

FEE SCHEDULE – TMAPC (ZONING)

Please make all checks payable to INCOG. Credit card payments incur a 5% fee.

I. Zoning Map Amendments (LDA Application)	Base Fee	Additional Fees
A. Rural Intensity: AG, AG-R	\$500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
B. Any other Zoning Districts (not noted below)	\$1,000	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
1. Optional Development Plan – Additional \$250		
C. Mixed Use Zoning (MX) District	\$1,250	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
D. Master Planned Development District and Development Plan (MPD)	\$1,500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
E. Corridor District and/or Development Plan (CO)	\$1,500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
F. Planned Unit Development (PUD) [County Only]	\$1,500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
G. Major Amendment to PUD, CO, MPD	\$1,500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
H. Abandonment of a PUD	\$500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
I. Special Area Overlay (SA) District*	\$1,500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
J. Parking Impact Overlay (PI) District*	\$1,500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
K. Historic Preservation Overlay (HP) District*	\$1,500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
*Expansion of an existing Overlay District	\$500	+ Newspaper (\$225 - \$275) + Sign (\$130 each) + 300' Notice & Postage (\$45+)
II. Other Zoning Related Fees (Paper Application)	Base Fee	Additional Fees
A. Minor Amendment to Development Plans		
1. Residential	\$250	+ 300' Notice & Postage (\$45+) + Additional Amendments \$100 each
2. Non-Residential	\$500	
B. Development Plan: Detail Site Plan	\$250	
C. Development Plan: Landscape Plan	\$150	
D. Development Plan: Sign Plan	Up to 2 Signs \$200	+ Each additional sign \$50
E. Development Plan: Minor Revisions (Detail & Landscape)	\$50	
F. Alternative Compliance (AC) to Landscape Plan	\$150	
1. Minor Revision to AC Landscape Plan	\$50	
G. Zoning Letters	\$75	
Zoning Letters within a Development Plan	\$150	
H. TMAPC Agenda Fee for which no fee is established	\$50	
I. Zoning Ordinance Publication Fee (for information only)	City \$150 County \$125	
III. Comprehensive Plan (Paper Application)	Base Fee	Additional Fees
A. Comprehensive Plan Amendment (CPA)	\$250	+ Newspaper (\$75) + Sign (included in zoning fees) + 300' Notice (included in zoning fees)



FEE SCHEDULE – Board of Adjustment & Subdivision

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IV. City & County Boards of Adjustment (LDA Application)	Base Fee	Additional Fees
A. Variances		
1. Residential (additional variances \$50)	\$300	+ Newspaper (\$60-\$80) + 300' Notice & Postage (\$45+)
2. Non-Residential (additional variances \$100)	\$500	
3. Use Variance (County only)	\$700	
B. Special Exceptions		
1. Residential Use (additional exceptions \$50)	\$250	+ Newspaper (\$60-\$80) + 300' Notice & Postage (\$45+) + Sign (\$130 each) only in city involving use
2. Manufactured Home Use	\$150	+ Newspaper (\$60-\$80) + 300' Notice & Postage (\$45+) + Sign (\$130 each) – only in city
3. Extension of 1 yr. time limit Manufactured Home (city only)	\$50	+ Newspaper (\$60-\$80) + 300' Notice & Postage (\$45+)
4. Non-Residential Use (additional exceptions \$50)	\$500	+ Newspaper (\$60-\$80) + 300' Notice & Postage (\$45+) + Sign (\$130 each) – only in city involving use
5. Other Special Exceptions (additional exceptions \$50) (non-use)	\$250	+ Newspaper (\$60-\$80) + 300' Notice & Postage (\$45+)
C. Administrative Adjustment		
D. Verification of Spacing Requirement		
1. Family Day Care	\$150	+ Newspaper (\$60-\$80) + 300' Notice & Postage (\$45+)
2. All Others	\$250	
E. Modification of Previously Approved Site Plan or Conditions		
F. Appeal of Decision of Administrative Official		
G. Appeal to District Court (county only)		
H. Agenda Fee		
I. Reconsideration		
1. Request made after meeting	\$100	Appeals involving individual properties: + Newspaper (\$60-\$80) + 300' Notice & Postage (\$45+)
2. Processing fee if reconsidered	\$200	
V. Notification Fees	Base Fee	Additional Fees
A. Publication in Newspaper		
1. TMAPC Platted \$225 – Unplatted 5 typed lines or less \$250 – Any over 5 typed lines \$275		
2. BOA/CBOA Platted \$60 – Unplatted 5 typed lines or less \$70 – Any over 5 typed lines \$80		
B. Signs		
	\$130 each	
C. Written Notice & Postage (300' Radius)		
	\$45 for 1-15	15-50 \$1.00 each / 51+ \$0.75 each Creek, Osage or Wagoner County + \$60
VI. Subdivision Fees (Paper Application)	Base Fee	Additional Fees
A. Subdivision Plats:		
1. Preliminary Plat	\$1,200	
2. Final Plat	\$900	
3. Minor Subdivision Plat	\$650	
B. Access Changes		
1. Access point(s) changed on recorded plat	\$100	
C. Reinstatement of a Subdivision Plat: Preliminary or Final		
D. Extension of Approval of Subdivision Plat: Preliminary or Final		
E. Authorization for an ACCELERATED Release of a Building Permit		
F. Exempt Land Division Application		
G. Lot Splits		
H. Lot Line Adjustments		
I. Development Regulations Compliance		
NOTE: The subdivision fees include the application fee and an evaluation fee which is designed to partially cover the cost of investigation of site characteristics, adopted plans, previous actions, adequacy of existing and proposed streets, utilities and stormwater structures, as well as inspection of the site and surrounding property.		



Copying and Research Fees

Charges shall be paid at the time the documents are requested.
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Request	Fee
Copies 8.5" x 14" or smaller	\$0.25 per page
Copies 11" x 17"	\$0.50 per page
Plat Copy (11" x 17")	\$5.00 per plat
Large Document Plots (Larger than 17" x 22")	\$15.00 per page
Research	\$40.00 per hour; \$25 for a half hour or less
Microfilm Copy	\$1.00 per page; Research fees may apply.
CD Burning	\$7.50 per CD; Research fees may apply.
Tulsa County Zoning Code	\$40.00
City of Tulsa Zoning Code	\$125.00
Tulsa Metropolitan Area Subdivision Regulations	\$20.00
City of Tulsa Comprehensive Plan, including three 17" x 22" maps	\$100.00
City of Tulsa Comprehensive Plan Maps (17" x 22")	\$5.00