



Eagle Mountain City

Consolidated Fee Schedule

Updated January 7, 2026



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1. MISCELLANEOUS

1.1. | PHOTOCOPIES

Last Revision: --/--/----

Black and White Copy 8 1/2 x 11	\$0.10/page
Black and White Copy 11 x 14.....	\$0.15/page
Black and White Copy 11 x 17	\$0.20/page

1.2. | MAPS

Last Revision: --/--/----

Black and White, 8 1/2 x 11 (under 5 pages)	Free
Black and White, 8 1/2 x 11, with Aerials	\$1.00
Black and White, 11 x 17	\$1.00
Black and White, 11 x 17, with Aerials.....	\$3.00
Black and White, 24 x 36	\$10.00
Black and White, 24 x 36, with Aerials	\$12.00
Black and White, 36 x 48	\$15.00
Black and White, 36 x 48, with Aerials	\$16.00
Color, 8 1/2 x 11	\$5.00
Color, 24 x 36.....	\$15.00
Color 36 x 48.....	\$20.00

1.3. | DIGITAL MEDIA

Last Revision: 05/18/2021

Electronic Copy of Documents on CD	\$3.00/CD
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1.4. | ELECTRONIC DOCUMENT SENDING

Last Revision: 01/22/2014

Fax, Each 10-page Increment.....	\$1.00
Scan/Email, Each 10-page Increment	\$1.00

1.5. | PRINTED PUBLICATIONS

Last Revision: 07/07/2009

Development Code, Bound Copy.....	\$22.00
Street Guide, Bound Copy.....	\$8.00
Standard Specifications	\$20.00
Policies and Procedures Manual.....	\$20.00
Subdivision Ordinance Packet	\$5.00
Recreation Master Plan, Bound Copy	\$30.00
Capital Facilities Plan.....	\$15.00

1.6. | OTHER FEES

Last Revision: --/--/----

Postage	Actual Cost to the City
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Other Costs Allowed by Law.....Actual Cost to the City

2. RECORDER'S OFFICE

2.1. | ELECTIONS

Last Revision: 07/07/2009

Candidate Filing Fee.....\$50.00

2.2. | RECORDS

Last Revision: --/--/----

Certification of Records\$1.00/certification

Compiling of Records*Actual Cost to the City, Minimum of \$10.00

**Cost of compiling of records in a form other than that maintained by the City includes actual cost and expense for employee time or time of any other person hired, plus supplies and equipment.*

2.3. | RECORDATION FEES

Last Revision: --/--/----

Recordation Fee.....\$800

Minor Plat Recording Fee.....Staff Time + Utah County Recording Fee

2.4. | OTHER FEES

Last Revision: 01/06/2016

Easement Review Fee.....\$750.00

Franchise Agreement Application\$750.00

3. MOTOR VEHICLE ACCESS TO OPEN SPACE

3.1. | MOTOR VEHICLE ACCESS TO OPEN SPACE FEES

Last Revision: 03/20/2007

Motor Vehicle Access to Open Space Permit.....\$25.00

Motor Vehicle Access to Open Space Damage Deposit (may be waived by Asst PW Director)

Motor Vehicle Access to Open Space Monitoring Fee (if required by Asst PW Director)

4. LIBRARY

4.1. | GENERAL FEES

Last Revision: 11/15/2022

Inter-Library Loan Fee.....\$3.00/item

Non-Resident Fee.....\$80/family per year or \$40/family for 6 months

Lost/Damaged Items.....Cost Determined by Director

4.2. | PROCTORING FEE

Last Revision: 11/15/2022

Non-resident of Eagle Mountain\$10.00

4.3. | DAMAGED OR BROKEN ITEMS

Last Revision: 11/15/2022

Virtual Reality Goggles Damaged/Broken.....\$49.99 or Full Replacement Cost

Telescope Damaged/Broken.....	\$99.99 or Full Replacement Cost
Binoculars Damaged/Broken	\$59.99 or Full Replacement Cost
Outdoor Equipment Damaged/Broken	Full Replacement Cost

5. FINANCE

5.1. | GENERAL FEES	<i>Last Revision: 02/17/2004</i>
Returned Check Fee	\$25.00
Collections Fee.....	... Equal to the Amount Billed to the City by the Collection Agency, up to 40% of the Unpaid Balance

6. ANIMAL CONTROL

6.1. | ANIMAL CONTROL FEES	<i>Last Revision: 10/15/2024</i>
Dog License Fee	North Utah Valley Animal Shelter Fee Schedule
Impound, Boarding, and Release Fees.....	Determined by North Utah Valley Animal Shelter Fee Schedule
Alternative Animal Management Plan Application Fee	\$100
Hobby Breeder License Application Fee	\$75
Pet Sitting License Application Fee	\$75

7. BUSINESS LICENSES

7.1. | LICENSE FEES	<i>Last Revision: 05/18/2021</i>
Commercial Business License	\$75.00/year
Home-based Business License.....	\$25.00/year
Business License Inspection	\$50.00
Business License Renewal Late Charge, 45 Days after Expiration.....	25% Additional
Business License Renewal Late Charge, 75 Days after Expiration	100% Additional
Business License Violation.....	\$100
Duplicate License (Lost Original, Updated Address, Name of Business)	\$10.00
Background Checks, When Applicable	Actual Cost to the City
Bond for Contracting Bonding License.....	\$5,000.00
Liquor License	\$300.00
Film Permit (Non-profit organizations and student productions are exempt).....	\$75.00

7.2. | TEMPORARY LICENSES (CANVASSERS, SOLICITORS, AND OTHER ITINERANT MERCHANTS)	<i>Last Revision: --/--/----</i>
Application Fee.....	\$75.00

License Fee	\$10.00 for Ten Consecutive Calendar Days
Home Sales License Fee	\$2.00 for Ten Consecutive Calendar Days
Public Assemblies Permit, 30 or More People	\$100/day

8. SIGN PERMITS

8.1. | SIGN PERMIT FEES

Last Revision: 08/16/2011

Sign Permit	\$50 per Sign Face
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9. ORDINANCE ENFORCEMENT FINES

