlem	112-27.
NPDES Initial land disturbance inspection	per Application	None	112-27.
NPDES First follow-up compliance review	per Application	\$25	112-27.
NPDES Second follow-up compliance review	per Application	\$50	112-27.
NPDES Third (and subsequent) follow-up compliance review	per Application	\$100 per inspection	112-27.
Land Disturbance Penalties - Activity prior to issuance of permit	per Application	100% of fee	112-27.
Stormwater Plan Review Fee	per Project Acre	\$5.00	112-30.
Stormwater Violations	Daily	\$1,000.00	112-231.

**Miscellaneous Permits**

Golf Cart Registration	per Cart	\$15.00	24-45.
Golf Cart Transfer Fee	per Transfer	No Charge	24-45.
Donation Bin Location Fee	per Donation Bin	\$25.00	108-121.
Residential Backyard Chickens Permit	Once	\$25.00	108-122.
Yard Sales	Event per day	\$5.00	Ord. 1719, passed 12-21-2017
Dog Tags	Each	\$2.00	

**Land Use Fees**

Conditional Use		\$615 + \$25 per acre	108-400.
Minor modification to zoning conditions		\$150	100-3.
Modification to zoning conditions		\$615 + \$25 per acre	100-3.

*Re-Zoning / Residential (R1A, R1-B, R-2, R-3, R-4, PUD, MUD, and CP)*

0-5 acres		\$550 + \$25 per acre	108-352.
6-10 acres		\$550 + \$25 per acre	108-352.
11-20 acres		\$750 + \$25 per acre	108-352.
21-50 acres		\$1,250 + \$25 per acre	108-352.
51-100 acres		\$1,750 + \$25 per acre	108-352.
100+ acres		\$3,000 + \$25 per acre	108-352.
(No rezoning application shall exceed \$20,000)			100-3.

*Rezoning / Non-Residential (P-1, B-1, B-3, I-1)*

0-5 acres		\$600 + \$25 per acre	108-352.
6-10 acres		\$1,000 + \$25 per acre	108-352.
11-20 acres		\$1,400 + \$25 per acre	108-352.
21-50 acres		\$2,000 + \$25 per acre	108-352.
51-100 acres		\$3,500 + \$25 per acre	108-352.

100+ acres		\$5,000 + \$25 per acre	108-352.
(No rezoning application shall exceed \$20,000)			100-3.
Variance		\$615 + \$25 per acre	108-377.
Variance if work has already begun		\$1,230	100-3.
Zoning - Ancillary dwelling variance (Administrative)		\$100	100-3.
Zoning - Plan revision - major		\$615	100-3.
Zoning - Plan revision - minor (Administrative)		\$100	100-3.
Zoning verification letter		\$25	100-3.

## Land Development Fees

### *Common Development/Commercial Development Process Permitting Fees*

Development Concept Plat Review Fee	per Plat	No charge	114-76.
Land Development Design review - commercial and subdivision		\$550	114-176
Development Preliminary Platting Review Fee	per Lot	\$160.00	114-103.
Subdivision Construction Plan Review Fee	per Project	\$125.00	114-124.
Plats and Plans Review Fee	per Plat/Plan	\$25.00	114-176.
Development Final Platting Review Fee	per Lot	\$25.00	114-103.
Land Development plan resubmittal (after 3rd review)		50% of total plan review fee	
Appeal of Community Development Director Decision	Decision	No Charge	114-179.

### *Commercial Specific Development Fees*

Land Development Commercial site plan review		\$250	100-3.
Commercial Site Plan Review	per Application	\$250 + \$20.00 per acre	100-3.
Non-Residential Exterior Walls Design Review Fee	per Building	\$25.00	108-271.

### *General Land Development Fees*

Home Occupation Land Use Permit	per Home Occ.	\$5.00	108-204.
Flood Area Development Permit	per Development	\$100.00	104-26.
Land Use Permit		\$5.00	100-3.
Violation of Stop Work Order (of Comm Dev Dir)	Per Development	Injunction	108-319
Fences & Land Barriers Location Review Permit	per Application	N/C	100-3.
Land Development Minor plat approval	per Lot	\$25.00	100-3.

### *Manufactured Homes*

Manufactured Home Land Use Permit	per Development	\$100.00	108-150.
Manufactured Home Site Plan Review & Permit	per Development	\$250.00	108-178.

