



2026 MASTER FEE SCHEDULE



Buffalo

CITY OF BUFFALO, MINNESOTA

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Administration & General Government

Copy/Print Fees – City Wide	
Item/Activity	2026 Fee
Large Format City & Zoning Maps	\$10.00
Photocopies – Letter, Legal or 11x17, Black & White	\$0.25/page
Photocopies – Letter, Legal or 11x17, Color	\$1.00/page
Postcards	\$0.25/each or \$1.00/5-pack

Finance	
Item/Activity	2026 Fee
Assessment Search	\$50.00
Financial Report	\$25.00
Late Fee on Delinquent Accounts Receivable (invoiced charges)	5% of outstanding balance charged per billing period

Licenses	
Item/Activity	2026 Fee
Brewery Off-Sale	\$250.00
Brewery/Tap Room On-Sale	\$500.00
Chicken Keeping License	\$30.00/initial; \$5.00/annual
Cigarette License	\$50.00
Club On-Sale Liquor	\$200.00
Craft Retreat License	\$50.00
Currency Exchange	\$50.00
Distillery/Cocktail Room On-Sale	\$500.00
Fireworks Sales – Outdoor/Tent	\$250.00
Fireworks Sales – Indoor	\$50.00
Reinspection Fee	\$25.00/per
Food Stand on Public Property	\$5.00
Golf Cart License	\$5.00
Investigation Fee (All first-time licenses)	\$300.00
Limited Culinary On-Sale	\$100.00
Low-Potency Hemp Edible	\$50.00
Massage Enterprise (Partnership/Corporation) License	
Initial Application	\$350.00
Renewal Application	\$200.00

Administration & General Government

Licenses, continued	
Item/Activity	2026 Fee
Massage Individual Therapist (Sole Proprietor) License	
Initial Application	\$350.00
Renewal Application	\$50.00
Mobile Food Units (Trucks, Trailers, etc.)	\$25.00/day or \$100.00 annually
Noise Ordinance Variance Application	\$25.00
Off-Sale Malt Liquor	\$60.00
One-Day Malt Liquor	\$10.00
One-Four Day Liquor	\$75.00
On-Sale Liquor License	\$3,800.00
On-Sale Malt Liquor	\$200.00
Pawn Shop	\$50.00
Peddler/Transient Merchant	\$75.00
Set Ups	\$300.00
Retail Cannabis Registration	\$500 initial registration, plus first renewal fee of \$1,000. Second & subsequent renewal will be \$1,000.
Soliciting Registration Background Check	\$50.00
Special Event Permit Application	\$50.00
Sunday Liquor	\$200.00
Tattoo/Body Piercing License	\$500.00
Temporary Structure (i.e. Produce Stand)	\$20.00
Theater License	\$30.00
Wine License	\$100.00

Planning, Zoning, & Development

Development Fees	
Service	2026 Fee
Annexation Filing	\$125.00 local fee plus State Municipal Boundary Adjustment Office fees and any township tax reimbursement required per agreements
Civil Defense/Severe Weather Siren	\$25.00 per acre
Park Dedication (Credit can be given for purchase and installation of equipment and/or trail construction as recommended by Parks Advisory Board and approved by administration)	Residential Land Requirement is 1,800 sq. feet per unit. In lieu of land, the dedication fee is \$3,700 per unit. For commercial /industrial, the park dedication requirement is 5% of the usable land value being subdivided, or cash value of the raw land being developed.
Storm Water Management Fee	\$350.00 per acre
Trunk Sanitary Sewer Access Charge	\$2,007.00 per acre less dedicated right of way, parks, outlots and storm water holding ponds
Trunk Water Access Charge	\$1,894.00 per acre less dedicated right of way, parks, outlots and storm water holding ponds
Note: Other usual expenses as part of development include preliminary/final platting included in zoning fees.	

