



City of Ann Arbor

Planning Services

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48104-1908
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Planning Review Fees (effective 7/1/2026)

Payment is required at time of application via STREAM.

Development Review: Administrative Action				
Case Type	Cost Breakdown		Total Cost	More Information
Administrative Amendment to: - Approved Site Plan, - PUD Site Plan, or - Planned Project Site	Planning Services Fee	\$2,000	\$4,865	
	Systems Planning Fee	\$2315		
	Fire Services Fee	\$550		
Site Plan for Planning Manager Approval	Planning Services Fee	\$3,600	\$9,340	
	Systems Planning Fee	\$5,190		
	Fire Services Fee	\$550		
Administrative Land Transfer	Planning Services Fee	\$1,400	\$2,114	
	Systems Planning Fee	\$509		
	Fire Services Fee	\$205		
Land Division without Easement	Planning Services Fee	\$1,850	\$2,926	
	Systems Planning Fee	\$871		
	Fire Services Fee	\$205		
Land Division with Easement	Planning Services Fee	\$1,850	\$3,285	
	Systems Planning Fee	\$871		
	Fire Services Fee	\$205		
	Easement Fee	\$359		
Public/Charter School Plan Review	Planning Services Fee	\$1,500	\$2,050	
	Fire Services Fee	\$550		
Master Deed Review	Planning Services Fee	-	\$450	
Other Fees as Applicable: Administrative Action				
Fee Type	Total Cost		More Information	
Wetland Use Permit	\$600		Add when developing on a wetland as defined in UDC 5.23.9 and UDC 5.29.4	
Landscape Modification	\$750		Add for scenarios matching UDC 5.30.1	
Alternative Stormwater Management	\$732		Add for scenarios matching UDC 5.22.3.E	

Development Review: City Planning Commission Action				
Case Type	Cost Breakdown		Total Cost	More Information
Site Plan for Planning Commission Approval with City Stormwater Review	Planning Services Fee	\$5,700	\$11,440	Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
	System Planning Fee	\$5,190		
	Fire Services Fee	\$550		+\$50
	Planning Services Multiplier	+\$50		
Special Exception Use – With Development	Planning Services Fee	\$1,000	\$1,386	Add to site plan fee
	Systems Planning Fee	\$181		
	Fire Services Fee	\$205		
Special Exception Use – No Development	Planning Services Fee	\$2,000	\$2,386	Stand-alone fee
	Systems Planning Fee	\$181		
	Fire Services Fee	\$205		
Other Fees as Applicable: City Planning Commission Action				
Fee Type	Total Cost		More Information	
Wetland Use Permit	\$600		Add when developing on a wetland as defined in UDC 5.23.9 and UDC 5.29.4	
Landscape Modification	\$750		Add for scenarios matching UDC 5.30.1	
Alternative Stormwater Management	\$732		Add for scenarios matching UDC 5.22.3.E	
City Stormwater Review	\$585		Add to Site Plans for Planning Commission Action with access to City Storm	

Development Review: City Council Action				
Case Type	Cost Breakdown		Total Cost	More Information
Annexation and Rezoning (parcels 2 acres or less for a single or two-family dwelling rezoned R1 or R2)	Planning Services Fee	\$750	\$2,040	
	Zoning Fee	\$750		
	Systems Planning Fee	\$540		
Annexation – All Other	Planning Services Fee	\$1,050	\$1,795	Add to zoning fee
	Systems Planning Fee	\$540		
	Fire Services Fee	\$205		
Area Plan	Planning Services Fee	\$5,000	\$8,760	
	System Planning Fee	\$3,210		
	Fire Services Fee	\$550		

Development Review: City Council Action				
Case Type	Cost Breakdown		Total Cost	More Information
PUD – Combined Zoning and Conceptual Plan	Planning Services Fee	\$5,500	\$9,930 +\$45	Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
	Systems Planning Fee	\$4,190		
	Fire Services Fee	\$550		
	Planning Services Multiplier	+\$30		
	Systems Planning Multiplier	+\$15		
PUD - Combined Zoning and Site Plan	Planning Services Fee	\$7,000	\$13,685 +\$105	Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
	Systems Planning Fee	\$6,060		
	Fire Services Fee	\$550		
	City Stormwater Review	\$585		
	Planning Services Multiplier	+\$70		
	Systems Planning Multiplier	+\$35		
PUD - Site Plan	Planning Services Fee	\$6,000	\$12,545 +\$85	Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
	Fire Services Fee	\$550		
	Systems Planning Fee	\$5,905		
	City Stormwater Review	\$590		
	Planning Services Multiplier	+\$50		
	Systems Planning Multiplier	+\$35		
Site Plan - City Council Approval	Planning Services Fee	\$9,500	\$15,520 +\$85 Multiplier is added per lot OR per 1,000 sq ft of new gross floor area or fraction thereof	
	Systems Planning Fee	\$5,905		
	City Stormwater Review	\$590		
	Fire Services Fee	\$550		
	Planning Services Multiplier	+\$50		
	Systems Planning Multiplier	+\$35		

