



BRIAN HEAD TOWN
PROPOSED CONSOLIDATED FEE SCHEDULE
Fiscal Year 2027
Effective Date: July 1, 2026

Land Use Fees

General Plan Amendment	\$1,000/application
Zoning Amendment	\$1,000/application
Special Assessment Area (SAA)	\$1,000/application
Building Concept Review	\$100 Application
Conditional Use	\$500
Amended Conditional Use Permit	\$250
Variance	\$500
Subdivision/PUD Approval Process:	
• Subdivision/PUD Preliminary Plat	\$1800/application fee
• Subdivision/PUD Final Plat	\$2,300/application fee
Subdivision/PUD Infrastructure Building Permit	1% of Engineer's infrastructure costs.
Plat Amendment w/ Public Hearing	\$500 application fee + postage for public notices
Plat Amendment w/out Public Hearing	\$250 application fee
Subdivision by Metes & Bounds	\$500 application fee
Lot Line Vacation	\$250 application fee
(Additional mailing costs may be applied if application fee is exceeded)	
Development Agreement	\$5,000 Down payment to be applied to actual cost incurred by Town staff to prepare and/or present agreement. A positive balance must be maintained or work on agreement will cease.
Annexation Petition	\$1000, plus cost associated w/ feasibility impact, infrastructure & admin analysis.
Planning Commission Special Meeting	\$500
Trenching and Grading Permit:	
• For each single street cut (utility trenching)	\$100 + Encroachment Bond*
• For Single Family Residential	\$350
• For All Other Zones	\$600
<i>*Verification as licensed contractor, \$5,000 encroachment bond on paved road or \$3,500 encroachment bond on unpaved road, and \$1,000,000 insurance policy with Town as additional insured must be on file with Brian Head Town for any work in any public right-of-way or connection to Town sewer or water mains or grading permit issued prior to an associated building permit. Soil compaction test results must be submitted to the Town. Additional bond requirements may be applied based on the size, scope, and complexity of the project.</i>	
Logging/Tree Removal Permit:	
• Fire Mitigation	No Fee
• Residential	\$75
• Construction (w/ building permit)	\$100/application
Burn Permit	\$10/Residential / \$100 Commercial
Sign Permit, Permanent	\$50/application
Sign Permit, Temporary (Banner)	No Charge



Right-of-Way Permit Violations

All violations will result in a flag being placed on the violators' permit, and no inspections will be conducted on their property until the violation has been resolved, and the fine is paid.

1 st Violation Notice & Reinspection	No Charge, w/ deadline for correction within five (5) days
2 nd Violation or Recurrence	\$500, w/ deadline for correction within five (5) days
3 rd Violation or Recurrence	\$1,000, w/ deadline for correction within five (5) days

Egregious Violations can be given a Class A misdemeanor Citation by Public Safety and the fine will be determined by the Court.

Administrative Code Violations

1 st Violation Notice & Reinspection	No Charge
2 nd Violation or Recurrence	(a) \$100 fine & \$50 per day of continuing violation for the 14 days immediately following notice of violation and \$100 per day thereafter; or (b) any higher penalty amount otherwise provided by Town Code
Repeat Inspection Fee	\$50
3 rd Violation or Recurrence	Citation / To Be Determined by Court

Egregious Violations may be issued an immediate citation.

Licensing Fees

Business Licenses:	\$108/ New Business Application
	\$62/ Renewal of Business License
	\$10/ Door-to-Door Solicitation Employee Permit
	\$50/ Sexually Oriented Employee Permit
	\$200/ Sexually Oriented Business
	\$151/ New Nightly Rental, Application
	\$122/ Renewal Nightly Rental Application
Nightly Rental Disproportionate Fee	\$515/ per cabin
	\$190/ per condominium unit
No Charge for Special Event Vendor	
Dog License	\$10 Neutered / \$20 Non-neutered
Alcohol License, Initial	\$100
Alcohol License, Renewal	\$50

Publications

Land Management Code	\$30 bound copy
General Plan	\$20 bound copy
Public Works Construction Manual	\$30 bound copy
Maps	\$0.25 for 11"x17" black/white copy
	\$0.50 for 11"x17" color copy
	\$0.50 for photocopy
	\$35 for Small Map
	\$60 for Large Map



Administrative Fees

NSF Check	\$25/Returned Check
Copies	\$0.05 per B/W Copy
	\$0.10 per Color Copy
Faxes	\$0.10 per page for outgoing faxes
	\$0.10 per page for incoming faxes
GRAMA Request	determined on an individual basis per UCA 63-2-203.

Inspection Fees

One-time Building Inspection	\$100
Re-inspection Fee for building	\$100
Nightly Rental Fire Inspection	\$30 + \$30 increase per re-inspection (3x\$30 3 rd Re-inspection = \$90)
Commercial Business Fire Inspection	\$50

Bonds (Refundable)

Subdivision Completion Bonds	110% of Engineers Cost to Complete
Building Permit Cleanup Bond	\$1,000
Grading & Landscaping Bond	\$2,500
(Additional bond requirement may be applied based on size, scope, and complexity of the project.)	

