

EMMET COUNTY PLANNING & ZONING

Fee Schedule 2026

ZONING PERMITS		Fee
Residential*		
Single-Family Dwelling		\$125
Two-Family Dwelling		\$180
Multi-Family Dwelling (entire building)		\$210
Addition (All expansion including decks and porches)		\$55
Accessory Building		\$55
Non-Residential*		
New Building		\$315
Addition		\$155
Accessory Structure		\$110
Public Building		\$0
Farm Use (commercial farming operations)		\$0
ADMINISTRATIVE REVIEW		
Administrative Site Plan Review		\$200
Sign Review		
Unlighted Signs		\$50
Lighted Signs		\$100
PLANNING COMMISSION		
Site Plan Review** (new proposals & non-administrative amendments)		\$315
Special Use Permit**		\$450
Rezoning**		\$525
Planned Unit Development		
Pre-Application Meeting		\$210
Preliminary Review**		\$525
Final Review**		\$525
Final Site Plan Review**		\$315
PUD Agreement Development & Review		Actual Cost
Consultant Review+ (Legal/Engineer/Environmental/Planner)		Actual Cost
Additional Review (at a regular meeting, requested by applicant)		½ Standard Fee
Special Meetings (requested by applicant)		\$945
ZONING BOARD OF APPEALS		
All Reviews		\$525
Special Meetings (requested by applicant)		\$790
SANITARY CODE BOARD OF APPEALS		
All Reviews		\$400
GENERAL		
Copies (materials and staff time)		
Black: 8½" x 11" / 8½" x 14"		50¢ per side
Color: 8½" x 11" / 8½" x 14"		\$1 per side
Color: 11" x 17"		\$3 per side
Inspections (as required or requested by applicant)		\$75

* All fees doubled if construction begins before the Zoning Permit is issued, plus inspection fees.

** Standard review includes up to two (2) meetings and one (1) legal notice publication/mailing. If additional information or a request to postpone by the applicant results in the need for an additional review, the applicant will be assessed the "Additional Review" fee, equal to half the standard fee charge.

+ Direct costs of professional fees for attorney, engineer, or consultants that the County incurs during consideration and review will be charged to the applicant in addition to any applicable fees above.