Development Review: City Council Action				
Case Type	Cost Breakdown		Total Cost	More Information
Street or Public Easement Vacation	Planning Services Fee	\$2,100	\$3,179	
	Systems Planning Fee	\$874		
	Fire Services Fee	\$205		
Zoning - Map Amendment (except R1, PL, & PUD)	Planning Services Fee	\$1,350	\$1,531	Add to appropriate area plan or site plan fee
	Systems Planning Fee	\$181		
Other Fees as Applicable: City Council Action				
Fee Type	Total Cost		More Information	
Wetland Use Permit	\$600		Add when developing on a wetland as defined in UDC 5.23.9 and UDC 5.29.4	
Landscape Modification	\$750		Add for scenarios matching UDC 5.30.1	
Alternative Stormwater Management	\$732		Add for scenarios matching UDC 5.22.3.E	
Zoning – Text Amendment	\$2,100		Must meet criteria in UDC 5.30.5	
PUD Supplemental Regulation Amendment	\$2,100		Text only amendment	
City Stormwater Review	\$590		Add to Site Plans for City Council Action with access to City Storm; not for condominiums	
City Stormwater Review – Condominiums	\$590		Add to Condominium Site Plans for City Council Action with access to City Storm	
Systems Planning Fee for Condominiums	\$490		Additional Systems Planning fee for Condominium Site Plans for City Council Action	
Other City Council Actions				
Case Type	Total Cost		More Information	
Brownfield Plan	\$2,000			
Brownfield Plan Environmental Activities Review	\$2,000			
Revision to Approved Building Elevations	\$600			
Revision to Approved Development Agreement	\$775			

Appeals/Review Boards		
Case Type	Total Cost	More Information
Design Review	\$900	
Zoning Board of Appeals: Single & Two-Family Variance	\$1,100	Per parcel
Zoning Board of Appeals: Other Variance	\$1,100	Per parcel/project
Zoning Board of Appeals: Administrative Appeal	\$1,100	

Zoning Administration		
Case Type	Total Cost	More Information
Address Change	\$100	
Building Permit Review for Zoning Compliance - Projects up to \$10,000	\$25	
Building Permit Review for Zoning Compliance – Projects over \$10,000	\$75	Per parcel/project
Zoning Compliance Permit – Construction (sheds, free- standing decks)	1) \$25 2) \$70	1) For construction projects up to \$10,000 2) For construction projects over \$10,000
Zoning Compliance Permit - Fence Permit	\$80	
Zoning Compliance Permit - Sales and Use	\$75	
Football Game Day Zoning Compliance Permit - Sales and Use	\$140	
Zoning Analysis Report	\$325	Per parcel
Zoning Information Report	\$200	Per parcel

Notes:

Petitions requiring a traffic impact study will require a review fee calculated and collected by the Engineering Department. Please contact the Engineering Department at (734)794-6410 for more information.

Petitions requiring utility modeling preparation or review will require a fee calculated and collected by the Systems Planning Unit. Please contact the Systems Planning Unit at (734) 794-6430 for more information.

Petitions for Plat Approvals will require review fees. Please contact Planning Services at (734) 794-6265 for more information.

Rehearing Policy

If the petitioner requests a rehearing after Board or Commission action, the petitioner shall pay one half of the original filing fee.

If the petitioner requests a rehearing by a Board or Commission or by City Council after City Council action, the petitioner shall pay the entire original filing fee.

Refund Policy

Administrative Reviews - Withdrawals made within 10 business days from date of acceptance will receive a 50% refund; after 10 business days from date of acceptance, no refunds will be given.

Board/Commission Reviews - Withdrawals made before notice is sent will receive a 50% refund; withdrawals made after notice is sent but before final action will receive a 25% refund.