



City of South Lyon

Schedule of Fees Adopted

Adopted 2/23/2026

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1. City Clerk/Treasurer's Office (including FOIA)		
		FEE
1.	Non-Sufficient Funds/Returned Check	\$25
2.	Snow Removal from Paved Sidewalks or Ice Melting per Chapter 82 of City Code	\$87 per hour
3.	Weed & Grass Mowing	Actual cost for Contractor to cut + \$25 administrative
4.	Peddler & Solicitor Permit - 1 week	\$25 + \$10 background check per person
	- 8 days to 6 months	\$50 + \$10 background check per person
	- Annual	\$100 + \$100 background check per person
5.	McHattie Park Gazebo or Volunteer Park Picnic Shelter Refundable Deposit (deposit refundable after City completes inspection of rental) - 25 to 50 people	\$25
	- 50 to 100 people	\$50
	- 101 or more people	\$100
6.	Sale of Fireworks Permit	\$25 per location
7.	Buying/Receiving Gold, Silver, Gems	\$50 per application
8.	Parcel Combination Application	\$50
9.	Parcel Split/Combination Application - First	\$100
	- Each Additional	\$50
10.	Circus & Carnival - Amusement Park/Circus • 10 Concessions or less	\$200
	• 10-19 Concessions	\$300
	• 20 or more Concessions	\$400
	- Carnival • 10 Concessions or less	\$100
	• 10-19 Concessions	\$150
	• 20 or more Concessions	\$200
11.	Freedom of Information Act Requests	Actual cost

2. Cemetery		
		FEE
1.	Sale of Graves - Resident	\$850
	- Non-Resident	\$1,350
2.	Grave Open/Close	\$1,000
	- After Hours Burials & Saturdays	Additional \$100
3.	Cremation Burial	\$400
	- After Hours Burials & Saturdays	Additional \$100
4.	Baby Section	Additional \$75 (week day) Additional \$125 (Saturday)
5.	Foundations: Veteran Marker	\$100

3. Water & Waste Water Utility		
		FEE
1.	Water per 1,000 gallons	\$4.13 (effective 12/1/2025)
2.	Sewer per 1,000 gallons of water used	\$5.56
3.	Water Tap-in per unit Factor*	\$3,800
4.	Sewer Tap-in per unit Factor*	\$5,200
<i>*Unit Factors are assigned by Oakland County Drain Commissioner</i>		
5.	Water & Sewer Inspection	\$30
6.	Water Shut-off/Turn-on (per trip) - Normal business hours (M-F 7AM-3:30PM) - After business hours	\$20 \$40
7.	Purchase of Water for Commercial Purposes (pool filling, hydro-mulch, etc.)	\$10 per 1,000 gallons

4. Solid Waste / Recycling / Compost		
		FEE
	Collection/Disposal as of 7/1/2025	
	- Single-family	\$40.48/quarter (base fee)
	- Multi-family	\$35.47/quarter (base fee)

5. Planning & Zoning		
<i>Planning & Zoning Applications are subject to review by consultants. Applicants are responsible for any additional fees invoiced to the City by its consultants in conjunction with applicant meetings, reviews, & the application itself. The City requires an Escrow Deposit for Site Plan Review, Rezoning Application, & Special Land Use Applications. The amount is to be determined by the City Manager per the City Code Chapter 2, Sections 301-302. To request an estimate for what the cost will be to have your application reviewed by our consultants, you may submit a Request for Estimated Fees form.</i>		
		FEE
1.	Application Meeting	1 courtesy pre-application Meeting; subsequent meetings at consultant rates.
2.	Zoning Verification letter	\$100
3.	Rezoning application - Single family - Multiple family - Commercial or Office - Conditional + site plan review fees (site plan escrow not required).....	\$850 + \$5 per acre or fraction + \$2,000 escrow \$850 + \$15 per acre or fraction + \$2,000 escrow \$850 + \$20 per acre + \$2,000 escrow \$850 plus \$15 per acre + \$3,000 escrow
4.	Special Land Use/Conditional Use application	\$300 + site plan review fee + \$1,000 escrow
5.	Site Plan review - Single family	\$650 + \$4/lot or condo unit + \$2,000 escrow

