



City of Ann Arbor PLANNING SERVICES

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48104-1908
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

PLANNING REVIEW FEES (effective 7/1/2025)

Payment is required at time of application via STREAM.

| Development Review: Administrative Action | | | | |
|---|-----------------------|---------|--|------------------|
| Case Type | Cost Breakdown | | Total Cost | More Information |
| Administrative Amendment to: <ul style="list-style-type: none"> Approved Site Plan, PUD Site Plan, or Planned Project Site | Planning Services Fee | \$2,000 | \$4,700 | |
| | Systems Planning Fee | \$2,150 | | |
| | Fire Services Fee | \$550 | | |
| Site Plan for Planning Manager Approval | Planning Services Fee | \$3,600 | \$6,260 | |
| | Systems Planning Fee | \$2,110 | | |
| | Fire Services Fee | \$550 | | |
| Administrative Land Transfer | Planning Services Fee | \$1,400 | \$2,075 | |
| | Systems Planning Fee | \$470 | | |
| | Fire Services Fee | \$205 | | |
| Land Division without Easement | Planning Services Fee | \$1,850 | \$2,850 | |
| | Systems Planning Fee | \$795 | | |
| | Fire Services Fee | \$205 | | |
| Land Division with Easement | Planning Services Fee | \$1,850 | \$3,175 | |
| | Systems Planning Fee | \$795 | | |
| | Fire Services Fee | \$205 | | |
| | Easement Fee | \$325 | | |
| Public/Charter School Plan Review | Planning Services Fee | \$1,500 | \$2,050 | |
| | Fire Services Fee | \$550 | | |
| Master Deed Review | Planning Services Fee | - | \$450 | |
| Other Fees as Applicable: Administrative Action | | | | |
| Fee Type | Total Cost | | More Information | |
| Wetland Use Permit | \$600 | | Add when developing on a wetland as defined in UDC 5.23.9 and UDC 5.29.4 | |
| Landscape Modification | \$750 | | Add for scenarios matching UDC 5.30.1 | |
| Alternative Stormwater Management | \$665 | | Add for scenarios matching UDC 5.22.3.E | |

| Development Review: City Planning Commission Action | | | | |
|--|------------------------------|---------|--|--|
| Case Type | Cost Breakdown | | Total Cost | More Information |
| Site Plan for Planning Commission Approval with City Stormwater Review | Planning Services Fee | \$5,700 | \$11,050 +\$50 | Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof |
| | System Planning Fee | \$4,800 | | See bottom of sheet for other fees as applicable |
| | Fire Services Fee | \$550 | | |
| | Planning Services Multiplier | +\$50 | | |
| Special Exception Use – With Development | Planning Services Fee | \$1,000 | \$1,368 | Add to site plan fee |
| | Systems Planning Fee | \$163 | | |
| | Fire Services Fee | \$205 | | |
| Special Exception Use – No Development | Planning Services Fee | \$2,000 | \$2,368 | Stand-alone fee |
| | Systems Planning Fee | \$163 | | |
| | Fire Services Fee | \$205 | | |
| Other Fees as Applicable: City Planning Commission Action | | | | |
| Fee Type | Total Cost | | More Information | |
| Wetland Use Permit | \$600 | | Add when developing on a wetland as defined in UDC 5.23.9 and UDC 5.29.4 | |
| Landscape Modification | \$750 | | Add for scenarios matching UDC 5.30.1 | |
| Alternative Stormwater Management | \$665 | | Add for scenarios matching UDC 5.22.3.E | |
| City Stormwater Review | \$575 | | Add to Site Plans for Planning Commission Action with access to City Storm | |

| Development Review: City Council Action | | | | |
|--|-----------------------|---------|------------|-------------------|
| Case Type | Cost Breakdown | | Total Cost | More Information |
| Annexation and Rezoning (parcels 2 acres or less for a single or two-family dwelling rezoned R1 or R2) | Planning Services Fee | \$750 | \$1,995 | |
| | Zoning Fee | \$750 | | |
| | Systems Planning Fee | \$495 | | |
| Annexation – All Other | Planning Services Fee | \$1,050 | \$1,750 | Add to zoning fee |
| | Systems Planning Fee | \$495 | | |
| | Fire Services Fee | \$205 | | |
| Area Plan | Planning Services Fee | \$5,000 | \$8,510 | |
| | System Planning Fee | \$2,960 | | |
| | Fire Services Fee | \$550 | | |