## Construction

### *Residential Construction*

Annual contractor registration - before January 31st	Annual	\$25.00	100-3.
Annual contractor registration - after January 31	per Application	\$50.00	100-3.
New Residential Plan Review Permit Fee	per Application	\$0.05 / s.f.	100-3.
New Multi-Family Plan Review Permit Fee	per Application	\$0.07 / s.f.	100-3.
New Commercial Construction Plan Review Permit Fee	per Application	\$0.10 / s.f.	100-3.
New Residential Construction Permit Fee	S.F. Under Roof per Building Permit	\$0.20 per square foot under roof	100-3.
Residential Addition Building Permit (\$100 Minimum)	per Application	\$.20 / s.f.	100-3.
Residential Renovation Building Permit (\$100 Minimum)	per Application	\$.20 / s.f.	100-3.
<b>Alterations Fees</b>			
\$4,000 and less total project cost		\$50.00	100-3.

\$4,000.01 to \$25,000 total project cost		\$50 for the first \$4,000 plus \$6 for each additional 1,000 or fraction thereof	100-3.
\$25,000.01 to \$50,000		\$176 for the first \$25,000 plus \$7 for each additional 1,000 or fraction thereof	100-3.
\$50,000.01 to \$100,000		\$351 for the first \$50,000 plus \$8 for each additional 1,000 or fraction thereof	100-3.
\$100,000.01 and above		\$751 for the first \$100,000 plus \$4 for each additional 1,000 or fraction thereof	100-3.
Plumbing Contractor Fee	per Application	\$55 flat fee	100-3.
Mechanical (HVAC) Contractor Fee	per Application	\$55 flat fee	100-3.
Electrical Service Contractor Fee			100-3.
0 - 200 Amps	per Application	\$55	100-3.
201 - 1,000 Amps	per Application	\$175	100-3.
1,001 + Amps	per Application	\$350	100-3.
Temporary pole installation	per Application	\$35	100-3.
Electrical service change	per Application	\$75	100-3.
Low-voltage service	per Application	\$55	100-3.
Roofing	per Application	Value Formula	100-3.
Yard sprinkler/irrigation system	per Application	\$55	100-3.
Below ground pool installation	per Application	\$150.00	100-3.
Above ground pool installation	per Application	\$75.00	100-3.
Moving a house or a structure	per Application	\$150 flat fee	100-3.
Demolition of a house or a structure	per Application	\$150 flat fee	100-3.
Re-inspections (by City Staff)	per Inspection	\$100 for each re-inspection	100-3.
Non-compliance permit fee - if work is begun without a permit for any work requiring a permit	per Application	\$500	100-3.
Water Conservation Exemption Fee (Special Situation)	Project	\$50.00	12-22.
Certificate of Occupancy	per Application	\$25	100-3.
Temporary Certificate of Occupancy	per Application	\$100	100-3.
<b>Commercial Construction</b>			
Annual contractor registration - before January 31st	Annual	\$25.00	100-3.
Annual contractor registration - after January 31	per Application	\$50.00	100-3.
New Commercial Construction Plan Review Permit Fee	per Application	\$0.10 / s.f.	100-3.
<b>Alterations Fees</b>			

\$4,000 and less total project cost		\$50.00	100-3.
\$4,000.01 to \$25,000 total project cost		\$50 for the first \$4,000 plus \$6 for each additional 1,000 or fraction thereof	100-3.
\$25,000.01 to \$50,000		\$176 for the first \$25,000 plus \$7 for each additional 1,000 or fraction thereof	100-3.
\$50,000.01 to \$100,000		\$351 for the first \$50,000 plus \$8 for each additional 1,000 or fraction thereof	100-3.
\$100,000.01 and above		\$751 for the first \$100,000 plus \$4 for each additional 1,000 or fraction thereof	100-3.
Plumbing Contractor Fee	per Application	\$100 flat fee	100-3.
Mechanical (HVAC) Contractor Fee	per Application	\$100 flat fee	100-3.
Electrical Service Contractor Fee			100-3.
0 - 200 Amps	per Application	\$100	100-3.
201 - 1,000 Amps	per Application	\$175	100-3.
1,001 + Amps	per Application	\$350	100-3.
Temporary pole installation	per Application	\$35	100-3.
Electrical service change	per Application	\$75	100-3.
Low-voltage service	per Application	\$55	100-3.
Roofing	per Application	Value Formula	100-3.
Yard sprinkler/irrigation system	per Application	\$100	100-3.
Moving a house or a structure	per Application	\$150 flat fee	100-3.
Demolition of a house or a structure	per Application	\$150 flat fee	100-3.
Re-inspections (by City Staff)	per Inspection	\$100 for each re-inspection	100-3.
Non-compliance permit fee - if work is begun without a permit for any work requiring a permit	per Application	\$500	100-3.
Water Conservation Exemption Fee (Special Situation)	Project	\$50	12-22.
Certificate of Occupancy	per Application	\$25	100-3.
Thirty Party Inspections Administrative Fee	per Project	\$250	Section 1703.1 of the 2018 IBC
Temporary Certificate of Occupancy	per Application	\$100	100-3.