9.1. | SIGN VIOLATIONS

Last Revision: 09/16/2025

First Sign Violation	Written Warning
Subsequent Sign Violations within 12 Months.....	\$100/sign per day, until Rectified

9.2. | PARKING VIOLATIONS; BLOCKING STREETS AND/OR SIDEWALKS

ILLEGALLY

Last Revision: 03/21/2023

First Violation*	\$25 per Violation
Second Violation w/in 1 yr of 1 st offense*	\$50 per Violation
Third and Subsequent Violations w/in 1 yr of 1 st offense*	Vehicle/Trailer Towing at Owner's Expense

**All fines are final after the time for appeal has run or after a decision on appeal. Any final fines not paid within 14 days shall increase by \$25. Any final fines not paid within 28 days shall increase by an additional \$50.*

9.3. | ILLEGAL DUMPING

Last Revision: 09/16/2025

First and Subsequent Violations.....	\$1,000 per day*
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**Plus the cost to remove any illegally dumped materials.*

9.4. | ACCUMULATION OF CONSTRUCTION DEBRIS, MUD, ETC. ON

CITY STREETS

Last Revision: 09/16/2025

First Notice	Written Notice with 28-day Warning Period
Second Notice, if not Remedied w/in 5 Days of Warning Period Expiration	\$50/day until Rectified

9.5. | WEEDS AND OTHER REFUSE VIOLATIONS

Last Revision: 03/21/2023

First Notice	Written Notice with a 10-day Warning Period
Second Notice, if not Remedied w/in 5 Days of Warning Period Expiration ..	\$50/day until in Compliance
Abatement of Injurious and Noxious Real Property and Unsightly or Deleterious Objects of Structures.....	Actual Cost of Abatement to the City + 20% of Actual Cost

9.6. | JUNK VIOLATIONS*Last Revision: 09/16/2025*

First Notice	Written Notice with a 28-day Warning Period
Second Notice, if not Remedied w/in 5 Days of Warning Period Expiration	\$50/day until Rectified

9.7. | PRIVACY SCREENING VIOLATIONS*Adopted: 09/16/2025*

First Violation	\$250/day until Rectified
Second Violation	\$500/day until Rectified
Subsequent Violations	\$1,000/day until Rectified

9.8. | SITE PLAN APPROVAL VIOLATIONS*Adopted: 09/16/2025*

First Violation	\$250/day until Rectified
Second Violation	\$500/day until Rectified
Subsequent Violations	\$1,000/day until Rectified

9.9. | OTHER VIOLATIONS, NOT OTHERWISE SPECIFIED*Last Revision: 03/21/2023*

First Notice	Written Notice
Second Notice	\$50/day until Rectified
Abatement	Owner's Expense

9.10. | ADMINISTRATIVE CITATIONS*Last Revision: 03/21/2023*

First Offense	Up to \$100 per Violation
Second Offense	Up to \$200 per Violation
Third Offense	Up to \$400 per Violation

9.11. | ADMINISTRATIVE FEE*Last Revision: 03/21/2023*

Administrative Fee	\$50
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9.12. | STORM WATER POLLUTION PREVENTION PLAN CONTROL*Last Revision: 12/03/2024***MEASURE VIOLATION FINES***

Working without an NOI and/or SWPPP	\$1,000 per day
Working without an Updated NOI and/or SWPPP	\$500 per day
Inspections not Being Performed and/or Documented	\$150 per day
Inspections Being Performed by Unqualified Personnel.....	\$150 per day
SWPPP Sign Not Posted	\$150 per day
Boundary Control.....	\$250 per day
Construction Exit Track-out	\$250 per day
Waste Management Control	\$250 per day

Material Storage Control	\$250 per day
Fugitive Dust Control	\$250 per day
<i>*In lieu of daily fines for control measure violations, the City may place inspections on hold or impose a stop-work order until compliance is met.</i>	

9.13. | ILLICIT DISCHARGE VIOLATION FINES*

Last Revision: 12/03/2024

Sediment Escaping Perimeter Boundary, Solid Waste (Litter and Construction Debris)	\$250 per day
Wash-out Not Contained (Concrete, Stucco, Paint, Masonry), 1 st Violation.....	\$500 per day
Sanitary Waste (Toilets not Secure, in Right-of-Way, Improper Setback), 1 st Violation	\$500 per day
Fuel, Oil, Hydraulic Spills (Improper Disposal/Containment), 1 st Violation.....	\$500 per day
Paints and Solvents, 1 st Violation	\$500 per day
Fertilizers, Cleansers, Organic Spills (Improper Disposal/Containment), 1 st Violation.....	\$500 per day
Second and Subsequent Violations.....	\$1,000 per day
Hazardous Material (Any Illicit Discharge Could be Elevated to this Level, Depending on Impact).....	\$1,000 per day
Abatement of Illegally Dumped Material	Actual Cost to the City

**Storm Water violation schedule for illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of Best Management Practices (BMPs) does not excuse an illicit discharge.*

10. COMMUNITY DEVELOPMENT

10.1. | MASTER DEVELOPMENT FEES

Last Revision: 10/15/2024

Land Use Concept Plan*	\$250
Master Development Plan Application	\$6,000
Master Development Plan Amendment Application.....	\$3,350
Master Development Plan Timeline Modification Only	\$250
Capital Facility Plan Amendment Application, per Development	\$9,750
Concept Capital Facility Plan Amendment	\$1,000

**Concept fees shall be credited toward additional application fees. Specifically, the processing fee required by the next application process shall be reduced by the amount paid for the concept plan review.*

10.2. | REZONE REQUEST

Last Revision: --/--/----

Rezone Request Application	\$1,350
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10.3. | CONDITIONAL USES

Last Revision: 10/15/2024

Conditional Use Permit, New.....	\$500
Conditional Use Permit, Amendment.....	\$200
Accessory Dwelling Permit*	\$230

**In accordance with the City's moderate income housing plan, no additional impact fees are charged for accessory dwelling units.*

10.4. | ANNEXATION

Last Revision: --/--/----

Annexation Application Fee	\$1,500 + \$5/Acre
Capital Facility Plan Amendment Application Fee, per Development	\$9,750