	- Multiple family or Mobile Home Park \$750 + \$5 per unit + \$2,000 escrow - Commercial or Office development \$850 + \$50 per acre + \$2,000 escrow - Industrial/Institutional development \$850 + \$25 per acre + \$2,000 escrow - Planned Unit or Mixed Use development • Residential \$850 + \$5 per unit/residential lot + \$3,000 escrow • Non-residential \$850 plus \$50 per acre + \$3,000 escrow -	
6.	Site plan Revisions Review (revised, resubmittal)	50% of original fee per review (if resubmitted within 90 days + \$1,000 escrow; after 90-day full Site Plan Review + \$2,000 escrow required)
7.	Subdivision (plat) Review - Tentative plat \$350 + \$4 per lot - Final preliminary plat \$250 + \$4 per lot - Final plat review \$200 + \$2 per lot - Land Division / Lot Split review \$325 + \$30 per resulting lot	
8.	Sign Permit Review	\$150
9.	Zoning Board of Appeals application	\$450
10.	Construction Building Plan Review One & Two Single Family dwellings - Up to 3,000 sq. ft. (incl. basement) \$450 - Over 3,00 sq. ft. (incl. basement) \$.15 per add. sq. ft.	
11.	Hood & Duct Plan Review	\$300
12.	Spray Booth Plan Review	\$250
13.	Miscellaneous Plan Review	\$125 (per hr., 1 hr. min.)
14.	In-ground Pool Plan Review	\$450
15.	Above-ground Pool Plan Review	\$100 per pool
16.	Residential Decks Plan Review	\$54
17.	Construction Observation Cost - \$0 - \$25,000 10% - \$25,001 - \$100,000 \$2,500 + 7% of amt. over \$25,000 - \$100,001 - \$250,000 \$7,000 + 5% of amt. over \$100,000 - \$250,001 + ... \$14,500 + 4% of amt. over \$250,000	

6. Building Department		
		FEE
PERMIT: Building		
1.	Building permits – 1 inspection included with cost of permit. ICC Chart will be used to determine cost of construction. - \$0 - \$1,000 - Each additional \$1,000 or fraction over \$1,000	\$75 \$15 per \$1,000 or fraction over \$1,000
2.	Certificate of Occupancy	5% of building permit fee
3.	Additional/Reinspection	\$35
4.	Special/Overtime Inspection	\$45 per hr. or fraction min. \$90
5.	New Business Inspection	\$75
6.	Starting work without a permit	Double permit fee
7.	Zoning permit for structures not requiring a permit	\$50
8.	Signs - Temporary (max. 60 days) - Permanent	\$20 Same as building permit fee(s)
9.	Demolition (Demolition permits may be issued only after applicant certifies that all utilities have been notified & disconnected)	\$50 + \$.05 per sq. ft.
10.	Permit Cancellation	\$35% of permit fee
11.	Permit Reactivation for Abandoned Permits (only after review to ensure nothing in submitted plans have changed)	\$35% of permit fee
12.	Contractor License Registration	\$20
13.	Cash Bond for New Residential Construction	\$500
14.	Construction Building Plan Review One & Two Single Family dwellings - Up to 3,000 sq. ft. (incl. basement) - Over 3,00 sq. ft. (incl. basement)	\$450 \$.15 per add. sq. ft.
15.	Hood & Duct Plan Review	\$300
16.	Spray Booth Plan Review	\$250
17.	Miscellaneous Plan Review	\$125 (per hr., 1 hr. min.)
18.	In-ground Pool Plan Review	\$450
19.	Above-ground Pool Plan Review	\$100 per pool
20.	Residential Decks	\$54
21.	Construction Observation Cost - \$0 - \$25,000 - \$25,001 - \$100,000 - \$100,001 - \$250,000 - \$250,001 + ...	10% \$2,500 + 7% of amt. over \$25,000 \$7,000 + 5% of amt. over \$100,000 \$14,500 + 4% of amt. over \$250,000