Fixed Permit Fees	
Permit Type	2026 Fee
Demolition	\$500.00
Driveway Permit (new or addition)	\$75.00
Fireplace	\$75.00
Irrigation Permit	\$75.00
Mechanical per unit (residential)	\$75.00
Plumbing (residential)	\$75.00+\$5.00 per fixture
Reroof (residential)	\$75.00
Reside (residential)	\$75.00
Temporary Sign Permit	\$20.00
Water Heater/Water Softener (only) per unit	\$75.00
Window/door replacement (existing opening)	\$75.00

Notes, Other Fees, Escrows	
Note/Other Fee/Escrow	2026 Fee
Additional plan review required by changes, additions, or revisions to approved plans	\$50.00/hr *
Assessor's fee (based upon valuation)	\$25.00 or \$50.00

Planning, Zoning, & Development

Notes and Other Fees, continued	
Commercial permit engineering escrow	\$5,000
Inspections for which no fee is specifically indicated	\$100.00/hr *
Inspections outside normal business hours (minimum 1 hour)	\$100.00/hr *
Investigation fee shall be equal to building permit fee.	-
Manufactured home install fees shall be based on the valuation of on-site work only.	-
Mechanical fee for commercial shall be based on valuation.	-
Plan review fee shall be 65% of permit fee. The applicant of a voided permit will be invoiced for the fee.	-
Plan review fees for similar plans shall be 25% of building permit fee.	-
Plumbing fee for commercial shall be based on valuation.	-
Re-inspection fee	\$50.00 *
State surcharge fees shall be in accordance with MN Statutes, section 16B.70.	-
* Minimum charge – one-hour or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and benefits of the employees involved.	-

Valuation-Based Permit Fees	
Total Valuation	2026 Fee
<\$600.00	\$25.00
\$600.00 to \$2,000.00	\$26.55 for the first \$600.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00

Planning, Zoning, & Development

Valuation-Based Permit Fees, continued	
Total Valuation	2026 Fee
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

Zoning Fee/Escrow Schedule		
Application	Initial Escrow Deposits*	2026 Fee/Filing Fee
All Documents County Recording Fees	-	\$46.00/document (Plats as per County fee schedule)
Conditional Use Permit Commercial	\$2,500.00	\$150.00
Conditional Use Permit Residential	\$1,500.00	\$150.00
Conditional Use Permit Excess Garage, Additional Driveway		\$500.00
Concept Review	\$1,500.00	
Feasibility Study	\$5,000.00	-
Final Planned Unit Development	-	\$125.00
Final Plat	\$500.00	\$150.00
Interim Use Permit	\$1,500.00	\$150.00
Minor Subdivision	-	\$250.00
Preliminary Planned Unit Development	\$2,500.00	\$310.00
Preliminary Subdivision/Preliminary Plat	\$1,500.00	\$285.00
Rezoning	\$1,500.00	\$150.00
Street or Easement Vacation	\$1,000.00	\$200.00
TIF/Tax Abatement Analysis Fee	-	\$2,000.00 (non-refundable)
TIF/Tax Abatement Legal & Fiscal	\$3,000.00	
Variance	\$750.00	\$150.00
Zoning Letter	-	\$50.00
<p>* All escrows are to maintain a positive cash balance. The above-listed escrow amounts are intended to cover actual charges that the City incurs related to the said application. Depending on the scope of the project, costs will vary. The Planning department will maintain communication on the escrow balance, and the need to replenish your escrow account. Remaining funds will be refunded 6-8 weeks after final charges are received by the City.</p>		

Departmental Fees

Airport – Billed monthly		
T-Hangar Rental	# of Hangars	2026 Rate
A	7	\$160.00
A	1	\$175.00
B	8	\$160.00
B	2	\$220.00
C	6	\$220.00
C	2	\$235.00
C	2	\$260.00
Private Hangar Lot Lease	-	\$0.20 per square foot
Apron Tie-Down	-	\$50.00 per month

Fire Department – Mutual Aid		
Service	Max Personnel	2026 Hourly Fee (per person)
ATV/UTV with water tank	2	\$50.00
Command Vehicle/Utility Truck/Grass Truck	2	\$85.00
Engine	4	\$275.00
Extra personnel		\$15.00
Heavy Rescue/Rescue/Ambulance	2	\$185.00
Ladder/Aerial	4	\$275.00
Water Tender	2	\$200.00
County Response Teams:		
Fire Investigation Team		\$300.00
Special Response Unit		\$500.00
Note: The fire department does not charge fees for service in response to 911 calls. These fees are only utilized for the purpose of reimbursement for costs incurred in mutual aid events, when support is requested by another political subdivision.		

