

Elm Creek Watershed Management Commission
Fee Schedule and Worksheet

I	No applications will be reviewed until the Commission receives a complete application (all appropriate materials and fees).				
II	Members, Hennepin County, and Three Rivers Park District shall not pay fees for plan reviews, but shall pay wetland alteration fees.				
III	Project Reviews				Amount Due
A	Grading and Erosion Control				
1	Residential development or redevelopment greater than one acre				
	a	1.0 - 10.0 acres	250		
	b	11-20 acres	500		
	c	PLUS each additional ten acres or fraction thereof	100	1,000	maximum
2	Commercial/industrial development or redevelopment (road, street or highway project resulting in disturbance of >1.0 acre or increase in impervious area of >0.5 acre)				
	a	≤ 1.0 acres	250		
	b	1.0 - 10.0 acres	500		
	c	PLUS each additional five acres or fraction thereof	250	1,500	maximum
B	Water Quantity and Quality				
1	Residential development or redevelopment on sites >8 acres with density of <2 units per acre				
	a	8.0-10.0 acres	250		
	b.	PLUS each additional five acres or fraction thereof	150	2,000	see Note
2	Residential development or redevelopment on sites >5 acres with density of >2 units per acre				
	a	5.0-10.0 acres	500		
	b	PLUS each additional five acres or fraction thereof	250	5,000	see Note
3	Commercial/industrial development or redevelopment on sites ≥ 1.0 acre or road, street or highway project resulting in a net increase in impervious surface area >1.0 acre				
	a	1.0-5.0 acres	500		
	b	PLUS each additional one acre or fraction thereof	300	10,000	see Note
C	Developments with mapped floodplains on site				
1	No impact or impacts less than or equal to 100 cubic yards				100
2	Impacts greater than 100 cubic yards				500
D	Drainage alterations - Any culvert installation or replacement, bridge construction, stream cross-section alteration, or any activity requiring a DNR Waters Permit,				
1	on Elm, Rush, North Fork Rush, or Diamond Creeks			500	
2	on all other tributaries within the watershed			100	
E	Water appropriation permits (two years)				50
IV	Wetland Project Fees				
F	Wetland fees apply in the communities (Champlin, Corcoran and Hassan Township) where the Commission is the LGU for the Wetland Conservation Act (WCA) and are in addition to the project fees.				
1	Exemption certificates			50	
2	Wetland replacement plans <10,000 SF impact on single basins or <1/4 acre impact for private driveways			400	
3	All other replacement plans			1,000	
4	Wetland banking plans (No additional fee is required if banking plan is submitted concurrently with replacement plan.)				
	a.	Add-on to an approved replacement plan of <1,000 SF		100	
	b.	All other wetland banking applications		1,000	
5	Determinations			50	
6	Delineation review			250	
	Additional wetland replacement plan and banking application escrows and sureties are determined on a site-specific basis. (See page 2.)				
V	Failure to make application and receive approval prior to beginning work results in doubling of fees				
Note:	Total fees for items A + B cannot exceed:				
a	\$2,000 on residential developments with densities of <2 units per acre.			Total Fees	1
b	\$5,000 on residential developments with densities of >2 units per acre.			Double fees if V. applies	2
c	\$10,000 on all other developments			Total Due (Line 1 or 2)	

Escrow and Surety Requirements for Wetland Projects

Cash Escrows

Monitoring

Minimum \$6,000/basin, to be determined on a site-specific basis, to cover Commission expenses related to the monitoring requirements of the Wetland Conservation Act (WCA). The balance in the escrow account will be refunded without interest following final completion of the project.

Extraordinary Expenses

Initial deposit of \$1,000 with additional deposits in \$1,000 increments, if expended, will be required. Extraordinary expenses will be billed based on actual costs incurred and deducted from the escrow. This escrow is required to cover Commission expenses for technical evaluation panels (TEPs), additional administrative, technical or legal processing costs (in excess of the \$1,000 fee) associated with projects involving wetlands. The balance in the escrow account will be refunded without interest following final completion of the project.

Replacement Surety

To be determined on a site-specific basis, based on estimated costs to purchase replacement credits. This surety may also be used for expenses to conduct repair work on replacement wetlands. The surety may be submitted as a cash escrow, surety bond, or irrevocable letter of credit. This surety will be released when the Commission has determined that the replacement wetland meets all the requirements of WCA.

Financial guarantees shall be issued from financial institutions (banks, savings and loans and credit unions) having business offices within the greater Twin Cities metropolitan area. Financial guarantees, other than cash escrows, from individuals or corporations will not be accepted. The guarantee shall be for a period of five (5) years. All instruments submitted as financial guarantees of completion of required projects shall be submitted on a form provided by or approved by the Commission.