

TYPICAL UTILITY AND STREET LOT FEES
1-Jan-2026

	2024 Typical	2025 Typical	2026 Typical
RESIDENTIAL			
Water lateral	\$7,052	\$7,230	\$7,592
Water Service	\$1,543	\$1,580	\$1,659
Water TSS	\$4,576	\$4,690	\$4,925
Sanitary Sewer Lateral	\$5,762	\$5,905	\$6,200
Sanitary Sewer Service	\$2,418	\$2,480	\$2,604
*Sanitary Sewer Trunk	\$1,379	\$1,410	\$1,481
Storm Sewer Lateral	\$3,597	\$3,690	\$3,875
*Storm Sewer Trunk	\$2,183	\$2,240	\$2,352
New street (100% street cost)	\$12,930	\$13,250	\$13,913
New curb and gutter (100% curb & gutter)	\$1,818	\$1,865	\$1,958
Reconstruct street (50% typical street cost)	\$9,000	\$9,225	\$9,225
Reclaim and Pave Street (50% typical street cost)	\$4,560	\$4,675	\$4,909
Mill & Overlay (50% typical mill & overlay cost)	\$2,400	\$2,460	\$2,583
Street Lighting (50% typical lighting cost)	\$1,120	\$1,120	\$1,120

NON-RESIDENTIAL

4 plex+/Apt/Condos/Town Homes/ Industrial/Commercial/Churches/Schools

Up to 100% assessed based on front foot rate of actual project cost

*Each storm sewer/sanitary sewer fee is dependent on their particular district.

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-63
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA**

RESOLUTION INCREASING 2026 TYPICAL UTILITY AND STREET LOT FEES

WHEREAS, the Champlin City Council has approved a special assessment manual outlining certain fees to be updated periodically, and

WHEREAS, the Champlin City Council has previously approved rates for typical lot fees, and

WHEREAS, the fees outlined on the table entitled Typical Lot Fees, have been determined to be equitable, and

WHEREAS, project costs require annual adjustments, and

WHEREAS, the Consumer Price Index, Construction Cost Indexes, and Market Values are good indicators of parcel benefit, and

WHEREAS, upon review of the available data an increase of 5.0% to the Typical Street and Utility Fees is reasonable.

NOW, THEREFORE, BE IT RESOLVED, by the Champlin City Council that the fees are set according to the attached table.

FURTHER BE IT RESOLVED that Resolution No. 2024-80, dated December 9th, 2024, is hereby rescinded.

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Huttner, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 8th day of December 2025.

Ryan Sabas

Ryan Sabas, Mayor

ATTEST:

Julie Tembreull

Julie Tembreull, Exec. Asst./City Clerk