Building Permit Fees

VALUATIONS

1. New Construction Per current IRC valuation data
2. Unfinished basements Per current IRC valuation data
3. Decks, Porches, and Carports \$25/sq ft
4. Remodeling: Value determined by the contractor and approved by the Building and Planning Official to reflect the cost of work for code-related items.
5. Valuations may be modified by the Building Official when evidence supports raising or lowering the valuation due to circumstances outside the norm or specifically mentioned above.

Building Permit Calculation Table

TOTAL VALUATION	FEE
\$1 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000.
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and over	\$6,387 for the first \$1,000,000; plus \$4 for each additional \$1,000 or fraction thereof.



Plan Review & Other Applicable Fees

Plan Review	65% of Building Permit fee
Utah State Fee	1% of Building Permit fee

Impact Fees

Water

- a. Single-family residence - \$5,530.49
- b. Multi-family development - \$5,530.49 per residential unit
- c. All other development based on meter size:

Size of Meter (in)	AWWA Capacity Ratios	Impact Fee
3/4 (or smaller)	1	\$5,530.49
1	1.67	\$9,235.92
1.5	3.33	\$18,416.53
2	5.33	\$29,477.51
3	11.67	\$64,540.82
4	20	\$110,609.80
6	41.67	\$230,455.52
8	60	\$331,829.40
10	96.67	\$534,632.47
12	143.33	\$792,685.13

Sewer

- a. For the Town-Wide Service Area:
 - i. Single-family residence - \$1,810.89
 - ii. Multi-family development - \$1,810.89 per residential unit
 - iii. All other development based on water meter size:



Size of Meter (in)	AWWA Capacity Ratios	Impact Fee
3/4 (or smaller)	1	\$1,810.89
1	1.67	\$3,024.19
1.5	3.33	\$6,030.26
2	5.33	\$9,652.04
3	11.67	\$21,133.09
4	20	\$36,217.80
6	41.67	\$75,459.79
8	60	\$108,653.40
10	96.67	\$175,058.74
12	143.33	\$259,554.86

b. For the Snowshoe & Toboggan Service Area:

- i. Single-family residence - \$5,651.33
- ii. Multi-family development - \$5,651.33 per residential unit
- iii. All other development based on water meter size:

Size of Meter (in)	AWWA Capacity Ratios	Impact Fee
3/4 (or smaller)	1	\$5,651.33
1	1.67	\$9,437.72
1.5	3.33	\$18,818.93
2	5.33	\$30,121.59
3	11.67	\$65,951.02
4	20	\$113,026.60
6	41.67	\$235,490.92
8	60	\$339,079.80
10	96.67	\$546,314.07
12	143.33	\$810,005.13

Public Safety

\$153 x Conversion Factor

**Individuals who extend water or sewer lines may qualify for an impact fee reduction equal to their incurred costs for the extension, up to the full amount of the impact fee, with verification of submitted construction costs.



IMPACT FEE CONVERSION FACTOR

Single Family/Condo	1 ERC
All Others	Per Actual Fixture Unit Calculations

*One ERC (Equivalent Residential Connection) is equivalent to 24 water fixture units as calculated in Table 604.3 of the 2006 International Plumbing Code, and 20 drainage fixture units as calculated in Table 709.1 of the 2009 International Plumbing Code.

Connection Fees

Water

Residential:

¾" Meter: \$1,050

1" Meter: \$1,150

Town Provides Meter, MXU and Inspection.

Contractor Provides barrel, curb-stop, corp-stop, foam pad installation, and installation per Town Public Works Standards.

Commercial:

2" Meter: \$2,790

3" Meter: \$2,950

4" Meter: \$5,690

6" Meter: \$7,590

8" Meter: \$12,690

Town provides meter, MXU, hot tap, and inspection.

Contractor provides saddle, vault, and all associated materials per Brian Head Public Works Standards.

Inspection services by Town, Street opening & closing by separate permit.

Sewer \$375

Utility Service Fees

Water	Monthly Base Rate/Demand Charge
Residential .5 ERC ¹	\$42.50
Residential 1ERC ²	\$85
Commercial	\$168
Commercial Business in a Multi-family complex ³	\$168

¹One Half (.5) ERC- A single unit (regardless of ownership) consisting of (1) room, intended for temporary living and sleeping purposes and including a separate, exclusive bathroom and food storage, preparation and serving accommodations consisting of not more than a single bowl sink, a refrigerator of not more than 5 cubic feet, and an electrical outlet which may be used for a microwave oven. Water consumption for this type of unit will be calculated at .5 of an ERC with a maximum calculated consumption of 2500 gallons per unit per month.



²Full ERC (1), Residential Unit, Dwelling Unit, or Condo Unit- A single unit providing completely independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Water consumption for this type of unit will be calculated at 1 ERC with a maximum calculated consumption of 5,000 gallons per unit per month.

³Where a commercial business shares a water meter within a multi-family residential or hotel project, and installing a separate commercial meter is not feasible, the Town shall calculate estimated monthly water consumption for the commercial business based on comparable businesses (in Brian Head or other communities) and bill that amount in addition to the base monthly charge.

