

**Section 1.1  
Building Permit Application Fees**

**Residential**

Building Fees (Based on Total Construction Value using 150% of IBC table 1) <i>The values per square foot are reflective of the February 2019 Building Valuation Data.</i>	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00
Construction Sign Fee	\$200.00
Sewer Connection Fee	\$400.00
Grubbing and Grading Fee	\$250.00
Excavation	\$400.00
Water Connection Fee (plus cost of meter)	\$950.00
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Transfer Fee	\$20.00
Sewer Impact Fee (where applicable)	\$5,083.00
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$500

**Commercial**

Building Fees	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00
Construction Sign Fee	\$200.00
Sewer Connection Fee	\$400.00
Grubbing and Grading Fee	\$250.00
Excavation	\$400.00
Water Connection Fee	\$950.00
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Change Fee (plus cost of meter)	\$20.00
Sewer Impact Fee (where applicable)	\$5,083.00
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$500

**Remodel Building Permit Fees**

Application Fee	\$200.00
Administrative Fee	10% of Town Engineer estimated fees for plan review and inspections
State Surcharge	1% of Town Engineer estimated fees for plan review and inspections

**Section 1.2  
Planning Fees**

**1.2.1 Development Fees**

Concept Review	\$2,000 (plus overage costs)
Preliminary Subdivision (Residential) - Major (6 Lots or More)	\$6,000 + \$100/acre (plus overage costs)
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	\$4,500 + \$100/acre (plus overage costs) <i>*Preliminary Review not required if Applicant wishes to proceed directly to Final Review</i>
Preliminary Subdivision (Commercial/Other)	\$3,500 + \$750/acre (plus overage costs)
Final Subdivision (Residential) - Major (6 Lots or More)	\$6,500 + \$100/acre (plus overage costs)
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	\$2,000 + \$100/acre (plus overage costs) if Preliminary Subdivision review complete; <i>OR</i> \$5,000 + \$100/acre (plus overage costs) if Preliminary Review not completed
Final Subdivision (Commercial/Other)	\$3,500 + \$750/acre (plus overage costs)
Plat Amendment and Lot Combination	\$1,250 (plus overage costs)
Revised Development Plans	\$1,500 (plus overage costs)
Excavation permit	\$500 drop off fee
	bond equal to 100% of construction costs
	5% of construction cost as inspection fee

**1.2.2 Conditional Use Permit**

Conditional Use Permit	\$3,000 (plus overage costs)
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**1.2.3 Temporary Use Permit**

Temporary Use Permit	\$750 (plus overage costs)
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**1.2.4 General Plan Amendment**

Per Application	\$7,500 (plus overage costs)
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**1.2.5 Zone Change Application**

Zone Change	\$5,000 + \$50/acre (plus overage costs)
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**1.2.6 Annexations**

Pre-Application	\$7,500 up to 40 acres \$15,000 over 40 acres (plus overage costs)
Annexation Areas Exceeding 40 Acres (Deposit submitted upon Certification of Completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements.)	\$20,000 plus \$250 for every additional acre over 40 (plus overage costs)

**TOWN OF HIDEOUT  
FEES AND RATES SCHEDULE**

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Updated September 2, 2020**

Annexation Areas up to 40 Acres (Deposit submitted upon Certification of Completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements.)	\$10,000 (plus overage costs)
Annexation Fiscal Impact Analysis	\$5,000 up to 40 acres plus \$100 for each additional acre
Amendment to Annexation Agreement	\$5,000 (plus overage costs)

**1.2.7 Sign Review Fees**

Master Sign Plan Review	\$500 (plus overage costs)
Individual Signs or Sign Plans or Minor Amendment to Existing Master Sign Plan	\$350 (plus overage costs)
Individual Signs when a Master Sign Plan has been Approved	\$250 (plus overage costs)
Temporary Signs	\$150 (plus overage costs)

**1.2.8 Special Meetings**

Special Meeting Fee (Planning Commission or Town Council)	\$750 per meeting in addition to other fees
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*\* As used in this Fees and Rates Schedule, the term "overage costs" means any actual costs incurred by the Town in connection with the review or processing of the applicable permit or application which exceed the stated amount of the fee (such actual costs could include, but are not limited to, engineering costs, inspection costs, planning costs, legal costs, costs of documents and materials, etc.).*

**1.3 Subdivision Construction Review and Inspection Fees**

Subdivision construction permit	\$5,000.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% contingency
Inspection and quality assurance reviews	5% of approved engineers estimate

Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.

**Section 2**

**Business License, Beer and Liquor License**

License Application Fee	\$75.00
Home Occupation Business Application Fee	\$75.00
Annual License Administration Fee	\$75.00
On Premises Beer Retail License Application/Annual Fee	\$75.00
Restaurant Liquor License Application/Annual Fee	\$300.00
Limited Restaurant Liquor License Application/Annual Fee	\$300.00
On Premises Banquet License Application/Annual Fee	\$350.00

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Private Club Liquor License Application/Annual Fee	\$350.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	\$175.00
Sexually Oriented business License Application/Annual Fee	\$300

**Section 3  
Rental of Town Facilities**

**3.1 Town Hall Building**

Hideout resident usage per day or any fractional part thereof	\$100.00
Non-resident usage	\$500.00
<i>Note: renter will be charged actual cost for cleaning after usage.</i>	

**3.2 Fee Reduction or Waiver**

Use of facilities for non-profit, public service clubs or organizations may have all or part of their associated rental fees waived by the Town.