10.5. | SITE PLAN REVIEW FEES

Last Revision: 07/20/2016

Residential Master Site Plan Review Fee, 5-10 Acres.....	\$2,000
Residential Master Site Plan, 10+ Acres	\$4,000
Residential Site Plan Review Fee	\$60/Dwelling Unit
Non-residential Master Site Plan Review Fee, 5-10 Acres	\$2,000
Non-residential Master Site Plan Review Fee, 10+ Acres	\$4,000
Non-residential Site Plan Review Fee, 0-5 Acres.....	\$2,000
Non-residential Site Plan Review Fee, 5-10 Acres	\$4,000
Non-residential Site Plan Review Fee, 10-50 Acres	\$6,000
Non-residential Site Plan Review Fee, 50+ Acres	\$8,000
Temporary Non-residential Site Plan Review Fee.....	\$1,580

10.6. | SUBDIVISION APPLICATIONS AND REVIEW FEES

Last Revision: 08/16/2011

Subdivision Concept Plan*	\$300 + \$5 for each ERU over 40
Revised Approved Plat and Recorded Plat Amendment Fee.....	\$1,500 + \$25/Lot
Preliminary Plat Processing Fee	\$400 + \$60/Lot
Condominium Conceptual Review*	\$650 + \$10/ERU
Condominium Preliminary Plat Review	\$1,500 + \$50/ERU
Condominium Site Plan and Final Plat Review.....	\$1,900 + \$50/ERU
Final Plat and Development Agreement Processing Fee	\$400 + \$95/Lot
Lot Split Application Fee	\$1,600
Lot Line Adjustment Fee	\$575
Revised Approved Construction Plans.....	\$600
Recordation Fee.....	\$800
Minor Plat Recording Fee.....	Staff Time + Utah County Recording Fee

**Concept fees shall be credited toward additional application fees. Specifically, the processing fee required by the next application process shall be reduced by the amount paid*

10.7. | OTHER SUBDIVISION DEVELOPMENT FEES

Last Revision: 7/19/2022

Inspection Fees, Based on Engineers' Estimate of Project Cost	\$3.2% of the First \$750,000 Estimate; 1% of the Estimate Amount Exceeding \$750,000
Subdivision Bond – Performance & Guaranty	110% of the Value, Plus 2-year Warranty
New Asphalt Seal Coat.....	\$0.206 per square foot
Streetlights.....	Actual Cost to the City
Central Water Project One-time Development Take Down Fee, as set by Central Utah Water Conservancy District Board of Trustees	\$13,580 per Acre Foot, or Current Rate According to CWP Contract
Central Water Project Capital Amount for Capital Recovery Only (Net Present Value of Future Capital Components of Annual Fee)*	\$4,771 per Acre Foot, or Current Rate According to CWP Contract

Banked Water Transfer Fee..... \$250

**As of July 20, 2022, this fee must be paid prior to plat recordation for all subdivisions utilizing Central Water Project Water.*

10.8. | STREETS

Last Revision: --/--/----

Street Dedication or Vacation.....	\$300
Street Name Change Application.....	\$100
New Street Sign for Name Change Approval.....	\$175/sign

10.9. | OTHER COMMUNITY DEVELOPMENT FEES

Last Revision: 07/19/2011

Board of Adjustment: Variance, Non-conforming Use, Conditional Use Appeal, Appeal of Zoning Administrator.....	\$100
Utah County Surveyor Review Fee	\$125
Application for Amendment to General Plan and Development Code, Including Text and Map Amendments in the Nature of Property Rezoning*	\$400
Disposal of City Property.....	An amount to be set by action of the City Council on a case-by-case basis, depending on the cost to the City and a fair and equitable charge
Land Disposal Application Fee	\$150

**No fee is associated with suggestions from the public in the nature of improvements in the law to amend the Development Code or General Plan.*

11. PUBLIC WORKS

11.1. | CONCRETE INSPECTION PERMITS

Last Revision: --/--/----

Curb and Gutter	\$1.00/Linear Foot
Sidewalk.....	\$0.75/Linear Foot

11.2. | ROAD CUT PERMITS, ASPHALT/CONCRETE CUTS, AND ROAD CLOSURES

Last Revision: 01/07/2026

Minimum Fee for Cuts in a Paved Surface, More than 3 Years Old	\$300
Minimum Fee for Cuts in a Paved Surface, 3 Years Old or Less	\$2,000
Road Closure Deposit	\$1,000
Closure of a Collector Road, per lane, per 1,000 feet	\$250 per day
Closure of a Minor Arterial Road, per lane, per 1,000 feet	\$500 per day
Closure of a Major Arterial Road, per lane, per 1,000 feet	\$1,000 per day

11.3. | GRADING AND EXCAVATION PERMITS

Last Revision: 12/01/2009

101 to 1,000 Cubic Yards	\$27 (1 1/2 Hours Staff Time)
1,001 to 10,000 Cubic Yards	\$54 (3 Hours Staff Time)
10,001 to 100,000 Cubic Yards.....	\$108 (6 Hours Staff Time)
Over 100,000 Cubic Yards.....	\$216 (12 Hours Staff Time)

11.4. | BLASTING PERMITS

Last Revision: 09/18/2018

Blasting Permit, not within 1,320 feet of an Existing Structure	\$1,000
Blasting Permit, within 1,320 feet of an Existing Structure, Requires City Council Approval	
Onsite Fee	\$250/Blast

11.5. | TRAFFIC CONTROL AND ROAD CLOSURES

Last Revision: 01/07/2026

Traffic Control and Road Closure Permit Application Fee (up to 14 calendar days)	\$300
Additional Weekly Occupancy Fee (per week after 14	\$100/week
Traffic Control and Road Closure Non-Compliance Penalty.....	\$1,000/location per day
Traffic Control and Road Closure Permit Overrun Penalty.....	\$1,000/location per day

12. PUBLIC UTILITY CONNECTIONS

12.1. | CULINARY WATER METER CONNECTION FEES

Last Revision: 05/06/2025

Single-family Residential 3/4" or 5/8" Meter Size	\$450
Commercial, Industrial, or Multifamily Residential, 3/4" Meter Size.....	\$450
Commercial, Industrial, or Multifamily Residential, 1" Meter Size.....	\$640
Commercial, Industrial, or Multifamily Residential, 1 1/2" Meter Size	\$1,260
Commercial, Industrial, or Multifamily Residential, 2" Meter Size	\$1,920
Commercial, Industrial, or Multifamily Residential, 3" Meter Size	\$3,600
Commercial, Industrial, or Multifamily Residential, 4" Meter Size.....	\$5,120

Contractors shall provide a PVC construction water jumper approved by the City. A fee will be charged for construction water usage prior to a water meter installation by the City. In addition to the regular fee, any damage to the water system by the contractor will be repaired by the contractor at his expense, plus any additional City fees.

