



Isabella County Community Development Department Permit Fee Schedule

Land Use Permits

ALL PERMIT FEES ARE DOUBLED IF WORK COMMENCES WITHOUT A PERMIT

Land Use Permits include all activities as outlined in the Isabella County Zoning Ordinance.

Zoning Permit.....\$75

All standard residential land use activities including temporary uses and change of use.

Home Occupation..... \$100

As defined in Article 3 of the Isabella County Zoning Ordinance in Section 3.16.

Administrative Site Plan Review..... \$125

Planning Commission Site Plan Review \$225

As defined in Article 11 of the Isabella County Zoning Ordinance in Section 11.02.

Special Land Use Permit \$350

As defined in Article 12 of the Isabella County Zoning Ordinance.

Zoning Amendments (Text, Map and Conditional) \$650

As defined in Article 15 of the Isabella County Zoning Ordinance in Section(s) 15.08 and 15.09.

Variance, including Essential Public Service Review and Interpretations \$350

As defined in Article 14 of the Isabella County Zoning Ordinance.

Appeal, Administrative/Planning Commission..... \$500

Renewable Energy, Utility Scale Wind Energy Conservation Systems\$(See Appendix A)

Renewable Energy, Utility Scale Solar Farms.....\$(See Appendix B)

Renewable Energy, Off-Site Battery Energy Storage Systems\$(See Appendix C)

Special Meeting Request.....\$(See Appendix D)

House Numbering

New Address, (Includes E911 Sign).....\$75

Existing Address Verification, (Sign not included)\$35

E911 Sign Only.....\$30

Standard Copy Fee's

8.5 x 11", first page then \$0.25 per page thereafter rounded up to the nearest dollar (BW only)..... \$1

8.5 x 14", first page then \$0.25 per page thereafter rounded up to the nearest dollar (BW only)..... \$1

11 x 17", first page then \$0.50 per page thereafter rounded up to the nearest dollar (BW only)..... \$1

**Colored copies may be available at a rate double the BW fees.

For questions regarding a permit or application fee, please contact the Isabella County Community Development Department at 989-317-4061.

Effective January 21, 2026



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Appendix A

APPLICATION FEES FOR UTILITY GRID WIND ENERGY CONSERVATION SYSTEMS

- A. ***Application Fee for special use permit and site plan review for Utility Grid WECS; or for an onsite WECS over 66 feet in height:*** \$30,000 per project for Utility Grid WECS; \$1,000 per WECS for on-site WECS over 66 feet in height: application fee shall be nonrefundable.
- B. ***Escrow fee for special use permit and site plan review for Utility Grid WECS; or for an onsite WECS over 66 feet in height:*** In addition to the application fee, the applicant shall be required to pay an escrow fee established by Resolution of the County Board of Commissioners for each application, in an amount estimated to cover all costs and expenses associated with the special use permit review and approval and the site plan review process, which costs may include, but are not limited to, attorney fees, third party administration fees and engineering fees, as well as costs for any reports or studies that the County may require that are reasonably related to the zoning review process for a particular application. At any point during the zoning review process, the County may require that the applicant place additional monies into escrow with the County if the existing escrow amount filed by the applicant is insufficient to cover the costs and expenses incurred by the County. If the escrow account needs replenishing and the applicant refuses to do so promptly, all zoning review and approval processes shall cease until and unless the applicant makes the required escrow deposit. Any unused portion of the escrow fee shall be returned to the applicant within 60 days of final completion of the project.
- C. ***Escrow fee for ordinance violation review and compliance for Utility Grid WECS:*** In addition to the application fee and the site plan review escrow fee required in Subsection B, the applicant shall also be required to pay an escrow fee established by Resolution of the County Board of Commissioners for each application in an amount estimated to cover all costs and expenses associated with monitoring and enforcing compliance with the ordinance for the life of the project, which costs may include, but are not limited to, court costs, attorney fees, and the costs for any necessary reports or studies that are reasonably incurred for a particular project. If the County is required to expend any portion of the escrow deposit, or if the existing escrow amount paid by the applicant proves to be insufficient to cover the County's enforcement costs, the County may require that the WECS owner place additional monies into escrow with the County. Any unused portion of this escrow fee shall be returned to the applicant upon final decommissioning of the project.



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Appendix B

APPLICATION FEES FOR SOLAR FARMS

- A. ***Application Fee for special use permit and site plan review for a Solar Farm:*** \$5,000 for the first 160 acres of project area plus \$500 per additional fractional 40 acres. The application fee shall be non-refundable.
- B. ***Escrow fee for special use permit and site plan review for a Solar Farm:*** In addition to the application fee, the applicant shall be required to pay an escrow fee established by Resolution of the County Board of Commissioners for each application, in an amount estimated to cover all costs and expenses associated with the special use permit review and approval and the site plan review process, which costs may include, but are not limited to, attorney fees, third party administration fees and engineering fees, as well as costs for any reports or studies that the County may require that are reasonably related to the zoning review process for a particular application. At any point during the zoning review process, the County may require that the applicant place additional monies into escrow with the County if the existing escrow amount filed by the applicant is insufficient to cover the costs and expenses incurred by the County. If the escrow account needs replenishing and the applicant refuses to do so promptly, all zoning review and approval processes shall cease until and unless the applicant makes the required escrow deposit. Any unused portion of the escrow fee shall be returned to the applicant within 60 days of final completion of the project.
- C. ***Escrow fee for ordinance violation review and compliance for a Solar Farm:*** In addition to the application fee and the site plan review escrow fee required in Subsection B, the applicant shall also be required to pay an escrow fee established by Resolution of the County Board of Commissioners for each application in an amount estimated to cover all costs and expenses associated with monitoring and enforcing compliance with the ordinance for the life of the project, which costs may include, but are not limited to, court costs, attorney fees, and the costs for any necessary reports or studies that are reasonably incurred for a particular project. If the County is required to expend any portion of the escrow deposit, or if the existing escrow amount paid by the applicant proves to be insufficient to cover the County's enforcement costs, the County may require that the Solar Farm owner place additional monies into escrow with the County. Any unused portion of this escrow fee shall be returned to the applicant upon final decommissioning of the project.



