



MEMORANDUM

EXHIBIT 1

Development Review Fees Comparison

Franklin	Murfreesboro	Nashville	Gallatin	Cary NC	Alpharetta GA	Brentwood	Mt Juliet	Naperville IL
Rezoning: \$400	\$700 or \$950	\$2200	\$300 +\$50/ac up \$1500 max	\$1400	\$400 +\$10 per acre or \$750 + \$10 per acre	\$1000 up to \$5000 based on size	\$650 - up to 5 ac + \$20/acre - next 15 acres + \$5/ac - next 80 ac + \$2.50/ ac for all add'l ac + \$50 Admin Advert Fee.	0-10 ac: \$290 11-50 ac: \$400 50 + ac: \$640
Site Plan: \$300 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$400 or \$500 or \$600 based on size	\$2500 or \$4500 or \$6195 based on size or number of units	\$300 up to 3 acres + \$50 / acre thereafter up to \$1500 max	\$900 or \$2000 based on size	\$750 < 2 ac or \$1000 >= 2 ac	\$250 +\$20/acre	\$500 up to 3 ac + \$100 / ac up to \$3000 max	\$380
Preliminary Plat: \$300 plus \$20 per lot	\$400 +\$85/lot		\$300 +\$5/lot		\$750	\$250 +\$25/lot	1-25 lots: \$500 + \$25/ lot 26-50 lots: \$1000 +\$25/ lot 50 lots or more: \$2500 + \$25 / lot	0-5 ac: \$2500 5-50 ac: \$2500+ \$120/ac over 5 50+ ac: \$7780
Final Plat: \$200 plus \$25 per lot	\$200 +\$55/lot	\$1000	\$300 +\$5/lot	\$350	\$750	\$250 +\$25/lot	\$200 +\$25/lot	0-5 ac: \$5,000 5-50 ac: \$5,000+\$300/ ac over 5 50+ ac: \$18,500

*Numbers in the gray font color were not used in determining the average.

	Average*	Franklin- Existing	Franklin- Proposed
Rezoning	\$840	\$400	\$500
Site Plan	\$934	\$300 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$500 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit
Development Plan	n/a	\$600 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$1000 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit
Preliminary Plat	\$809	\$300 plus \$20 per lot	\$500 plus \$25 per lot
Final Plat	\$932	\$200 plus \$25 per lot	\$500 plus \$25 per lot

*Average of fees from comparable communities.

**Fee Comparison
Development Review Fees
Planning Department - 2017**

	Review Fees Actual*	Review Fees Average**	Review Fees Proposed***
January	\$8094.60	\$12,732.00	\$11,594.60
February	\$5510.72	\$8906.00	\$7,910.72
March	\$17,286.44	\$18,360.42	\$22,186.44
April	\$19,748.06	\$16,659.00	\$24,258.06
May	\$14,964.24	\$15,802.00	\$19,014.24
June	\$14,061.04	\$20,489.04	\$18,961.04
July	\$7130.00	\$11,360.00	\$9,830.00
August	\$10,096.78	\$15,406.04	\$14,376.18
September	\$6664.26	\$10,856.00	\$9,534.26
October	\$7249.84	\$8,182.00	\$8,949.84
November	\$6706.04	\$13,191.00	\$10,301.04
December	\$6900.00	\$11,312.00	\$10,200.00
YEAR END TOTAL	\$124,412.02	\$163,255.50	\$167,116.42

***Actual Review Fees Collected 2017:** Fees include Land Use Plan Amendments, Rezoning, Development Plans, Site Plans, Final Plats, and Preliminary plats.

****Review Fees Average:** Based on the actual plan submissions to COF for 2017 and the average review fees from other cities. (Used current COF amounts for fees that weren't included in fee averages from other cities – Land Use Plan Amendments and Development Plans.)

*****Plan Review Fee Difference:** Increase of \$42,704.40 using the proposed fee structure, based on the actual plan submissions and review fees collected in 2017.