12.2. | SEWER CONNECTION FEES

Last Revision: 05/18/2021

Single-family Residential	\$100 per ERU
Commercial, Industrial, or Multifamily	Estimated Cost of Connection + 15% Administration Fee

12.3. | PRESSURIZED IRRIGATION WATER METER CONNECTION FEES

Enacted 05/06/2025

Single-family Residential 3/4" or 5/8" Meter Size	\$450
Commercial, Industrial, or Multifamily Residential, 3/4" Meter Size	\$450
Commercial, Industrial, or Multifamily Residential, 1" Meter Size	\$640
Commercial, Industrial, or Multifamily Residential, 1 1/2" Meter Size	\$1,260
Commercial, Industrial, or Multifamily Residential, 2" Meter Size	\$1,920
Commercial, Industrial, or Multifamily Residential, 3" Meter Size	\$3,600
Commercial, Industrial, or Multifamily Residential, 4" Meter Size	\$5,120

13. BUILDING DEPARTMENT

13.1. | BUILDING PERMIT FEES

Last Revision: 12/03/2024

<u>Total Valuation*</u>	<u>Fee</u>
\$1.00 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500, plus \$3 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000, plus \$7 for each additional \$1,000, or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$335 for the first \$40,000, plus \$5 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$635 for the first \$100,000, plus \$2 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$1,435 for the first \$500,000, plus \$3 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$2,935 for the first \$1,000,000, plus \$3 for each additional \$1,000, or fraction thereof, to and including \$5,000,000.
\$5,000,001 and up	\$14,935 for the first \$5,000,000, plus \$2 for each additional \$1,000, or fraction thereof.

Plus 1% surcharge assessed against permit for per Building Permit, as per Utah Code 15A-1-209(5).

**Building Permit Fee Schedule applies to total valuation, which is calculated using the Building Valuation Table, Appendix B.*

Non-Valuation Based Permit – Basement Finish	\$250
Non-Valuation Based Permit – Inspection Only.....	\$50 per Inspection

13.2. | BUILDING INSPECTION FEES

Last Revision: 03/17/2015

Inspections outside of normal business hours (minimum charge of two hours)*	\$.50.00/hour
Reinspection Fee*	\$.50.00/trade
Inspections for which No Fee is Specifically Indicated*	\$.50.00/hour
Use of Outside Consultants for Plan Checking, Inspections, or Both**	Actual Cost to the City

**Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.*

***Actual costs include administrative and overhead costs.*

13.3. | PLAN REVIEW FEES

Last Revision: 05/18/2021

Commercial Plan Review Fee	65% of the Permit Fee
Residential Plan Review Fee.....	40% of the Permit Fee
Plan Review Fee for Registered Plans	25% of the Permit Fee
Plan Review Fees for Re-checking of Plans	\$50/unit
Additional Plan Review Required by Changes, Additions, Revisions to Plan (minimum charge of $\frac{1}{2}$ hour)*	\$.50.00 per hour

**Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.*

Refunds for permits issued will be limited to 80% of the permit costs, no later than 90 days after the date of fee payment. No refunds for plan review costs will be given if the plan review

Buildings of unusual design, excessive magnitude, or potentially hazardous exposures, may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in this subsection.

13.4. | OTHER BUILDING DEPARTMENT FEES

Last Revision: 10/15/2024

Temporary Occupancy Fee	\$.100 + 120% of Value of Uncompleted Items
Board of Appeals (Current Building Code)	\$100.00
Temporary Power Inspection.....	\$100.00

Contractor Infrastructure Protection Deposit .....	.....
\$1,000 Cash Deposit for 1 Home, or \$5,000 Cash Deposit for more than 1 Concurrent Home or Project	
Owner Builder Infrastructure Protection Deposit.....	\$1,000 Cash Deposit
Sales Office and Construction Trailer*	\$200 + State Surcharge

**Fee may be increased for trailers over 400 square feet, as deemed necessary by the Building Official.*

14. UTILITY FEES

14.1. | UTILITY FEES

Last Revision: 06/17/2025

Residential Deposit.....	\$150
Commercial Deposit	\$500
Customer Requested Reconnect/Disconnect Fee	\$25
Final Notice Statement Fee (late fee).....	\$15
Returned Payment Fee.....	\$25
Solid Waste / Recycling Can Replacement Fee.....	\$75
Shut-Off Day Penalty	\$50

15. WATER RATES

15.1. | CONSTRUCTION WATER FEES

Last Revision: 06/17/2025

Construction Water Hydrant Rental Deposit*	\$3,000
Construction Water Hydrant Rental Fee	\$200 per Calendar Month + \$1.55/kgal
Non-monthly Meter Read	\$50
Non-permitted Water Connection	\$2,500 per occurrence

**Damage to hydrant or hydrant meter by contractor will be deducted from the water hydrant deposit.*

15.2. | WATER BASE RATE

Last Revision: 06/17/2025

Monthly Base Rate* .....	.....per meter size
3/4" or 5/8" Meter Size.....	\$26.50
1" Meter Size.....	\$44.17
1 1/2" Meter Size.....	\$88.33
2" Meter Size.....	\$141.33
3" Meter Size.....	\$282.67
4" Meter Size	\$441.67
6" Meter Size	\$883.33
8" Meter Size	\$1,413.33