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Appendix C

APPLICATION FEES FOR OFF-SITE BATTERY ENERGY STORAGE SYSTEMS

- A. ***Application Fee for special use permit and site plan review for off-site BESS:*** \$5,000 for the first 50 (MW) of power plus \$500 per additional 5 (MW) of power. The application fee shall be non-refundable.
- B. ***Escrow fee for special use permit and site plan review for off-site BESS:*** In addition to the application fee, the applicant shall be required to pay an escrow fee established by Resolution of the County Board of Commissioners for each application, in an amount estimated to cover all costs and expenses associated with the special use permit review and approval and the site plan review process, which costs may include, but are not limited to, attorney fees, third party administration fees and engineering fees, as well as costs for any reports or studies that the County may require that are reasonably related to the zoning review process for a particular application. At any point during the zoning review process, the County may require that the applicant place additional monies into escrow with the County if the existing escrow amount filed by the applicant is insufficient to cover the costs and expenses incurred by the County. If the escrow account needs replenishing and the applicant refuses to do so promptly, all zoning review and approval processes shall cease until and unless the applicant makes the required escrow deposit. Any unused portion of the escrow fee shall be returned to the applicant within 60 days of final completion of the project.
- C. ***Escrow fee for ordinance violation review and compliance for off-site BESS:*** In addition to the application fee and the site plan review escrow fee required in Subsection B, the applicant shall also be required to pay an escrow fee established by Resolution of the County Board of Commissioners for each application in an amount estimated to cover all costs and expenses associated with monitoring and enforcing compliance with the ordinance for the life of the project, which costs may include, but are not limited to, court costs, attorney fees, and the costs for any necessary reports or studies that are reasonably incurred for a particular project. If the County is required to expend any portion of the escrow deposit, or if the existing escrow amount paid by the applicant proves to be insufficient to cover the County's enforcement costs, the County may require that the BESS owner place additional monies into escrow with the County. Any unused portion of this escrow fee shall be returned to the applicant upon final decommissioning of the project.



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Appendix D

APPLICATION FEES FOR PLANNING COMMISSION SPECIAL MEETINGS

- A. ***Application Fee for Planning Commission Special Meeting:*** See Land Use Permit Section of the Current Fee Schedule.
- B. ***Escrow fee for a Planning Commission Special Meeting Request:*** In addition to the application fee, the applicant shall be required to pay an escrow fee established by the County Board of Commissioners (*Calculated by the Community Development Department*) for each application, in an amount estimated to cover all costs and expenses associated with the special meeting process, which costs may include, but are not limited to, member per diems, mileage for site visits, required notification costs, required mailings, as well as any other costs that are reasonably related to the special meeting process for a particular application. At the conclusion of the special meeting process, the County may require that the applicant place additional monies into escrow with the County if the existing escrow amount filed by the applicant is insufficient to cover the costs and expenses incurred by the County. If the escrow account needs replenishing and the applicant refuses to do so promptly, all zoning review and approval processes shall cease until and unless the applicant makes the required escrow deposit. Any unused portion of the escrow fee shall be returned to the applicant within 60 days of adoption of the minutes related to the request.
- Site Plan Review - \$525.00
 - Special Land Use - \$825.00
 - Zoning Amendment - \$1,075.00

APPLICATION FEES FOR ZONING BOARD OF APPEALS SPECIAL MEETINGS

- C. ***Application Fee for Zoning Board of Appeals Special Meeting:*** See Land Use Permit Section of the Current Fee Schedule.
- D. ***Escrow fee for a Zoning Board of Appeals Special Meeting Request:*** In addition to the application fee, the applicant shall be required to pay an escrow fee established by the County Board of Commissioners (*Calculated by the Community Development Department*) for each application, in an amount estimated to cover all costs and expenses associated with the special meeting process, which costs may include, but are not limited to, member per diems, mileage for site visits, required notification costs, required mailings, as well as any other costs that are reasonably related to the special meeting process for a particular application. At the conclusion of the special meeting process, the County may require that the applicant place additional monies into escrow with the County if the existing escrow amount filed by the applicant is insufficient to cover the costs and expenses incurred by the County. If the escrow account needs replenishing and the applicant refuses to do so promptly, all zoning review and approval processes shall cease until and unless the applicant makes the required escrow deposit. Any unused portion of the escrow fee shall be returned to the applicant within 60 days of adoption of the minutes related to the request.
- All actions by the Zoning Board of Appeals - \$600.00

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Effective January 21, 2026