**Section 4  
GRAMA Fees (Government Records Access and Management Act)**

**4.1 Copies Made at Town Facility**

8-1/2 x 11 copies	\$.30 per page (double-sided charged as two pages)
8-1/2 x 14 copies	\$.45 per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

**4.2 Copies in Excess of 50 Pages**

The Town reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pickup and delivery of the documents.

**4.3 Compiling Documents**

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	\$50.00 per request or \$20.00 per employee hour required to compile the record, whichever is greater.

**Section 5  
Penalties and Fees for Non-Compliance With Town Ordinances and Code**

**5.1 Penalty Fees: Code Violations**

Daily Fee for Each Cited Violation	\$200.00
Fees will continue to accrue after each Notice of Violation until the referenced violation is corrected. If fines remain unpaid, the Town may issue a stop work order or revoke any applicable permit.	

**Section 6  
Water Fees**

**6.1 Developer Reservations**

Stand-by Fee (platted lots without homes)	\$207.00 per lot annually
Stand-by Fee (platted lots with accepted water infrastructure)	\$238.00 per lot annually
Water Reservation Fees	\$160.00 per Hideout Unit (HU) defined as a planned Hideout lot.

**6.2 Water Connection Fees**

Administrative Fee	\$75.00
Water Meter, Installation and Inspection Fee	\$950.00

**6.3 Monthly Water Metered Service**

**6.3.1 Residential**

Base Rate	\$73.00 for the first 10,000 gallons
Next 10,000	\$8.80 per 1,000
Next 10,000	\$10.60 per 1,000
Next 20,000	11.70 per 1,000
Next 20,000	12.90 per 1,000
Next 20,000	14.20 per 1,000
Next 20,000	15.70 per 1,000
Over 110,000	\$17.30 per 1,000

**6.3.2 Multifamily**

Base rate	\$140.00 for the first 10,000 gallons
Next 20,000	\$15.40 per 1,000
Next 20,000	\$17.00 per 1,000
Next 20,000	\$18.70 per 1,000
Next 20,000	\$20.60 per 1,000
Next 20,000	\$22.70 per 1,000
Next 30,000	\$25.00 per 1,000
Over 140,000	\$27.50 per 1,000

**6.3.3 Parks/Irrigation**

0 Usage	\$0.00
First 10,000	\$73.00 for 1 to 10,000 gallons
Next 20,000	\$8.10 per 1,000
Next 20,000	\$9.00 per 1,000
Next 20,000	\$9.90 per 1,000
Next 20,000	\$10.90 per 1,000
Next 20,000	\$12.00 per 1,000
Next 30,000	\$13.20 per 1,000
Over 140,000	\$14.60 per 1,000

**6.4 Hideout Irrigation**

Outlaw Golf Course	JSSD annual bill plus 10% for administration and maintenance for the infrastructure
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**6.5 Water Reconnection Fee**

Due to non-payment or failure to maintain backflow, etc.	\$150.00
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**6.6 Extension of Water Services Policy**

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the Town water system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital cost of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

**6.7 Construction use of Water Before Meter Installation**

Deposit for Meter	\$1,850.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	\$7.30

**Section 7  
Sewer Fees**

**7.1 Sewer Impact Fees**

Bonded	\$5,083.00
Unbonded	\$7,231.00

**7.2 Sewer Connection Fees**

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	\$40.00

**7.3 Monthly Sewer Fees**

Per residential or commercial unit	\$28.60
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**7.4 Extension of Sewer Services Policy**

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the Town sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital costs of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

**Section 8  
Account Late Fees**

Overdue Accounts	1.5% monthly interest charge
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**Section 9  
Storm Drain Fee**

**9.1 Monthly Storm Drain Fee**

Per Billable Meter	\$6.00
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**Section 10  
Impact Fees**

Subdivision	Water	Roads	Storm Drain	Sewer	Total Impact Fee
ADA LLC	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Apartments at Deer Mountain	\$0	\$5,215	\$0	\$0	\$5,215
Deer Springs (tentative)	\$0	\$5,215	\$0	\$0	\$5,215
Deer Waters	\$0	\$5,215	\$0	\$0	\$5,215
Forevermore	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Glistening Ridge	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Golden Eagle	\$0	\$5,215	\$0	\$1,330	\$6,545
KLAIM	\$0	\$5,215	\$0	\$0	\$5,215
New Town Center	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Overlook Village	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Perch (The Settlement)	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Plumb	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Reflection Lane	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Reflection Ridge	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Ross Creek Entrance	\$0	\$5,215	\$0	\$0	\$5,215

**TOWN OF HIDEOUT  
FEES AND RATES SCHEDULE**

**RESOLUTION 2020-04  
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<b>Subdivision</b>	<b>Water</b>	<b>Roads</b>	<b>Storm Drain</b>	<b>Sewer</b>	<b>Total Impact Fee</b>
Rustler	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Salzman	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase I	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase II	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Remaining (tentative)	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Silver Sky	\$1,445	\$5,215	\$4,315	\$1,355	\$12,330
Soaring Hawk	\$0	\$5,215	\$0	\$1,355	\$6,570
Sunrise	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Van Den Akker	\$0	\$5,215	\$0	\$0	\$5,215
Venturi	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Wolf	\$0	\$5,215	\$0	\$1,355	\$6,570