10" Meter Size.....\$3,710.00

**Beginning July 1, 2025, the base rate for water (for 3/4" or 5/8" meter sizes) will increase by \$1.00 each year. Base rates for larger meter sizes will be adjusted proportionally based on the 3/4" or 5/8" rate. Rates will be reviewed annually, and if they are determined to be inadequate to cover operational costs, additional adjustments may be considered.*

15.3. | RESIDENTIAL WATER CONSUMPTION RATES**

Last Revision: 06/17/2025

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 - 65	\$1.55
Tier 2	65 - 115	\$1.64
Tier 3	115 - 165	\$1.70
Tier 4	Over 165	\$1.77

<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 - 120	\$1.55
Tier 2	120 - 170	\$1.64
Tier 3	170 - 230	\$1.70
Tier 4	Over 230	\$1.77

15.4. | NONRESIDENTIAL WATER CONSUMPTION RATES**

Last Revision: 06/17/2025

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 - 170	\$1.55
Tier 2	170 - 220	\$1.64
Tier 3	Over 220	\$1.70

<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 - 500	\$1.55
Tier 2	500 - 750	\$1.64
Tier 3	Over 750	\$1.70

<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Uniform Rate	N/A	\$1.77

***Effective July 1, 2025, water consumption rates will increase by 12% annually. Rates will be reviewed each year, and if they are found to be insufficient to cover operational costs, further adjustments may be implemented.*

15.5. | PRESSURIZED IRRIGATION WATER BASE RATE

Enacted: 05/06/2025

Monthly Base Rate .....	.....per meter size
3/4" or 5/8" Meter Size.....	\$3.70

1" Meter	\$6.17
1 1/2" Meter Size.....	\$12.33
2" Meter Size.....	\$19.73
3" Meter Size	\$39.47
4" Meter Size	\$61.67
6" Meter Size	\$123.33
8" Meter Size	\$197.33
10" Meter Size.....	\$518.00

15.6. | PRESSURIZED IRRIGATION RESIDENTIAL WATER RATES

Enacted: 05/06/2025

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 - 55	\$0.97
Tier 2	55 - 105	\$1.02
Tier 3	105 - 155	\$1.06
Tier 4	Over 155	\$1.11

Large Residential (>0.5 Acres) Quantity (in thousands) Rate (per 1,000 gallons)

Tier 1	0 - 110	\$0.97
Tier 2	110 - 160	\$1.02
Tier 3	160 - 220	\$1.06
Tier 4	Over 220	\$1.11

15.7. | PRESSURIZED IRRIGATION NONRESIDENTIAL WATER RATES

Enacted: 05/06/2025

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 - 160	\$0.97
Tier 2	160 - 220	\$1.02
Tier 3	Over 220	\$1.06

Institutional Quantity (in thousands) Rate (per 1,000 gallons)

Tier 1	0 - 500	\$0.97
Tier 2	500 - 750	\$1.02
Tier 3	Over 750	\$1.06
Tier 4	Over 220	\$1.11

Industrial Quantity (in thousands) Rate (per 1,000 gallons)

Uniform Rate	N/A	\$1.11
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Other Quantity (in thousands) Rate (per 1,000 gallons)

Uniform Rate	N/A	\$1.11
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16. SEWER RATES

16.1. | SEWER RATES

Last Revision: 06/17/2025

Sewer Monthly Base Rate**per meter size
3/4" or 5/8" Meter Size .....	.....\$35.59
1" Meter .....	.....\$59.31
1 1/2" Meter Size.....	.....\$118.63
2" Meter Size .....	.....\$189.80
3" Meter Size .....	.....\$379.61
4" Meter Size .....	.....\$593.13
6" Meter Size .....	.....\$1,186.27
8" Meter Size .....	.....\$1,898.03
10" Meter Size.....	.....\$4,932.32

Sewer Volume Rate (Average Winter Usage)*

.....\$4.62/per 1,000 gal

Industrial Sewer Rate, Per ERU*

.....\$39.64/Month

**Annual recalculation of winter average effective March 1st of each year. The sewer volume rates will increase by 2.5% each year beginning July 1, 2025.*

*** Beginning July 1, 2025, the base rate for sewer (for 3/4" or 5/8" meter sizes) will increase by 2.5% each year. Base rates for larger meter sizes will be adjusted proportionally based on the 3/4" or 5/8" rate. Industrial rates will increase by 5% each year. Rates will be reviewed annually, and if they are determined to be inadequate to cover operational costs, additional adjustments may be considered.*

17. STORM WATER

17.1. | STORM WATER RATE

Last Revision: 12/03/2024

Storm Water Residential Rate

.....\$8.25/Month

Storm Water Non-Residential Rate, per ERU

.....\$8.25/Month

**Storm Water Rates effective on December 1, 2024.*

18. SOLID WASTE COLLECTION

18.1. | SOLID WASTE COLLECTION FEES

Last Revision: 07/19/2017

One Container.....

.....\$9.50/Month

Second Container.....

.....\$6.25/Month

Recycling Container

.....\$5.00/Month

Surcharge

Varies Monthly According to Energy Information Administration Index

19. PARKS

19.1. | PARK USE DEPOSIT

Last Revision: 05/18/2021

Deposit* Up to \$1,000

**Based on the reasonable costs for emergency services, Sheriff's personnel, City supervision of uses, and clean up and repair of City facilities.*

19.2. | PARK PAVILION RENTAL FEES

Last Revision: 03/17/2020

Autumn Ridge Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Autumn Ridge Pavilion, Non-resident Fee.....	\$25 for Half Day; \$50 for Full Day
Bike Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Bike Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Eagle Park Commons Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Eagle Park Commons Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Eagle Point C Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Eagle Point C Pavilion, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
Eagle's Gate Park Pavilion, Resident Fee.....	\$15 for Half Day; \$30 for Full Day
Eagle's Gate Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Lakeview Estates Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Lakeview Estates Park Pavilion, Non-resident Fee.....	\$25 for Half Day; \$50 for Full Day
Meadow Ranch (Autumn) Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Meadow Ranch (Autumn) Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Meadow Ranch Park B Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Meadow Ranch Park B Pavilion, Non-resident Fee.....	\$50 for Half Day; \$75 for Full Day
Nolan Park East Pavilion, Resident Fee.....	\$25 for Half Day; \$50 for Full Day
Nolan Park East Pavilion, Non-resident Fee	\$50 for Half Day, \$75 for Full Day
North Ranch Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
North Ranch Park Pavilion, Non-resident Fee	\$50 for Half Day, \$75 for Full Day
Overland Trails Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Overland Trails Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Pioneer Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Pioneer Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Pony Express Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Pony Express Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Sage Valley Park Pavilion, Resident Fee.....	\$15 for Half Day; \$30 for Full Day
Sage Valley Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
SilverLake Amphitheater, Resident Fee	\$25 for Half Day; \$50 for Full Day
SilverLake Amphitheater, Non-resident Fee.....	\$50 for Half Day; \$75 for Full Day