22.	Construction Building Plan Review One & Two Single Family dwellings - Up to 3,000 sq. ft. (incl. basement) - Over 3,00 sq. ft. (incl. basement)	\$450 \$.15 per add. sq. ft.
23.	Hood & Duct Plan Review	\$300
24.	Spray Booth Plan Review	\$250
25.	Miscellaneous Plan Review	\$125 (per hr., 1 hr. min.)
26.	In-ground Pool Plan Review	\$450
27.	Above-ground Pool Plan Review	\$100 per pool
28.	Residential Decks	\$54
29.	Construction Observation Cost - \$0 - \$25,000 - \$25,001 - \$100,000 - \$100,001 - \$250,000 - \$250,001 + ...	10% \$2,500 + 7% of amt. over \$25,000 \$7,000 + 5% of amt. over \$100,000 \$14,500 + 4% of amt. over \$250,000

All Construction Plan Review Fee Schedule (unless otherwise listed)				
SIZE	1 TRADE	2 TRADES	3 TRADES	4 TRADES
Up to 60,000 cu. ft.	\$325	\$407	\$488	\$650
60,001–80,000 cu. ft.	\$400	\$500	\$600	\$800
80,001–100,000 cu. ft.	\$510	\$637.50	\$765	\$1,020
100,001–150,000 cu. ft.	\$585	\$731.25	\$877.50	\$1,170
150,001–200,000 ct. ft.	\$665	\$831.25	\$997.50	\$1,330
200,000 + ct. ft.	\$784 + \$8 per 10,000 ct. ft.	1 Trade x 1.25	1 Trade x 1.5	1 Trade x 2.0

PERMIT: Plumbing		
30.	Plumbing Permit Application	\$30
31.	Mobile Home Park site	\$5 each
32.	Fixtures, floor drains, special drains, & water-connected appliances	\$5 each
33.	Stacks (soil, waste, vent, & conductor)	\$3 each
34.	Sewage ejectors & sumps	\$5 each
35.	Sub-soil drains	\$5 each
36.	Water Service - Less than 2" - 2" – 6" - Over 6"	\$5 \$25 \$50
37.	Connection building drain (building sewers)	\$5 per
38.	Sewers (sanitary, storm or combined) - Less than 6" - 6" or over	\$5 \$25
39.	Manholes & Catch Basins	\$5 each
40.	Water Distributing Pipe - 0.75" pipe - 1" pipe	\$5 \$10

	- 1.25" pipe	\$15
	- 1.5" pipe	\$20
	- 2" pipe	\$25
	- Over 2" pipe	\$30
41.	Reduced pressure back flow preventer	\$5
42.	Special/safety Inspection	\$45
43.	Additional/Re-inspection	\$35
44.	Permit Cancelation	35% of permit fee
45.	Final Inspection	\$55
46.	Contractor License Registration	\$15
47.	Fire Sprinkler System	
	- .75" Water distribution pipe	\$5
	- 1" Water distribution pipe	\$10
	- 1.25" Water distribution pipe	\$15
	- 1.5" Water distribution pipe	\$20
	- 2" Water distribution pipe	\$25
	- Over 2" Water distribution pipe	\$30
PERMIT: Mechanical		
48.	Mechanical Permit Application	\$30
49.	Residential heating system (new building)	\$50
50.	Gas/oil Burning Equipment	\$30
51.	New &/or Conversion Units Residential Boiler	\$30
52.	Water Heater	\$5
53.	Flue/Vent Damper	\$5
54.	Solid Fuel Equipment (includes chimney)	\$30
55.	Gas Burning Fireplace (includes chimney)	\$30
56.	Chimney – factory built installed separately	\$25
57.	Gas Piping – each opening; new installations	\$5
58.	Air Conditioning (includes split systems)	\$30
59.	Heat Pumps	\$30
60.	Bath & Kitchen Exhaust	\$5 each
61.	Tanks	
	- Above ground; LP tank connection	\$20
	- Underground; LP tank connection	\$25
62.	Humidifiers	\$10
63.	Piping	\$.05 / ft., min. \$25
64.	Duct	\$.05 / ft., min. \$25
65.	Heat Pumps - Commercial (pipe not included)	\$20
66.	Air Handlers/Heat Wheels	
	- under 10,000 CMF	\$20
	- over 10,000 CFM	\$60
67.	Commercial Hoods	\$15
68.	Heat Recover Units	\$10
69.	VAV boxes	\$10
70.	Unit Ventilators	\$10
71.	Unit Heaters (Terminal Units)	\$15
72.	Fire Suppression	\$.75 per head, min. \$20
73.	Evaporator Coils	\$30
74.	Refrigeration (split system)	\$30

