

**EXHIBIT C
BUILDING PERMITS AND FEES
CITY OF SHOREVIEW, MN
Updated January 1, 2026**

Building permits – valuation based

Valuation	Fee
\$1 to \$2,000	\$80
\$2,001 to \$25,000	\$80 for the first \$2,000 plus \$16.55 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$464.15 for the first \$25,000 plus \$12 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$764.15 for the first \$50,000 plus \$8.45 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,186.65 for the first \$100,000 plus \$6.75 for each additional \$1,000, or fraction thereof, to and including \$500,000.0
\$500,001 to \$1,000,000	\$3,886.65 for the first \$500,000 plus \$5.50 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,00.01 and up	\$6,636.65 for the first \$1,000,000 plus \$4.50 for each additional \$1,000, or fraction thereof.

Residential mechanical permits

Oil or gas appliances, heating, air conditioning, refrigeration and ventilation systems

Base permit	\$65
Each item installed or replaced.	\$15

Commercial mechanical

	1.5% of the total market value of the installation, minimum \$80 fee.
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Residential plumbing

Base permit	\$65
Each fixture installed or replaced	\$15

Commercial plumbing

	1.5% of the total market value of the installation, minimum \$80 fee.
Demolition of buildings	
	\$80
Plan review fee	
	65% of building permit fee – for projects requiring plan review that exceeds \$15,000 in valuation
Re-inspection or missed inspection fee	
	\$75 per trip
License verification fees	
Building contractors required to be licensed with the State of Minnesota	\$5
Verification of licenses in city code section 10-166 (a)	\$5
Lead certification	\$5
Driveways / sidewalks / patios	
	\$49
Fences	
	\$49
Refunds	
Refund request must be in writing and will only go to the payee.	
No refunds if either of the following is true: <ul style="list-style-type: none"> • 180 days from the issue date • An inspection has been done 	
Base/minimum fee or 20% of the permit cost, whichever is greater, will not be refunded.	
License check fee will not be refunded.	
Plan review fees will not be refunded.	
Residential electric permit fees	
Minimum fee for each separate inspection of an installation,	\$60

replacement, alteration or repair is limited to one inspection only	
Minimum fee for rough-in and final inspection	\$120
Failed inspection fee	\$60
<i>New service or power supply: Services, changes of service, temporary services, additions, alterations or repairs.</i>	
Replace a service panel in the same location.	\$125
Sub Panel	\$75
New service or power supply	
0 to 300 amp	\$75
400 amp	\$100
For each additional 100 amp or fraction thereof	\$25
<i>Circuits, installation of additions, alterations, or repairs of each circuit or sub-feeder shall be computed separately, including circuits fed from sub-feeders and including the equipment served, except as provided in the next section.</i>	
0 to and including 100 amp capacity	\$12 per feeder/circuit
101 – 200 amp	\$20
Each additional 100 ampere capacity or fraction thereof	\$10 per feeder/circuit
Remodels or basement finishes	\$120 plus circuits at \$12 each. This includes two inspections.
Residential accessory structures	\$120 for up to 10 circuits and two inspections \$75 for the panel plus circuits at \$12 each or \$120 for two inspections, whichever is greater.
Residing work	\$60
Maximum fee for single-family dwellings, duplex, and townhouse with or without separate services	Shall not exceed \$225 up to 200-ampere capacity and up to 25 circuits. \$12 per additional circuit over 25. The maximum fee provides for no more than two rough-ins and one final inspection. Additional inspections are at the re-inspection rate.

Maximum fee on an apartment building	\$110 per dwelling unit and up to 15 circuits per unit. <i>This does not include the service, unit feeders or house panels.</i>
In addition to the above fees:	
Each street lighting standard	\$10
Each traffic signal standard	\$8
In addition to the above fees all transformers generators and energy storage systems shall be computed:	
up to 10KVA	\$5
11KVA to 74KVA	\$55
75KVA to 299KVA	\$70
over 299KVA	\$175
In addition to the above fees, lighting retrofits, low voltage fire alarm, low voltage heating and air conditioning control wiring	\$1 per opening or device of each system
Swimming pool and hot tub	\$120 plus circuits at \$12 each. This includes two inspections.
For inspections not covered herein, or for requested special inspections or services	\$80 per employee hour
<i>For inspection of transient projects, including but not limited to, carnivals and circuses, the inspection fees shall be computed as follows:</i>	
Power supply units according to the transformer fee schedule. A like fee will be required on power supply units at each engagement during the season, plus a fee of \$90 per hour.	
Rides, devices or concessions: Shall be inspected at their first appearance of the season and the inspection fee shall be \$45 per unit.	
Solar fees:	
0kw to 5kw	\$100
5.1kw to 10kw	\$165
10.1kw to 20kw	\$245
20.1kw to 30kw	\$330

30.1kw to 40kw	\$410
40.1KW and larger	\$410 plus \$25 for each additional 10kw
Electronic inspection for select items pre-approved by electrical inspector (furnace, air conditioners, bath fan, fireplace, or receptacle for water heater vent)	\$40
Refunds must be requested in writing. No refunds on minimum fee permits, expired permits or state surcharge fee. Refunds are minus the city handling fee of 20%.	
Work starts before permit issued	Fee is doubled
Minimum fee permits expire in six months	
Permits over the minimum fee and up to \$1,000 expire in one year.	
Commercial electrical permit fees	
A \$60 per trip or the fees below, whichever is greater.	
Valuation	Fee
\$1 to \$1,000	\$60 per trip
\$1,001-\$2,000	\$60 for the first \$1,000 plus \$3.25 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$82 for the first \$2,000 plus \$14.85 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$423.55 for the first \$25,000 plus \$10.70 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$691.05 for the first \$50,000 plus \$7.45 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 - \$500,000	\$1,063.55 for the first \$100,000 plus \$6 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 - \$1,000,000	\$3,463.55 for the first \$500,000 plus \$5.10 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and greater	\$6,013.55 for the first \$1,000,000 plus \$4 for each additional \$1,000 or fraction thereof
Re-inspection fee	\$60
Investigative / work without permit	Fee is doubled

Refunds issued only for permits over \$120. Refunds are minus the city handling fee of 20%.