SilverLake Amphitheater Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
SilverLake Amphitheater Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Skyline Ridge Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Skyline Ridge Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Smith Ranch Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Smith Ranch Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Spring Run Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Spring Run Park Pavilion, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
Sunset Ridge Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Sunset Ridge Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Sweetwater Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Sweetwater Park Pavilion, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
Three's Crossing Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Three's Crossing Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Valley View Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Valley View Park Pavilion, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
Walden Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Walden Park Pavilion, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
Cory Wride Memorial Park Lg Pavilion, 8 Tables, Resident Use .	\$25 for Half Day; \$50 for Full Day
Cory Wride Memorial Park Lg Pavilion, 8 Tables, Non-resident Use	\$50 for Half Day; \$100 for Full Day
<i>Half days from 8:00 AM to 2:00 PM or 3:00 PM to 9:00 PM; full days from 8:00 AM to 9:00 PM</i>	

19.3. | PARK FIELD RENTAL FEES

Last Revision: 02/19/2019

Baseball Field Rental	\$25/hour
Additional Field Prep, Monday through Friday	\$40
Additional Field Prep, Saturday or Holidays	\$60
Baseball Field Lighting	\$15/hour
Cory Wride Memorial Park Baseball Complex, up to 7 Hours	\$250
Cory Wride Memorial Park Baseball Complex, over 7 Hours	\$500
Turf Field Rental	\$15/hour
Turf Field Lighting	\$15/hour

19.4. | PONY EXPRESS MEMORIAL PARK ARENA RENTAL FEES

Last Revision: 06/22/2010

Arena Rental with Arena Preparation, over 5 Hours	\$350
Arena Rental, less than 5 Hours	\$30/hour
Full Arena Preparation with Water	\$75
Groomed Preparation, Single Pass	\$25

Annual Single Riding Pass	\$50
Annual Family Riding Pass, Includes Dependents Living at Home	\$100
Stall Rental.....	\$15 First Day + \$5 Each Additional Day
Day Usage.....	\$5/day per Horse
<i>Arena users must execute an application for arena use for each rental or have an arena use application on file at City Offices to verify availability of the arena for rental. Hourly and daily arena and stall rentals will include a deposit set at the time of application, which may be up to \$1,000.00, depending on the use and rental time. Rentals and animal stall storage areas do not include feed or water (water is available on site). Care of the rented space and the animals within is the renter's responsibility. Rentals are interruptible at any time by the City to sponsor an event.</i>	

20. PONY EXPRESS MEMORIAL CEMETERY

20.1. | RIGHT TO BURIAL PURCHASE

Last Revision: 03/17/2020

Resident*	\$550
Non-resident*	\$1,000
Angel Garden, Resident*	\$275
Angel Garden, Non-resident*	\$500
Transfer of Right to Burial	\$50/Certificate

**Non-resident City employees are eligible for resident rates.*

20.2. | INTERMENT

Last Revision: 03/04/2014

Adult, Monday through Friday	\$300
Adult, Saturday.....	\$600
Child, Monday through Friday	\$200
Child, Saturday	\$500
Cremation/Urn, Monday through Friday	\$200
Cremation/Urn, Saturday.....	\$500
Disinterment.....	\$1,500
Headstone Inspection Fee.....	\$35

21. SPECIAL EVENTS

21.1. | EVENT FEES

Last Revision: 05/18/2021

Event DepositBased on the Maximum Number of Anticipated Attendees. See [EMMC 12.30.020](#)

Personnel Fee – Public Works Department	Direct Cost + 100% (Overtime and Benefits)
Personnel Fee – Utah County Sheriff's Office Deputy ...	\$75/Deputy per hour, 2-hr Minimum
Personnel Fee – Utah County Sheriff's Office Supervisor*	\$85/hour

**Any event requiring more than three Deputies must include a supervisor in addition to the required Deputies.*

21.2. | MOBILE STAGE RENTAL FEES

Last Revision: 02/19/2019

Stage Rental Deposit	\$500
Partial Stage Rental, with Move	\$1,000/day
Partial Stage Rental, without Move	\$1,000 First Day + \$750 Each Additional Day
Full Stage Rental, with Move	\$1,500/day
Full Stage Rental, without Move	\$1,500 First Day + \$750 Each Additional Day
Transportation Fee, Outside of Eagle Mountain	\$200/hour
Stage Cleaning Fee (<i>Retained from Deposit, if Necessary</i>)	\$200

22. GENERAL UTILITY FEES

PAYMENT OF CHARGES, REIMBURSEMENT FOR PROFESSIONAL FEES, AND COLLECTION OF PAST DUE ACCOUNTS. This section amends, enacts new provisions, and restates and consolidates prior resolutions of the City Council of Eagle Mountain City and clarifies the requirement for collection of facilities, construction payments, past due accounts and other remedies to collect past due accounts from development applications and others.

22.1. | DEVELOPMENT REVIEW AND APPROVAL – ADDITIONAL FEES

Last Revision: --/--/----

As additional fees for development review and approval, each development applicant shall be responsible to reimburse the City of Eagle Mountain for all excess fees and charges plus 10% administrative costs incurred by the City of Eagle Mountain in the review and processing of the development applicant's application for subdivision, site plan review, building permit, master site plan (original or amended), or other development review. Existing application fees stated above payable by applicants include reasonable monetary charges for professional services required of the City to review and process the developer's application; however, if the project or development review requires more professional or other third-party services than anticipated and provided for in the original application fee, the developer shall be responsible to reimburse the City for the excess reasonable fees and charges incurred in the review, processing and compliance assurance required by the City to complete consideration of the developer's application. Such fees and charges shall accrue to, and are payable by, the development entity which executes the development application, or enters into a development agreement with the City of Eagle Mountain, as required under the City Development Code.