Police	
Service	2026 Fee
Administrative Penalties (Code Violations)	See Code Chapter 2
Animal Impound – First Offense	\$50.00
Second Offense	\$100.00
Third Offense	\$200.00
Community Service Officer	\$55.00/hr
Police Officer	\$95.00/hr
Reserve Officer	\$37.00/hr

Departmental Fees

Street/Engineering Fees	
Service	2026 Fee
Annual Registration for Occupancy of City of Buffalo Right of Way	\$50.00
Earthwork/Excavating	\$75.00
Additional fees for Earthwork:	
50 – 100 cubic feet	\$10.00
101 – 250 cubic feet	\$250.00
250+ cubic feet	\$500.00
Right of Way and/or Street Cut (including Sewer Repair) – Base Fee (first 100 feet)	\$75.00
Trenching (over 100 feet)	\$.10/linear foot
Boring (over 100 feet)	\$.05/linear foot
Right of Way and/or Street Cut AND Earthwork/Excavating	\$75.00

Parks & Recreation

Athletic Field Use	
Service	2026 Fee
Athletic Field Use – no lights	\$41.00
Athletic Field Use – with lights	\$53.00
Athletic Field Use for organizations (range dependent upon usage and maintenance needs)	\$500.00-\$30,000.00
Tournament Complex Rental	\$66.00/field/day

Civic Center	
Service	2026 Fee
Hour of Ice Rental Prime Winter (8:00 a.m. – 9:00 p.m.)	\$244.00
Hour of Ice Rental Non-Prime Winter (before 8:00 a.m., after 9:00 p.m.)	\$190.00
Hour of Ice Rental Summer	\$190.00
Event Facility Rental (Noon-Midnight)	\$1,600.00
Event Additional Hour (1:00 a.m.)	\$500.00
Public Safety Fee	\$100.00
1 Day Trade Show Facility Rental	\$1,250.00
2 Day Trade Show Facility Rental	\$2,000.00
3 Day Trade Show Facility Rental	\$2,500.00
Dry Floor Youth Athletic Hourly Rental	\$50.00
Dry Floor Event Hourly Rental (4 hours max)	\$150.00
Open Skate (Ages 6 & up)	\$5.00
Open Hockey (Stick & Puck)	\$10.00
Skate Sharpening – Hockey Skates	\$9.00
Skate Sharpening – Figure Skates	\$12.00
Meeting Room Hourly Rental (non-hockey related)	\$30.00

Community Center – 206 Central Ave			
Rental Type and Duration	Residential Fee	Non-Res Fee	Non-Profit Fee
Whole Facility – All Day	\$350.00	\$350.00	\$350.00
Whole Facility – Hourly	\$80.00	\$90.00	\$70.00
Game Room – Hourly	\$20.00	\$25.00	\$17.00
Main Room – Hourly	\$35.00	\$50.00	\$30.00
Kitchen/Dining Room – Hourly	\$35.00	\$50.00	\$30.00
Meeting Room/Library – Hourly	\$10.00	\$15.00	\$8.00

