



## 2024 DEVELOPMENT RELATED FEES AND INFORMATION

### Infrastructure Trunk Fees

	Sanitary/REU	Water/REU	Stormwater	TOTAL/REU
Single Family	\$2,899	\$1,152	\$2,989/REU	\$7,040
Twin Homes	\$2,899	\$1,152	\$2,840/REU	\$6,891
Town Home	\$2,827	\$1,152	\$1,611/REU	\$5,590
Apartment	\$2,611	\$923	\$620/REU	\$4,154
Senior Housing	\$2,611	\$923	\$371/REU	\$3,905
C/I/PI	\$2,899	\$1,152	\$0.13/SF of Land	Variable

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

Residential, Single Family	\$179.40/foot	(\$162.06 without curb)
Residential, Multi-Family	\$258.65/foot	(\$241.32 without curb)
Commercial/Industrial/Institutional	\$258.65/foot	

*\* does not include sanitary sewer and water*

### Park Dedication

Residential	15% of land or \$3,200 per unit
Residential – Senior Apartments	15% of land or \$1,600 per unit
Commercial/Industrial/Institutional	5% of land or \$1,000 per acre

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

	Residential/Inst.	Apts/Senior	Commercial/Industrial
SAC	\$6,101	\$4,880	\$3,051
WAC - City	\$873	\$698	\$437
WAC – JPB	\$2,310	\$2,310	\$2,130

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](#)

[APPLICATION FORM/FEES/SCHEDULE](#)

[ZONING ORDINANCE](#)

[SUBDIVISION ORDINANCE](#)

Questions?

Marc Weigle, Community Development Director

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