22.2. | DEVELOPMENT REVIEW AND APPROVAL – BILLING

Last Revision: --/--/----

22.2.1. The City shall bill developers for excess reimbursable fees accruing under Section 22.1 above and all other charges on a regular basis within forty-five (45) days of the payment of such reimbursable fees and/or accrual of other charges to the developer by the City. The billing by the City shall be in reasonable detail to permit the developer

applicant to determine the reason for the expenditure, the project for which the fees or charges were incurred, and the rate or other basis for the reimbursement or other charge. Billings for reimbursable fees are due upon receipt, and if the balance due is not paid within thirty (30) days of mailing, the developer applicant account is delinquent and the developer applicant is in default on its reimbursement fee obligations to the City. Every billing statement from the City to a developer shall be deemed correct, accurate, undisputed and due in full unless the City Treasurer is notified in writing of a dispute bill in reasonable detail to ascertain the exact question or matter in dispute within thirty (30) days of the postmarked date on the mailed statement or the date of hand-delivery if the statement is not delivered through the U.S. Mail.

- 22.2.2. Developer applicants, or their representatives, may informally confer with City staff to obtain further information, ask questions, and receive clarification of charges included on the billings. An informal conference may result in changes to the invoice from the City to the developer applicant.
- 22.2.3. If the invoice is corrected or changed, the developer applicant shall pay the corrected invoice within fifteen (15) days after receipt of a corrected invoice.
- 22.2.4. If the developer applicant does not dispute the billing, request information, and engage in an informal conference with staff concerning the billing, the invoice shall be due thirty (30) days from the date of the invoice. Billed invoices shall be due and payable to the City thirty (30) days from the date of the invoice in the case of undisputed invoices and fifteen (15) days after receipt of a corrected invoice in the case of an invoice corrected after an informal conference or corrected after a decision by the City Council.

22.3. | DEVELOPMENT REVIEW AND APPROVAL – DISPUTED BILLING

Last Revision: --/--/----

- 22.3.1. If the developer applicant disputes any charge on the invoice from the City to the developer applicant, the developer applicant shall pay the amount of the invoice and notify the City in writing of the dispute, indicating each disputed item and the reason each disputed item is disputed. The total sum of all disputed items shall constitute the contested amount of the payment by the developer applicant to the City.
- 22.3.2. The City Treasurer shall receive the disputed payment and the contested amount and shall notify the City Recorder of the contested payment. The City recorder shall notify the Mayor and provide the Mayor and Council with the statement of dispute received from the developer applicant.
- 22.3.3. The City Council shall consider the payment dispute in a regularly scheduled City Council meeting. Notice of the time, date and place of the meeting where the disputed statement will be considered by the City Council will be mailed to the developer applicant not less than five (5) days before the date of the meeting. The developer

applicant may be present and present any statement or evidence supporting the developer applicant's position with respect to the dispute.

22.3.4. The City Council shall cause the party to whom disbursement was made by the City to be present at the hearing on the disputed amount and after hearing all of the relevant evidence and statements of parties and staff, the City Council shall vote on each disputed item and determine whether or not to direct a refund to the developer applicant for any disputed charge. A final decision by the City Council may be made in the absence of the developer applicant disputing the statement in dispute.

22.4. | DEVELOPER APPLICANTS MUST REMAIN IN GOOD STANDING

Last Revision: --/--/--

22.4.1. Developer applicants must remain in good standing with all amounts due and payable to the City paid as such amounts become due. Developers or Master Developers who are delinquent in payment of reimbursable fees and charges to the City except facilities construction fee payments under Sections 22.4.2, 22.4.3 and 22.4.4, or other charges to the City, are deemed to be in default and all processing of all applications before the City staff, Planning Commission or City Council shall be tabled until the developer applicant's default is cured by the timely payment of all fees and charges, or the execution of an agreement for the payment of all fees and charges acceptable to the City Treasure or Administrator. Except as provided below, City staff are specifically instructed to verify that each Master Developer or developer applicant is in good standing with respect to all fees and charges owed to the City before placing developer applications on the Planning Commission agenda or the City Council agenda, and specifically before recordation of plats or final signing and approval of site plans, building permits, or other development approval applications.

22.4.2. Master Developers obligated to facilities construction fee payments to the City who are not current in the payment of all facilities fee construction payments and all major development applicants within the respective master development areas where the Master Developer is not current on all facilities fee construction payments, may qualify to continue to process major development subdivision applications as provided by the Development Code under special rules established in this Section 22.4.2, and in Sections 22.4.3 and 22.4.4.

22.4.3. Whenever a Master Developer is not current in the payment of facilities fee construction obligations, major development subdivision applications may be processed by the Planning Commission and City Staff and City Engineer up to consideration of the final plat of the subdivision by the City Council. No final vote shall be taken on the final plat or on the approval of a development agreement if the Master Developer or subdivider is in default in the payment of facilities fee construction obligations to the City. The Council shall not vote on the final plat or the subdivision development agreement for the period of time the Developer remains in default in the payment of the facilities fee obligations. The vote may be scheduled on the final plat

and subdivision development agreement after the expiration of the period of time equal to the time between the date the facilities fee payment should have been paid to the City by the Master Developer and the date the payment was received by the City.

22.4.4. Master Developers may qualify for the alternative processing provisions described in Sections 22.4.2 and 22.4.3, but shall only be qualified for the alternative processing if the Master Developer is current at the date of each processing request in the completion of all outstanding projects required to be completed at the date of the processing request. Master Developer projects include, but are not limited to, the completion of all subdivision development improvements required to be constructed by the Master Developer, the completion of parks or other improvements, or the completion of other public improvements or dedication of open space consistent with the Master Developer's project.

22.5. | UTILITY CUSTOMER ACCOUNTS

Last Revision: 03/29/2023

22.5.1. Utility customers' accounts are due and payable by the last day of each month. Customers who do not pay the full amount of the utility billing invoice on or before the last day of the month are in default and are subject to disconnection of utilities and collection of the delinquent amounts. This section describes the process for notification, termination of services, and penalty/reconnection fees.