Parks & Recreation

Buffalo Area Community Center - 114 Commerce Circle			
Rental Type and Duration (food restrictions in select spaces)	Resident Fee	Non-Res Fee	Non-Profit Fee
Community Room (max capacity 75 table, 100 theatre)			
Community Room – All Day weekend	\$500.00	\$600.00	\$420.00
Community Room – Weekend 9am-12pm	\$200.00	\$250.00	\$175.00
Community Room – Weekend 1pm-4pm	\$200.00	\$250.00	\$175.00
Community Room – Weekend 5pm – 8pm	\$200.00	\$250.00	\$175.00
Community Room – Weekday/Weeknight Hourly Reservable anytime outside of scheduled programs	\$30.00	\$40.00	\$30.00
Public Safety Fee	\$100.00	\$100.00	\$100.00
8'x12' stage that is 8" tall	\$50.00	\$60.00	\$40.00
Lectern with microphone	\$0.00	\$20.00	\$0.00
Coffee machine	\$0.00	\$0.00	\$0.00
Setup fee	\$20.00	\$30.00	\$10.00
Excess cleaning fee	\$100.00	\$100.00	\$100.00
Micro Theatre – Max capacity recommended 25			
Micro Theatre – Weeknight Hourly	\$18.00	\$25.00	\$10.00
Micro Theatre – Weekend Hourly	\$25.00	\$40.00	\$20.00
Micro Theatre – Weekend 3-hour block	\$70.00	\$110.00	\$60.00
(popcorn and cold foods only in theatre)			
Excess cleaning fee	\$100.00	\$100.00	\$100.00
Multipurpose room (max capacity 49, recommended 35)			
Art/multipurpose room – Weekday Hourly	\$20.00	\$30.00	\$15.00
Art/multipurpose room – Weekend Hourly	\$40.00	\$50.00	\$30.00
Remote Office – Any day - hourly	\$15.00	\$20.00	\$10.00
Remote office – Any day – 8 hours	\$100.00	\$150.00	\$75.00
Small meeting room (8-person max capacity) Large meeting room (15-person max capacity) Available at no cost. Reservable online during weekday hours up to 4:00 pm.			
Meeting Rooms – size and amenities vary.			
Weeknight hourly 5pm – close	\$15.00	\$20.00	\$0.00
Weekend hourly	\$25.00	\$40.00	\$20.00
Party package includes light décor, table covers, plates/cups/napkins, rearrangement, cleanup does not include the rental of room.			
Meeting room, multipurpose room, theatre.	\$75.00	\$100.00	
Community room	\$100.00	\$150.00	

Parks & Recreation

Griffing Park & Sturges Park Rentals		
Equipment Type	Duration	2026 Fee
Stand Up Paddle Board	Hourly	\$15.00
Canoe or Kayak	Hourly/4 hours	\$15.00/\$45.00
Tandem Kayak	Hourly	\$20.00
Pontoon –Sturges 4-6 person (Weekday)	Hourly/4 hours/all day	\$36.00/\$114.00/\$200.00
Pontoon –Griffing 6-8 person (Weekday)	Hourly/4 hours/all day	\$57.00/\$175.00/\$303.00
Pontoon – Sturges 4-6 person (Weekend)	Hourly/4 hours/all day	\$47.00/\$144.00/\$231.00
Pontoon – Griffing 6-8 person (Weekend)	Hourly/4 hours/all day	\$67.00/\$205.00/\$359.00
Bicycles	Hourly/4 hours/all day	\$5.00/\$15.00/\$25.00
Bike Trailer		\$10.00
E-Bike	Hourly/2 hours/4 hours/all day	\$20.00/\$35.00/\$45.00/\$100.00

Memorial Furniture	
Memorial Type	2026 Fee
Memorial Park Bench	\$775.00

Park Shelter Rental	
Rental Type and Duration	2026 Fee
7am-2pm or 3pm-10pm Resident	\$57.00
7am-2pm or 3pm-10pm Non-Resident	\$127.00
7am-10pm Resident	\$96.00
7am-10pm Non-Resident	\$228.00
Non-Profit Reservation	\$35.00

