

# CHARTER TOWNSHIP OF ROYAL OAK

## PLANNING AND ZONING DEPARTMENT FEE SCHEDULE - 2023

(Adopted 10/09/2023)

	Base Fee	Minimum Escrow
<b>SUBDIVISION REVIEW</b>		
Pre-Application Review (Optional)	\$500	-
Preliminary Plat Review – Tentative Approval	\$850.00 plus \$10.00 per lot plus 10% admin fee	\$2,500 plus \$15.00 per lot
Preliminary Plan Review – Final Approval	\$500.00 plus \$10.00 per lot plus 10% admin fee	\$2,500 plus \$15.00 per lot
Final Plat Review	\$500.00 plus \$10.00 per lot plus 10% admin fee	\$2,500 plus \$15.00 per lot
<b>SITE CONDOMINIUMS</b>		
Site Plan Review	\$800.00 plus \$10.00 per unit plus 10% admin fee	\$2,500 plus \$15.00 per unit
<b>SITE PLAN REVIEW</b>		
Manufactured Home Park or Multiple-Family Residential Development	\$800.00 plus \$10.00 per site plus 10% admin fee	\$2,500 plus \$15.00 per site
Cluster Housing Development	\$800.00 plus \$10.00 per unit plus 10% admin fee	\$2,500 plus \$15.00 per unit
Commercial or Office Development	\$800.00 plus \$75.00 per acre plus 10% admin fee	\$2,500.00 plus \$40.00 per acre
Industrial Development	\$800.00 plus \$75.00 per acre plus 10% admin fee	\$2,500.00 plus \$40.00 per acre
Public or Semi Public Development	\$800.00 plus \$75.00 per acre plus 10% admin fee	\$2,500.00 plus \$40.00 per acre
PUDs or Mixed-use Projects	\$800.00 plus \$75.00 per acre plus 10% admin fee	\$2,500.00 plus \$40.00 per acre
<b>OTHER</b>		
Special Use or Conditional Use	\$700.00 plus \$50.00 per acre plus 10% admin fee	-
Land Division or Combination	\$300.00 plus \$75.00 per acre plus \$100 recording fee per parcel	-
Rezoning	\$700.00 plus \$50.00 per acre plus 10% admin fee	\$1,000 for non-residential rezonings
Architectural Review (Residential or Historic District)	\$500.00 plus 10% admin fee	-
Variance Request (Commercial)	\$500 per variance plus 10% admin fee	\$1,000.00 per variance
Variance Request (Residential)	\$200.00 per variance plus 10% admin fee	\$100.00 per variance
Review of Traffic Study, Master Deed, or Woodland/Wetland Plans	\$500 plus 10% admin fee	-
<b>REVISIONS</b>		
Resubmission after 90 days or major revisions	100% of original fee	



**Charter Township of Royal Oak**

21131 Gardenlane, 2nd Floor | Ferndale, MI 48220 | 248.547.9800

December 2023

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In addition to the above fees, the applicant shall be responsible for all necessary engineering/consulting costs incurred by the Township in processing applications for rezoning and/or site plan approval, and the Township shall not be required to advance any of such costs; such costs shall be paid out of deposits of the applicant as provided herein. A cash deposit (as determined by the Township Supervisor) shall be deposited by the applicant with the Township before any such engineering/consulting costs are incurred. Thereafter, all engineering/consulting costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering/consulting costs, the applicant shall be required to deposit additional sums as determined by the Township to be necessary to completely recover the remainder of said engineering/consulting costs prior to the continuation of such engineering/consulting services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering/consulting services or building inspections by the Township and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

All charges incurred, including charges pertaining to any type of action, legal or otherwise, incurred by the Township to collect any amount due or owing by the applicant, including any and all costs, and expenses, including attorney fees, incurred by the Township in having to collect any such amount due or owing by the applicant, shall be paid to the Township by the applicant/developer. All outstanding fees, including fees for any type of action, legal or otherwise, to collect any amount due or owing by the applicant shall be paid to the Township prior to being placed on the meeting agenda and prior to the issuance of a permit.

Development review fees are not refundable.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning, site plan, variance, special land use, or other development request, shall be deemed an abandonment of the application requiring the submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.



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