

1005.370 Subdivision Review Fees.

1. Filing Fee - There shall be a five hundred dollar (\$500.00) filing fee accompanying the submission of a proposed preliminary plat of five or more lots, except where previously reviewed under the special procedure section of the Zoning Ordinance, in which case there shall be no fee. Credit shall be given to the developer for fifty (50) percent of the filing fee at the time of submission of a proposed record plat. There shall be a three hundred dollar (\$300.00) filing fee for a minor subdivision plat, a one hundred dollar (\$100.00) filing fee for a condominium plat, and a three hundred dollar (\$300.00) fee for a boundary adjustment, or lot split approval.
2. Subdivision Permit Fees -
 - a) There shall be a fee of thirty-five dollars per lot (\$35.00/lot) accompanying the submission of a proposed record plat for four or less lots, and a fee of five hundred dollars (\$500.00) plus fifteen dollars per lot or unit (\$15.00/lot or unit) accompanying the submission of a proposed record plat for five or more lots.
 - b) There shall be a subdivision permit fee accompanying the submission of a proposed record plat for a non-residential subdivision. The fee shall be calculated as follows:

Five hundred dollars (\$500.00), plus seventy-five dollars (\$75.00) per acre for the first twenty (20) acres; an additional fifty dollars (\$50.00) per acre for each acre over twenty (20) up to one hundred (100) acres; an additional twenty-five dollars (\$25.00) per acre for each acre over one hundred (100) up to two hundred (200) acres. There shall be no additional fee for applications for tracts in excess of two hundred (200) acres.
3. Display Plat Permit Fee - There shall be a one hundred fifty dollar (\$150.00) fee accompanying the submission of a display plat.
4. Highway Inspection Fee - The Department shall also collect inspection fees for the account of the St. Louis County Department of Highways and Traffic at the rate of one hundred eight dollars (\$108.00) per hour, based upon the Director of Highways and Traffic's estimate of time required to inspect storm sewers and other drainage structures outside the Metropolitan St. Louis Sewer District, and the streets, public or private, including paving and sidewalks. The Department of Highways and Traffic shall be entitled to full compensation for the time consumed in making such inspections. If the estimated fee is inadequate, the necessary additional fees shall be collected by the Department upon notice from the Department of Highways and Traffic, and if the estimated fee is in excess of the amount actually expended, the balance shall be refunded by the Department of Highways and Traffic. Claims for such refunds shall be paid when audited and approved by the Director of Highways and Traffic. (Revised O. No. 22,069 - Adopted 10/27/04)
5. In addition to all fees provided for herein, the developer shall pay for and arrange for inspections by the Departments of Public Works and Community Health and Medical Care as may be required by other ordinances and regulations of St. Louis County.
6. The Department shall at the end of each month account for the inspection fees collected for the account of the Department of Highways and Traffic and shall pay the same into the Road and Bridge Fund of St. Louis County.
7. There shall be a seventy-five dollar (\$75.00) review fee accompanying an application for variance to this Chapter. (O. No. 14496 - Adopted 6/8/89)

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