Seasonal Use – Rates cover use for one summer	
Service	2026 Fee
Community Garden Plot	\$40.00
Sailboat Mooring Buoys – Resident	\$10.00/lineal ft
Sailboat Mooring Buoys – Non-Resident	\$15.00/lineal ft
Canoe/Kayak Rack Slip – Resident	\$58.00
Canoe/Kayak Rack Slip – Non-Resident	\$115.00

Parks & Recreation

Furniture Rental	
Rental Type	2026 Fee
Picnic Tables for Buffalo Resident or Business (48 hours)	\$20.00/8 ft table
Picnic Tables Buffalo for Non-Profit (48 hours)	\$10.00/8 ft table
Additional 24 hours	\$5.00

Mobile Stage Rental	
	2026 Fee
Mobile Stage Rent – in city limits (weeknight)	\$600.00/day
Mobile Stage Rent – in city limits (weekend)	\$800.00/weekend
Mobile Stage Rent – outside city limits	\$1,000.00/day

Utility Rates

Advanced Metering (AMI) Opt-Out Charge		
Billed Monthly		2026 Rates
Non-standard meter reading charge	Opt-Out Request Form also required to be filed	\$45.00

Late Fees on Delinquent Accounts		
Late Fee		5% of outstanding balance charged per billing period

Electric – Billed monthly		
Billed Monthly	Flat Facilities Charge	2026 Rates
Residential	\$17.00	\$0.1266/kW+PCA
Commercial (No Demand)	\$21.00	\$0.1293/kW+PCA

Fiber – Billed monthly	
Type	2026 Rates
Bison300	\$65.00
Bison600	\$80.00
BisonGig	\$95.00
Bison100 – GPON	\$120.00
Bision200 – GPON	\$140.00
Bison400 – GPON	\$160.00
BisonGig – GPON	\$180.00
Referrals (up to 12 per calendar year)	1 month free
Snowbird rate (up to 5 months)	\$35.00

Garbage – Billed monthly	
Can Size	2026 Rates
35 Gallon	\$9.50
65 Gallon	\$16.00
95 Gallon	\$25.00

Recycling – Billed monthly	
Type	2026 Rates
Residential	\$4.25/month

Utility Rates

Sewer – Billed monthly		
Billed Monthly	Flat Facilities Charge	2026 Rates
Standard	\$11.00	minimum \$30.00
Commercial (No Demand)	\$11.00	\$15.00/gallon

Storm Sewer – Billed monthly	
Type	2026 Rates
Standard	\$5.00
Commercial	See Code – Chapter 48, Article V

Water – Billed monthly		
Billed Monthly	Flat Facilities Charge	2026 Rates
Residential:	\$19.85	
First 4,000 gallons		\$6.10/1,000 gal
4,000-11,999 gallons		\$9.00/1,000 gal
Over 12,000 gallons		\$12.00/1,000 gal
Irrigation		\$12.00/1,000 gal
Commercial:	\$28.70	
First 25,000 gallons		\$6.10/1,000 gal
Over 25,000 gallons		\$9.00/1,000 gal
Irrigation		\$12.00/1,000 gal

Bulk Water Station	
Service	2026 Fee
Bulk Water Station Access	\$50.00/year
Bulk Water	\$12.00/1,000 gal

Utility Fees

Note: All equipment rates listed below are for equipment only. Does not include hourly wages for operators/assistants. Billable rate is for working on city services that are billed (property damage, street light poles, hydrants, etc.) Actual crew size will depend on task requirements and be billed according to Personnel Hourly Rates, which are also listed below.