75.	Chiller	\$30
76.	Cooling Towners	\$30
77.	Compressor	\$30
78.	Special/Safety Inspection	\$45
79.	Additional/Re-inspection	\$35
80.	Permit Cancellation	35% of permit fee
81.	Final Inspection	\$55
82.	Contractor License Registration	\$15
PERMIT: Electrical		
83.	Electrical Permit Application	\$30
84.	Service	
	- thru 200 amp	\$20
	- over 200 amp thru 600 amp	\$25
	- over 600 amp thru 800 amp	\$30
	- over 800 amp thru 1,200 amp	\$35
	- over 1,200 amp GFI only	\$40
85.	Circuits	\$5
86.	Light fixtures – per 25	\$6
87.	Appliances	\$5
88.	Furnace – unit heater	\$5
89.	Electrical Heating Units (baseboard)	\$4
90.	Power Outlets (ranges, dryers, etc.)	\$7
91.	Feeders – bus ducts, etc. – per 50 ft.	\$6
92.	Mobile Home Park site - see app for more info.	\$6
93.	Recreation Vehicle Park site	\$4
94.	Units up to 20 KVA & HP	\$6
95.	Units 21 to 50 KVA & HP	\$10
96.	Units 51 KVA & HP & over	\$12
97.	Fire Alarms – up to 10 devices	\$50
98.	Fire Alarms – 11 to 20 devices	\$100
99.	Fire Alarms – over 20 devices	\$5 each
100.	Energy Retrofit – Temp Control	\$45
101.	Conduit only or Grounding only	\$45
102.	Signs	
	- Unit	\$10
	- Letter	\$15
	- Neon – each 25 ft.	\$20
103.	Special Safety Inspection	\$45
104.	Additional/Re-inspection	\$35
105.	Smoke Heat Detector (each)	\$5
106.	Low Voltage	\$5 per device
107.	Permit Cancellation	35% of permit fee
108.	Final Inspection	\$55
109.	Contractor License Registration	\$15
PERMIT: HVAC & Water Heater		
110.	Residential HVAC Replacement (individual or combination of any)	\$80
111.	Residential Water Heater Replacement (like for like)	\$80

7. Department of Public Works, Water & Waste Water		
<i>The City of South Lyon utilizes the annual published MDOT rates for equipment cost recovery & rental. Manpower rates are based upon current collective bargaining agreements in force at time services are rendered.</i>		
		FEE
	Right of Way Construction Permit	
	- Any aerial cable/wire installation or maintenance including street light maintenance	\$100
	- Bore, jack & tunnel (auxiliary underground maintenance or installation)	\$150
	- Pavement cutting for any purpose	\$250
	- Annual blanket utility right-of-way work permit	\$2,500
<i>Annual permit payable once a year & fee may replace or be used for an unlimited number of permit fees in a given year for ROW construction permits. An annual permit must submit a monthly application to the City detailing all planned work prior to commencing.</i>		

8. Police Department		
		FEE
1.	Handicapped Parking Violations	
	- Paid within 7 days	\$125
	- Paid after 7 days	\$150
2.	Other Parking Violations	
	- Paid within 7 days	\$20
	- Paid after 7 days	\$30
3.	Emergency Cost Recover	Actual cost
4.	FOIA	See City policy
5.	Solicitor/Peddler/License Application	
	- Background Check (per person)	\$10
	- 6-month duration	\$50
	- 12-month duration	\$100
6.	Court-ordered PBT (Portable Breath Test)	
	- Resident	\$5
	- Non-resident	\$10
7.	Fingerprints	
	- Residents & SL Community Schools	\$60
	- Non-residents	\$80
	- Ink for Residents	N/C
	- Ink for Non-residents	\$25

9. Fire Department		
<i>These items may not be subject to FOIA as they must be requested from a third party.</i>		
		FEE
1.	National Fire Incident Reporting System	\$10 per incident number
2.	Environmental Assessment (NFIRS Reports & Fire Marshall Division Reports)	\$20 per address
3.	Miscellaneous copies	May be subject to City FOIA policy