

ParkDedication_FeeTable_RPT

Park Dedication Fee Table			
Source: The Association of Metropolitan Municipalities (AMM) - 5/2/2005			
May 8, 2006 update			
HOW VARIOUS CITIES CALCULATE PARK DEDICATION FEES			
No.	Cities < 2,500 Population	Residential	Commercial/ Industrial
1	Excelsior	\$1,500 min. or 3.5% of new market value, whichever is >	Same as residential
2	Long Lake	5% of determined land value	
3	Spring Park	NA	NA
4	Woodland	NA	NA
No.	Cities 2,500 - 10,000 Population	Residential	Commercial/ Industrial
5	Afton	\$3, 806/DU	\$1,500/AC
6	Albertville	\$2,500/unit	\$7,500/AC subdivided, \$2,500/AC industrial
7	Arden Hills	6.8% of land or market value	10% of land or market value
8	Bayport	\$1,000/unit	\$1,000/SF equiv.
9	Belle Plaine	SF \$2,250/lot - MF \$2,000/unit - \$2,100/twnhs/duplex	\$2,835 comm'l., \$2,730/AC ind'l.
10	Centerville	\$3,000 or 10% of FMV of all property	\$2,175/AC
11	Circle Pines	10% of property value	10% of land value
12	Corcoran	\$1,000	\$2,000
13	Deephaven	10% of assessed value of new lots	NA
14	Falcon Heights	\$800	NA
15	Farmington	% of # of DU/AC	5% of gross area

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16	Forest Lake	\$2,000/lot	\$2,000/AC
17	Greenfield	\$2,030	\$500/AC
18	Ham Lake	\$2,100/unit	NA
19	Independence	\$3,500/lot to 4.99 AC + \$750/lot ea. Add'l AC >5	\$3,500/lot to 4.99 AC, + \$750/lot >5 acres
20	Lake Elmo	\$3,000/ lot	\$3,000/ lot
21	Mahtomedi	10% gross area subdivided or fee	7% of gross area subdivided
22	Medina	8% land value, \$3,500/unit min. \$8,000/unit max	10% of land value
23	Minnetrista	FMV based on density	
24	New Prague	Valuation x .0025	
25	Newport	10% of market value of land, appraised	
26	Norwood Young America	\$2,000	\$4,000
27	Oak Grove	\$2,000/lot or 10% of land	NA
28	Oak Park Heights	Varies by project	
29	Orono	8% min. \$3,250 max, \$5,550/DU	8% min., \$8,125 max. \$13,875/AC
30	Osseo	\$500/unit or lot	
31	Shorewood	\$2,000/unit	NA
32	Spring Lake Park	\$1,000/unit	7.5% of unimproved land value
33	St. Anthony	R-1 \$750	NA
34	St. Francis	NA	NA
35	St. Michael	\$2,075	\$3,000/unit comm'l. + \$2,000/unit ind'l.
36	St. Paul Park	10%	5%
37	Victoria	Not given (city has detail)	
38	Wayzata	\$450 - \$2,000	3.5% of land value
No.	Cities 10,000 - 20,000 Population	Residential	Commercial/ Industrial
39	Andover	\$2,325/unit	10% of FMV of land
40	Anoka	4700	\$2,100
41	Chanhassen	\$4,000/unit	\$10,000/AC

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42	Chaska	Not given	
43	Columbia Heights	10% of land value	
44	Hastings	\$1,100/unit or 9-15% based on project size	10% of gross land (value assumed)
45	Hopkins	\$800 - \$1,000	5% (of land value assumed)
46	Mounds View	10% of FMV (assumed to be lot)	
47	North St. Paul	NA	
48	Northfield	Not given	Comm'l. = 5% of gross area, und'l = 2% of gross area
49	Prior Lake	\$ 3,750	\$4,920/AC
50	Ramsey	\$2,200/unit	\$4,356/AC
51	Robbinsdale	2 ac. Of land/100 lots or DU	
52	Savage	\$3,000/DU	\$7,000/AC
53	Shakopee	\$4,632/SF & duplex	\$3,860/unit MF + apts., \$6,277/AC
54	Stillwater	Land or \$500 - \$750/unit	7% of net land area
55	Vadnais Heights	\$1,500/unit	\$365/ea \$1000 (?)
No.	Cities >20,000 Population	Residential	Commercial/ Industrial
56	Apple Valley	0.00955 AC/resident & \$150k-\$175K MF	0.00955/employee & \$100k-\$260K MF
57	Blaine	\$2,057/unit	\$6,050/AC comm'l., \$4,114/AC ind'l.
58	Bloomington	SF \$5400 max.; Duplex, TH \$4600; MF, Apt. \$3600. Or 10% of raw land value. Lesser of the	Ind'l \$654/1000 SF bldg., / Retail \$436/1000 SF bldg., / Hotel & other \$218/1000 SF bldg
59	Brooklyn Center	NA	
60	Brooklyn Park	\$3,200/lot	\$6,000/AC
61	Burnsville	Not given	

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62	Coon Rapids	\$1,117/unit SF, \$760/unit MF	\$3,350/AC
63	Cottage Grove	10% of total gross land + \$150/unit, \$1,000 SF	Not given
64	Crystal	\$1,000/DU	\$1,000/AC
65	Eden Prairie	NA	
66	Edina	8% of raw land	8% of raw land value
67	Golden Valley	Varies, typ. \$1,000/new lot	Determined by staff/ city atty.
68	Lakeville	\$3,665/DU	\$5,940/industrial
69	Maple Grove	\$3,000/unit	\$7,000/AC comm'l., \$5,500 ind'l.
70	Minnetonka	\$2,375/buildable lot/unit	\$5,700 comm'l., \$5,475 ind'l.
71	New Brighton	\$1,500/unit	NA
72	New Hope	Not given	
73	Oakdale	\$1,000/unit	\$2,200/AC
74	Plymouth	\$3,400/DU	\$7,100/AC
75	Richfield	NA	
76	Shoreview	Based on density + value, range 4- 10% of MV	Up to 10% of market value (7% used)
77	South St. Paul	NA	
78	St. Louis Park	NA	
79	White Bear Lake	\$1,000	\$3,500/AC
80	Woodbury	\$2,000/unit or 10% of land or park imprvmts.	\$3,000/AC or 10% of land or park improvements
Statistics of Applied Examples			
	Total number with fees	71 of 80 =	88.75
	Residential High	21,000	
	Residential Median	10,725	
	Residential Low	450	