



## 2026 DEVELOPMENT RELATED FEES AND INFORMATION

### Infrastructure Trunk Fees

	Sanitary/REU	Water/REU	Stormwater	TOTAL/REU
Single Family	\$3,088	\$1,228	\$2,989/REU	\$7,305
Twin Homes	\$3,088	\$1,228	\$2,840/REU	\$7,156
Town Home	\$3,011	\$1,228	\$1,611/REU	\$5,850
Apartment	\$2,781	\$984	\$620/REU	\$4,385
Senior Housing	\$2,781	\$984	\$371/REU	\$4,136
C/I/PI	\$3,088	\$1,228	\$0.13/SF of Land	Variable

### Collector Road Lateral Assessment/Payment In-Lieu\*

Residential, Single Family	\$191.06/foot	(\$172.60 without curb)
Residential, Multi-Family	\$275.47/foot	(\$257.01 without curb)
Commercial/Industrial/Institutional	\$275.47/foot	

*\* does not include sanitary sewer and water*

### Park Dedication

Residential	15% of land or \$3,900 per unit
Residential – Senior Apartments	15% of land or \$1,950 per unit
Commercial/Industrial/Institutional	5% of land or \$1,200 per acre

### Sewer and Water Access Charges (SAC & WAC) per REU

	Residential/Inst.	Apts/Senior	Commercial/Industrial
SAC	\$6,498	\$5,197	\$3,249
WAC - City	\$932	\$744	\$466
WAC – JWB	\$2,795	\$2,795	\$2,795

Although not in Met Council’s jurisdiction, the City uses the [Met Council SAC Manual](#) for determining the number of SAC/WAC units for each use or building. Individual uses are listed in Appendix A beginning on Page 48. Common uses include:

Office	1 unit: 2,650 square feet
Retail	1 unit: 3,050 square feet
Warehouse	1 unit: 6,950 square feet

### Escrows & Letters of Credit

Application - cash escrow TBD for City’s review of wetland, stormwater, traffic and other items

Construction - \$1,000/acre (\$3,000 min) for erosion control + 5% of estimated site improvement costs

Letter of Credit – 125% of estimated construction cost for public improvements

\*This is intended as a broad overview of development-related fees in the City of St. Michael. For more specific information please review the following online:

[FEE SCHEDULE](#)

[ZONING ORDINANCE](#)

[APPLICATION FORM/FEES/SCHEDULE](#)

[SUBDIVISION ORDINANCE](#)

Questions?

Marc Weigle, Community Development Director

763-416-7932 [marcw@stmichaelmn.gov](mailto:marcw@stmichaelmn.gov)