

FY 2016-2017 Budget
Fairbanks North Star Borough

Appendix E - User Fee Schedule

Land Management			Fees	
Leases	<u>Application Fee</u>		<u>Processing Fee</u>	<u>Annual Rental, Sale Price or Use Fee</u>
<i>(Exclusive, long-term, possessory rights-25.10.030) Minimum term shall be 5 years. (Including communication sites)</i>				
	\$100.00 (a)		\$500.00 min (c,d)	FMR (e)
Additional Processing Fee				
For Staff Time Beyond 50 Hours			\$50.00/hour (b)	
Appraisal Fee (in-house)			\$85.00/hour	
Land Sales	<u>Application Fee</u>		<u>Processing Fee</u>	<u>Annual Rental, Sale Price or Use Fee</u>
Assumption of Deed of Trust	\$100.00		\$250.00	
Direct Sales (g)	\$100.00		\$250 min	FMV (e)
Additional Processing Fee				
For Staff Time Beyond 50 Hours			\$50.00/hour (b)	
Auction & Over the Counter Closings	N/A		\$250.00 (f)	
Credit Report Processing fees for financing through FNSB				
Per Person				\$25.00
Business				Will vary (o)
Appraisal Fee (in-house)			\$85.00 per hour	
Easements	<u>Application Fee</u>		<u>Processing Fee</u>	<u>Price or Use Fee</u>
<i>(Non-possessory rights - 25.10.040)</i>				
Public, Non-Exclusive				
Road and Utility Easements	\$100.00 (a)		\$500.00 min (h,i,j)	FMR (e,q)
Additional Processing Fee				
For Staff Time Beyond 50 Hours			\$50.00/hour (b)	
Private, Exclusive Easement	\$100.00 (a)		\$500.00 min (j)	FMR (e,q)
Additional Processing Fee				
For Staff Time Beyond 50 Hours			\$50.00/hour (b)	
Penalty Charge for early entry without prior FNSB approval				\$50.00/day
Appraisal fee (in-house)			\$85.00/hour	
Licenses	<u>Application Fee</u>	<u>Processing Fee</u>	<u>Monthly Rental, Sale Price or Use Fee</u>	<u>Annual Rental, Sale Price or Use Fee</u>
<i>Temporary Use License (TUL)</i>				
Low Impact (k)	\$100.00 (a,q)	\$250.00 (q)	\$50.00/mo	\$450.00/yr (j,h,q)
<i>Temporary Access License (TAL)</i>				
	\$100.00 (a,q)	\$250.00 (q)	\$50.00/mo	\$450.00/yr (j,h,q)
<i>Mining and/or Mining Access</i>				
Use License (25.10.100 A-K)	\$100.00 (a)	N/A		(j,m)
Penalty Charge for early entry without prior FNSB approval				\$50.00/day

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Land Management (Continued)			Fees
Natural Resources and Materials			
Commercial Sales <i>(Terms of Commercial sales are fixed by Assembly resolution (25.10.050 F&G))</i>	<u>Application Fee</u>	<u>Processing Fee</u>	<u>Annual Rental, Sale Price or Use Fee</u>
Gravel Extraction	\$100.00 (a)	\$250.00 min (b)	FMV in place (l,p)
Commercial Firewood Timber <i>(Saw Timber & house logs OTC)</i>	10% of Appraised Value		FMV in place (l)
	10% of Appraised Value		FMV in place (l)
Personal Use (25.10.050 A)	<u>Application Fee</u>	<u>Processing Fee</u>	<u>Annual Rental, Sale Price or Use Fee</u>
Gravel <i>(max 2,000 CY/ person/year)</i>	N/A	N/A	\$3.00/cubic yd in place
Firewood <i>(max 20 cords/ person/year)</i>	N/A	N/A	\$10.00/cord
Timber and/or House Logs <i>(max 10,000 board feet per person per year)</i>	\$100.00 (a)	\$250.00 min (b)	FMV in place (l)
Other			<u>Annual Rental, Sale Price or Use Fee</u>
Maps: Plat/map copies Xerox engineering copier			\$6.00/map ⁿ
Technical information by CD			\$50.00 each ⁿ

Explanations

- a. Accompanied by an application describing the; proposed use, term and property improvement plan.
- b. Fee dependent on use, location, degree of staff involvement (beyond 50 hours), and cost of recordation, etc.
- c. Resolution with Assembly approval required as per 25.10.030 B.
- d. Survey of Improvements may be required at lessee's expense as per 25.10.030 F. All surveying and platting shall be in accordance with FNSB Title 17 Subdivision standards.
- e. FMV – fair market value and FMR – fair market rental shall be determined by 25.25.030, the cost of a fee appraisal may be borne by the applicant.
- f. Auction and over the counter land sale processing fees include closing costs, staff time fees and recordation.
- g. Direct Sales parcels shall satisfy at least one criterion in the direct sale code 25.15.090 A & B.
- h. Easement, Temporary Use and/or Extraction Fees may be waived for a public agency or a public utility as per 25.10.040 C-050C or 060C.
- i. A Public Access Easement must comply with FNSB Title 17 Subdivision standards. These costs are the Grantees' responsibility.
- j. If it is determined that a proposed use may cause damage to Borough land, the applicant shall post a bond in an amount sufficient to restore the land to reasonably the same condition.
- k. Low impact is defined as minimal use and minimal ground disturbance i.e. monitoring wells, use of existing access trails or roads. High impact is defined as substantial use and considerable ground disturbance, which may include excavation, clearing, construction or exploration.
- l. Fair Market Value (FMV) of resources in place shall be determined by common market rate for that resource.
- m. Per 25.10.100 Compensation for mining access or exploration activities on land subject to a valid claim is reclamation and payment for any commercial timber located thereon.
- n. For existing maps only – custom maps will not be created.

Appendix E - User Fee Schedule

Land Management (Continued)

Explanations (Continued)

- o.** Credit Reporting Fees for businesses will vary depending upon company structure and land sale type.
- p.** Reclamation Fee of \$0.25 per yard charged in addition to FMV.
- q.** Where early entry has occurred without prior FNSB authorization, the potential for waiver of fees by the Mayor (h) will be forfeit.

Please call 907.459.1241 or email: land@fnsb.us if you have questions.