

**SECTION 11.03:
LAND DEVELOPMENT CHARGES
AND PAYMENT OF SPECIAL ASSESSMENTS**

11.03 Land Development Charges and Payment of Special Assessments.

1.0 Expenses. An applicant making a petition requesting a plat, subdivision, site plan, rezoning, comprehensive plan amendment, conditional use permit, interim use permit, variance, building permit, change in regulation or other petition pursuant to the City of Mahtomedi Legislative Code shall pay all charges, fees and all Professional Consultant expenses, including, but not limited to Fixed Fees and Out – of – Pocket Expenses, associated with the applicant’s petition or petitions. The City’s Fixed Fees and Out – of – Pocket Expenses shall be paid pursuant to *Section 11.01, Subdivision 8.1, D (2): Application Forms and Fees.*

2.0 Special Assessments. All applicants for the issuance of one or more of the following:

- A.** Planned Unit Development permit under *Section 11.01, Subdivision 8.19*
- B.** Conditional Use Permit under *Section 11.01, Subdivision 8.21*
- C.** Interim Use Permit under *Section 11.01, Subdivision 8.22*
- D.** Zoning Variance approval under *Section 11.01, Subdivision 8.20*
- E.** Zoning Map Amendment (Rezoning) approval under *Section 11.01, Subdivision 8.17*
- F.** Zoning Ordinance Text Amendment approval under *Section 11.01, Subdivision 8.18*
- G.** Site Plan review and approval under *Section 11.01, Subdivision 8.11*
- H.** Subdivision approval under *Section 11.02, including Final Plat approval under Section 11.01, Subdivision 6(B), Minor Subdivision approval under Section 11.02, Subdivision 10(E), or Registered Land Survey approval under Section 11.02, Subdivision 10(F)*
- I.** Mobile Home Park Permit under *Section 11.04*
- J.** Wetland Alteration Permit under *Section 11.07, Subdivision 4.0: Wetland Buffer Standards.*

As a condition of the issuance by the City of such approval, permit, or certificate, all applicants shall pay in full all outstanding special assessments, whether levied, pending, deferred or postponed, against the subject land prior to the date of such approval, permit or certificate, no such approval, permit or certificate shall be or become effective until evidence of such payment of special assessments has been presented to the City Clerk or Deputy Clerk.