



## ESTIMATED CITY FEES ON A NEW \$600,000 HOUSE

*Average sale price for a new home in Plymouth*

Due to high raw land prices, the City of Plymouth does not have typical starter homes.

The average permitted construction value of a single-family home was \$371,487 in 2021, which does not include land price or builder profits.

\* Development fees based on a 50 lot subdivision at 3 dwelling units per acre

\*\* Permit fees based the 2021 average permitted construction value (\$371,487)

\*\*\* Estimated final home sale price (\$600,000)

DEVELOPMENT PHASE*	AMOUNT
Development approvals	\$164
Sewer and water area charges	\$2,129
Park fee	\$8,000
Development agreement charges	\$580
Engineering administration	\$960
Tree restitution (estimate)	\$2,900
<b>DEVELOPMENT COST PER LOT</b>	<b>\$14,733</b>
BUILDING PHASE**	AMOUNT
Sewer and water	\$80
Electrical	\$125
Mechanical system (HVAC) (\$16,500 value)	\$248
Permit fee	\$2,689
Plan review	\$1,748
Plumbing system (\$18,500 value)	\$370
Sewer connection	\$571
Water connection	\$1,463
Water meter	\$369
<b>ESTIMATED CITY FEES PER LOT</b>	<b>\$7,663</b>
<b>OTHER COSTS NOT INCLUDED IN TOTAL CITY FEES</b>	
<b>Pass Through Fees</b>	
Sewer access charge (Met Council)	\$2,485
State surcharges	\$186
<b>Escrows</b>	
Landscaping/grading	\$750
<b>TOTAL CITY FEES</b>	<b>\$22,396</b>
<b>VALUATION OF HOME</b>	<b>\$600,000***</b>

**PERCENTAGE OF CITY FEES  
IN TOTAL HOME VALUE: 3.7%**

# ON A \$600,000 HOUSE (THE AVERAGE SALE PRICE FOR A NEW HOME IN PLYMOUTH), **3.7% OF THE PRICE, OR \$22,396 IN CITY FEES, PROVIDES NEW HOME OWNERS:**



**BUILDING INSPECTIONS** – \$5,629  
Average 15-20 inspections to ensure house is built safely and to code.



**DEVELOPMENT** – \$6,733  
Developers build the roads, but the city inspects and monitors construction to ensure they are built correctly.



**WATER CONNECTION** – \$1,463  
Funds water towers, treatment facilities and wells needed for a growing city.



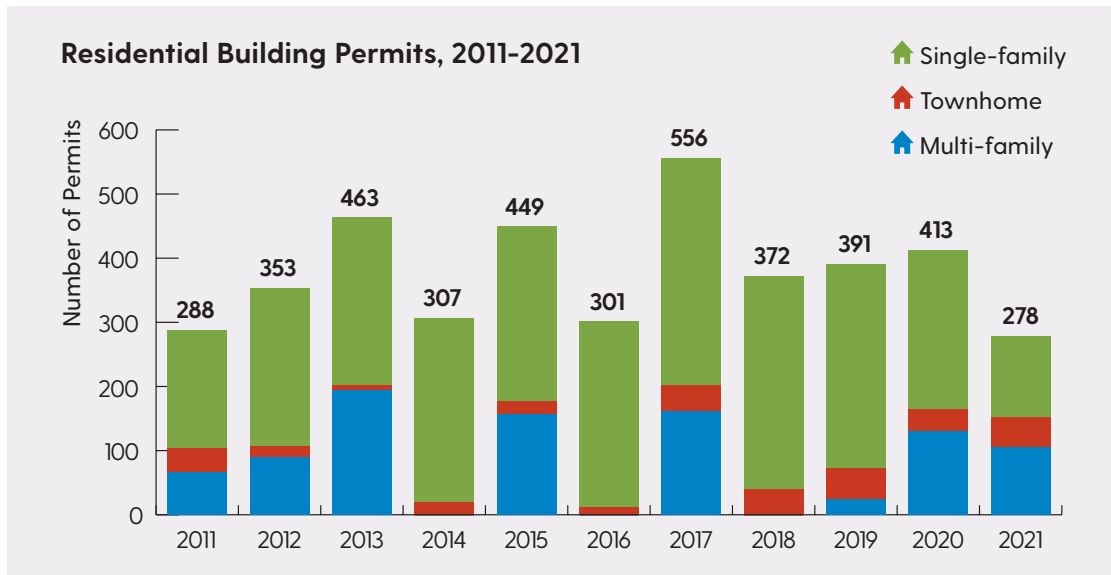
**PARK DEDICATION** – \$8,000  
Construction of new parks and trails.



**SANITARY SEWER CONNECTION** – \$571  
Sewage travels through city pipes to regional treatment facilities.

## RESIDENTIAL BUILDING PERMITS

While the City of Plymouth does not have typical starter homes due to raw land prices, which average \$200,000 per acre, the city continues to see steady growth with the ongoing construction of multi-family residences, townhomes and single-family homes.



In 2021, a total of 278 residential units were constructed – including 126 single-family homes, 46 townhomes and 106 multi-family homes. The average permitted construction value of a single-family home in Plymouth was \$371,487 in 2021, which does not include land price or builder profits.