Residential (Single Family, Condo, Townhouses)

Base Rate includes 5,000-gallon allowance.

Above 5,001 but less than 10,000 gallons	\$3.79/K-gal
Above 10,001 gallons but less than 15,000 gallons	\$4.57/K-gal
Above 15,001 gallons but less than 20,000 gallons	\$5.30/K-gal
Above 20,001 gallons	\$12.56/K-gal
Monthly rate for disconnected Service (5/8", 3/4", 1")	\$60.50

Commercial Uses ⁴

Base Rate includes 10,000-gallon allowance.

10,001 to 150,000 gallons	\$4.57/K-gal
Above 150,000 gallons	\$5.30/K-gal
Monthly rate for disconnected Service	\$121

Construction Water

Monthly hydrant meter rental	\$125 p/month
Deposit for hydrant meter rental	\$1,500
Water rate for water used	\$10.25 K-gal
Penalty for missed monthly inspection/reading	\$100

Bulk Water

\$100/K-gal	Non-Resident
\$75/K-gal	Resident

⁴Where a commercial business is located within a multi-family residential or hotel project, and installing a separate commercial meter is not feasible, the Town shall calculate estimated monthly water consumption for the commercial business based on comparable businesses (in Brian Head or other communities) and bill that amount in addition to the base monthly charge. The monthly utility bill shall be calculated by adding the base allowance (5,000 gal for 1 ERC, 2,500 gal for .5 ERC) use for each unit in the building and subtracting that from the total water meter reading. The remainder (if there is any) shall be charged using the commercial water rate table.

Example #1: 50-unit condo with a shared meter commercial facility having 30,000 gallon and a meter reading of 300,000 gallons of water.

50 ERC X 5,000 gallons= 250,000 gallons

300,000 gallon meter read – 250,000= 50,000 gallon remainder.

50,000 remainder – 10,000 credits for commercial allowance = 40, 000 gallon excess use

40,000 gallon excess use x 4.57 per thousand gallons= \$182.80.

Resulting Bill: 50 ERC x \$84.00 =	\$4,250
Commercial Base Fee=	\$168
Excess Water Use=	\$182.80
Total=	\$4,600.80

Example #2: 50 unit condo with a shared meter commercial facility having 30,000 gallon and a meter reading of 230,000 gallons of water.

50 ERC X 5,000 gallons= 250,000 gallons

230,000 gallon meter read – 250,000= -20,000 gallon remainder.

Where the remainder is a negative there is no overage charge

Resulting Bill: 50 ERC x \$85=	\$4,250
Commercial Base Fee =	\$168
Total =	\$4,418



Sewer	Monthly Base Rate/Demand Charge
Residential .5 ERC	\$23.50 per month
Residential 1ERC	\$47 plus 60% of water overuse charge
Commercial	\$101

Monthly rate for disconnected service for single family house \$36.50
Monthly rate for disconnected commercial service \$76

Trash	
Residential (.5 and 1 ERC)/Office	\$15
Retail	\$97
Restaurant/Lounge	\$133

Late Penalty 5% / month
Reconnect Fee \$100
Disconnect Fee \$100
Meter Re-read \$50

Additional Solid Waste Service Fees:

Construction Debris \$300 per dumpster
Refuse (Appliances, Furniture & Similar materials) \$100 per appliance/mattress, etc.
Blocked Dumpster: \$100 per dumpster
Spilled Garbage left outside dumpster: \$100 per dumpster.

Special Events/Building Rentals

**Special fees or exceptions may be granted by Administration for local, non-profit organizations or civic functions. Additional fees may be charged if there are special needs or setup/take-down.*

Town Hall Rental \$150 p/day – Council Chambers
\$75 half day up to four hours
\$50 p/day – Conference Room
\$25 for half day up to four hours – Conference Room
\$25 p/day – Kitchen
\$15 for half day up to four hours - Kitchen
\$250 Refundable Deposit

Public Safety Building Rental \$200 p/day – Large Multi-Purpose Room
\$100 for half day up to four hours – multi-Purpose Room
\$100 p/day – Small Conference Room
\$50 for half day up to four hours – Conference Room
\$25 p/day – Kitchen
\$15 for half day up to four hours - Kitchen
\$250 Refundable Deposit



Town Pavilion Rental	\$50 per day \$25 for half day up to four (4) hours
Trail Restoration	Actual Costs to restore trail.
Fire Station Tables	\$5 per table
Police Officer	\$50 p/hr.
Police Officer with Vehicle	\$120 p/hr.
Traffic Cone rental	\$0.50 per day per cone minimum \$10.00
Traffic Warning sign rental	\$15 per day per sign
Traffic Cone/Sign drop off	\$130 after hours.
Garbage Dumpster	\$135 plus after hour costs if applicable
Motor Grader	\$190 per hour w/operator
Dump Truck	\$135 per hour w/operator
Dump Truck w/plow and sander	\$190 per hour w/operator
Loader w/operator	\$160 per hour
P/W employee	\$60 per hour
P/W employee w/pick up	\$130 per hour.

Miscellaneous Town Code Violations:

Alarm System Violation	\$50
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