22.5.2. A final notice will be sent to the billing address within ten (10) days after the first working day of the month notifying the customer that if full payment of the past due balance is not received by the date listed on the notice that their service(s) will be subject to termination at any time after the date listed.

22.5.3. Services terminated for non-payment shall not be reinstated (reconnected) until payment of the past due account balance along with a shut-off processing fee of \$50 has been paid to the City. The shut-off processing fee shall be charged, unless the City has received payment at or before 5:30 p.m. on the day specified by the City, regardless of whether or not the service(s) were actually terminated. The City will reconnect services by the end of business on the following business day after receiving full payment. City employees who perform the actual shutoff are not allowed to receive payment for Utility Services.

22.5.4. Customers will be charged a \$50.00 fee to turn utilities on for only three business days. If the request is made for the utilities to be activated on Friday, then Saturday and Sunday would count as one business day and their 3-day period would then go from Friday through Monday.

22.5.5. All delinquent bills for utility service, invoices for reimbursable fees, or other charges owed to the City of every kind and nature except for returned checks shall be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the unpaid balance at the beginning of each month the bill, invoice, or charge is delinquent.

22.5.6. Each check or other instrument tendered to the City for payment of an obligation to the City and returned to the City as a dishonored instrument shall accrue the maximum penalty, services charges and other allowable fees for recovery of the amount due allowed by Utah law.

22.5.7. Unpaid City accounts may be sent to Collections after a reasonable attempt has been made to collect the unpaid amounts. Collections will be pursued to the full extent of the law. A fee will be charged equal to the amount billed to the City by the collection agency used, up to 40% of the unpaid balance, as allowed by Utah State Code 12-1-11(3)b.

22.6. | OTHER FEES

Last Revision: --/--/----

This Consolidated Fee Schedule is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Consolidated Fee Schedule imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.

APPENDIX A: IMPACT FEES

1. PARKS AND RECREATION	<i>ORD-15-2020, Effective 8/31/2020</i>
Single Family Residential, per Household	\$3,690
Multifamily Residential Unit, per Household	\$2,588
2. PUBLIC SAFETY	<i>ORD-23-2021, Effective 9/13/2021</i>
Residential, per Dwelling Unit	\$42
Non-residential, per 1,000 square feet.....	\$145
3. WASTEWATER	<i>ORD-25-2023, Effective 09/18/2023</i>
North Service Area, per Equivalent Residential Connection (ERC)	\$622
South Service Area, per ERC	\$4,665
West Service Area, per ERC.....	\$4,665
<i>1 ERC is calculated as 220 Gallons per day (GPD)</i>	
3.1. | TIMPANOGOS SPECIAL SERVICE DISTRICT	<i>EFFECTIVE 01/01/2025</i>
North Service Area, per Equivalent Residential Unit (ERU)	\$5,931
<i>1 ERU is calculated as 228.70 Gallons per day (GPD)</i>	
4. STORM WATER	<i>ORD-11-2020, Effective 8/25/2020</i>
North Service Area, per Equivalent Residential Unit (ERU)	\$282
South Service Area, per ERU	\$566
West Service Area, per ERU.....	\$2,470
<i>1 ERU= 4,300 SF of impervious surface area</i>	
5. TRANSPORTATION	<i>ORD-14-2024, Effective 03/11/2024</i> <i>ORD-10-2025, Effective 02/18/2025</i>
Cost per Trip.....	\$10,325.74
<i>The cost per trip is multiplied by the average trips per unit for each type of land use. Source: Institute of Traffic Engineers (ITE) Manual, 11th Edition. See Impact Fee Analysis report for additional land use groups.</i>	
<i>ORD-10-2025 dated 02/18/2025 partially suspends the transportation impact fee for non-residential uses by 55% for buildings with 10,000 square feet or less, except restaurants. The transportation impact fee for non-residential uses is suspended by 75% for buildings greater than 10,000 square feet and for restaurants of any size.</i>	
5.1. | RESIDENTIAL USE	
Single Family House.....	\$4,853

Multifamily Housing (Low-Rise)	\$2,685
Multifamily Housing (Low-Rise with Ground Floor Commercial)	\$1,859

6. WATER

ORD-27-2022, Effective 12/05/2022

Development with Water Rights, per Equivalent Residential Unit (ERU).....	\$4,283
Development without Water Rights, per ERU	\$2,445

**Developments without water rights will also need to pay the appropriate Central Utah Water Conservancy District one-time development take down fee and the capital prepayment fee for capital recovery, as determined in the Central Utah Water Conservancy District contract.*

7. SUPPLEMENTAL NOTES

ACCESSORY DWELLING UNITS:

In accordance with the City's moderate income housing plan, no additional impact fees are charged for accessory dwelling units.

NON-STANDARD IMPACT FEES:

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have. This adjustment could result in a higher fee if the City determines that a particular user may create a greater impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower. The formula for determining a non-standard impact fee can be found in the impact fee analysis reports.

EXISTING FACILITIES AND EXCESS CAPACITY:

Several existing facilities were funded using developer reimbursement agreements. These projects have remaining capacity to be recouped by the City. The specific buy-in for these projects will be assessed to new development within the reimbursement agreement boundaries in addition to the base impact fees.

APPENDIX B: BUILDING VALUATION DATA TABLE

Updated 12/3/2024

Occupancy Group	ICC Construction Type								
	IA	18	IIA	118	III A	1118	IV	VA	VB
Group (2024 International Building Code)									
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3 Assembly, general, community halls,	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4 Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
1-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
1-2 Institutional, hospitals	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
1-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
1-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
1-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

Residential interior remodel and tenant improvement value is determined by owner statement of market value of labor and materials.

- a. Private Garages use Utility, miscellaneous
- b. Shell only buildings 80% of valuation
- c. Tenant finish 65% of valuation
- d. Interior buildout 40% of valuation
- e. Other 40% of valuation
- f. N.P. = not permitted
- g. Unfinished basements (Group R-3) = \$31.50 per sq. ft