Utility Department Fees			
Service			2026 Fee
Bio-Solids Receival (subject to market change)			\$1.22/dried lb
Electric Access Charge			\$1,250.00
Electric Poles Right of Way Access			\$15.00/pole
Electric Security Light (30' pole with fixture)			\$3,000.00
Electric Service Upgrades to Existing Customers			100% of actual costs
Electric Security Light Monthly Fee			\$25.00
Electric Temporary Service (with existing transformer)			\$220.00
Electric Temporary Service (without existing transformer)			\$850.00
Fiber Service Call (Disconnect & Reconnect)			\$75.00
Meter Installation			\$25.00
Meter Tampering			\$75.00 + damages
Meter Testing			\$55.00
New Commercial & Industrial Electric Connection			75% of actual costs
NSF Utility Payment			\$30.00
RPZ/PBV (Reduced Pressure Zone) testing			\$40.00
Sewer Access Charge - Residential			\$8,460.00
Sewer Access Charge – Commercial/Industrial			
	Tier	Unit(s)	Amount
	Tier 1	1-2	\$8,460.00
	Tier 2	3-8	\$4,230.00
	Tier 3	9+	\$2,115.00
Utility Reconnect			\$50.00
Water Access Charge - Residential			\$2,750.00
Water Access Charge – Commercial/Industrial			
	Tier	Unit(s)	Amount
	Tier 1	1-2	\$2,750.00
	Tier 2	3-8	\$1,375.00
	Tier 3	9+	\$687.50
Water Turn On/Off (\$50 for Turn-On / \$50 for Turn-Off)			\$100.00
Water & Sewer Hookup Charge			\$100.00/hookup

Utility Fees

Note: All equipment rates listed below are for equipment only. Does not include hourly wages for operators/assistants. Billable rate is for working on city services that are billed (property damage, street light poles, hydrants, etc.) Actual crew size will depend on task requirements and be billed according to Personnel Hourly Rates, which are also listed below.

Electric Department Equipment		
Service	Minimum Crew	2026 Billable Rate
15 Inch Diesel Brush Chipper (Tow)	2	\$75.00
Aerial Platform \leq 40 Feet	2	\$210.00/hr
Aerial Platform Unit \geq 40 Feet	2	\$155.00/hr
Air Compressor (Tow)	1	\$52.00
Cable Puller	2	\$80.00
Cable Splicing Trailer	1	\$60.00
Cargo Truck (\geq 1 Ton GVWR)	2	\$70.00
Cargo Truck (\leq 1 Ton GVWR)	1	\$40.00
Digger Derrick 54,000 GVWR	1	\$260.00/hr
Equipment/Cargo Trailer	1	\$45.00
HDD Directional Boring (Tow, Electric & Fiber)	2	\$13.00/ft
HDD Plowing Electric & Fiber	2	\$8.00/ft
Large Excavators	2	\$135.00
Mini Excavators	2	\$70.00
Transport	1	\$55.00
Trenchers	2	\$60.00
Utility Loaders	1	\$85.00
Frost Charges on Underground Equipment		\$7.00/ft

Streets/Parks Equipment		
Service	Minimum Crew	2026 Billable Rate
Dump Truck	1	\$100.00/hr
Elgin Street Sweeper	1	\$125.00/hr
Front End Loader	1	\$137.00/hr
Mailbox and Post Damage Replacement	-	\$60.00 max
Mower	1	\$83.00/hr
Trailer Woodchipper	1	\$72.00/hr

Water/Water Reclamation Equipment		
Equipment Type	Minimum Crew	2026 Billable Rate
Jetter/Vac Combo Truck	2	\$230.00/hr
Service Truck with Crane	1	\$130.00/hr
Service Truck	1	\$40.00/hr

Equipment and Personnel Fees

Personnel Hourly Rates	
Personnel	Straight Time
Apprentice	\$80.00/ hr
Electric Crew Chief	\$130.00/ hr
Electric Supervisor	\$110.00/ hr
Director of Project Management	\$84.00/ hr
GIS & Engineering Staff	\$70.00/hr
Fiber Optics Tech 1	\$70.00/ hr
Fiber Optics Tech 2	\$80.00/ hr
Fiber Supervisor	\$110.00/ hr
Operator	\$80.00/ hr
Power Lineworker	\$90.00/ hr
Service Call	\$100.00 minimum charge
Streets & Parks Maintenance	\$55.00/ hr
Technician Assistant	\$50.00/ hr
Overtime Rates for all personnel	1.5x straight time rate