| Development Review: City Council Action | | | | |
|---|------------------------------|---------|---|--|
| Case Type | Cost Breakdown | | Total Cost | More Information |
| PUD – Combined Zoning and Conceptual Plan | Planning Services Fee | \$5,500 | \$9,930 +\$45 | Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof |
| | Systems Planning Fee | \$3,880 | | |
| | Fire Services Fee | \$550 | | |
| | Planning Services Multiplier | +\$30 | | |
| | Systems Planning Multiplier | +\$15 | | |
| PUD - Combined Zoning and Site Plan | Planning Services Fee | \$7,000 | \$13,685 +\$105 | Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof |
| | Systems Planning Fee | \$5,610 | | |
| | Fire Services Fee | \$550 | | |
| | City Stormwater Review | \$525 | | |
| | Planning Services Multiplier | +\$70 | | |
| | Systems Planning Multiplier | +\$35 | | |
| PUD - Site Plan | Planning Services Fee | \$6,000 | \$12,545 +\$85 | Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof |
| | Fire Services Fee | \$550 | | |
| | Systems Planning Fee | \$5,470 | | |
| | City Stormwater Review | \$525 | | |
| | Planning Services Multiplier | +\$50 | | |
| | Systems Planning Multiplier | +\$35 | | |
| Site Plan - City Council Approval | Planning Services Fee | \$9,500 | \$15,520 +\$85 Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof | |
| | Systems Planning Fee | \$5,470 | | |
| | Fire Services Fee | \$550 | | |
| | Planning Services Multiplier | +\$50 | | |
| | Systems Planning Multiplier | +\$35 | | |

| Development Review: City Council Action | | | | |
|---|-----------------------|---------|---|---|
| Case Type | Cost Breakdown | | Total Cost | More Information |
| Street or Public Easement Vacation | Planning Services Fee | \$2,100 | \$3,095 | |
| | Systems Planning Fee | \$790 | | |
| | Fire Services Fee | \$205 | | |
| Zoning - Map Amendment (except R1, PL, & PUD) | Planning Services Fee | \$1,350 | \$1,513 | Add to appropriate area plan or site plan fee |
| | Systems Planning Fee | \$163 | | |
| Other Fees as Applicable: City Council Action | | | | |
| Fee Type | Total Cost | | More Information | |
| Wetland Use Permit | \$600 | | Add when developing on a wetland as defined in UDC 5.23.9 and UDC 5.29.4 | |
| Landscape Modification | \$750 | | Add for scenarios matching UDC 5.30.1 | |
| Alternative Stormwater Management | \$665 | | Add for scenarios matching UDC 5.22.3.E | |
| Zoning – Text Amendment | \$2,100 | | Must meet criteria in UDC 5.30.5 | |
| PUD Supplemental Regulation Amendment | \$2,100 | | Text only amendment | |
| City Stormwater Review | \$570 | | Add to Site Plans for City Council Action with access to City Storm; not for condominiums | |
| City Stormwater Review – Condominiums | \$550 | | Add to Condominium Site Plans for City Council Action with access to City Storm | |
| Systems Planning Fee for Condominiums | \$470 | | Additional Systems Planning fee for Condominium Site Plans for City Council Action | |
| Other City Council Actions | | | | |
| Case Type | Total Cost | | More Information | |
| Brownfield Plan | \$2,000 | | | |
| Brownfield Plan Environmental Activities Review | \$2,000 | | | |
| Revision to Approved Building Elevations | \$600 | | | |
| Revision to Approved Development Agreement | \$775 | | | |

| Appeals/Review Boards | | |
|---|------------|--------------------|
| Case Type | Total Cost | More Information |
| Design Review | \$900 | |
| Zoning Board of Appeals: Single & Two-Family Variance | \$1,100 | Per parcel |
| Zoning Board of Appeals: Other Variance | \$1,100 | Per parcel/project |
| Zoning Board of Appeals: Administrative Appeal | \$1,100 | |

| Zoning Administration | | |
|--|--------------------|---|
| Case Type | Total Cost | More Information |
| Address Change | \$100 | |
| Building Permit Review for Zoning Compliance - Projects up to \$10,000 | \$25 | |
| Building Permit Review for Zoning Compliance – Projects over \$10,000 | \$75 | Per parcel/project |
| Zoning Compliance Permit – Construction (sheds, free- standing decks) | 1) \$25 2) \$70 | 1) For construction projects up to \$10,000 2) For construction projects over \$10,000 |
| Zoning Compliance Permit - Fence Permit | \$80 | |
| Zoning Compliance Permit - Sales and Use | \$75 | |
| Football Game Day Zoning Compliance Permit - Sales and Use | \$140 | |
| Zoning Analysis Report | \$325 | Per parcel |
| Zoning Information Report | \$200 | Per parcel |

Notes:

Petitions requiring a traffic impact study will require a review fee calculated and collected by the Engineering Department. Please contact the Engineering Department at (734)794-6410 for more information.

Petitions requiring utility modeling preparation or review will require a fee calculated and collected by the Systems Planning Unit. Please contact the Systems Planning Unit at (734) 794-6430 for more information.

Petitions for Plat Approvals will require review fees. Please contact Planning Services at (734) 794-6265 for more information.

Rehearing Policy

If the petitioner requests a rehearing after Board or Commission action, the petitioner shall pay one half of the original filing fee.

If the petitioner requests a rehearing by a Board or Commission or by City Council after City Council action, the petitioner shall pay the entire original filing fee.

Refund Policy

Administrative Reviews - Withdrawals made within 10 business days from date of acceptance will receive a 50% refund; after 10 business days from date of acceptance, no refunds will be given.

Board/Commission Reviews - Withdrawals made before notice is sent will receive a 50% refund; withdrawals made after notice is sent but before final action will receive a 25% refund.