

Municipality of Anchorage – Effective August 13, 2025

Zoning Fee Schedule

Pre-application meeting for any land use entitlement application, including but not limited to, rezoning, platting, conditional use, major site plan review applications, and alternative equivalent compliance:	Flat fee for an application \$130
Conditional use, area master plan, development master plan, (or major amendments to) where gross site area is:	
1.75 acres or less – single family residential	\$1,770
1.75 acres or less (all except single family residential)	\$4,720
1.76 to 5.00 acres	\$7,080
5.01 to 40.00 acres	\$10,385
40.01 acres or more	\$16,520
Rezoning Applications (Area Map Amendments) – total charges not to exceed \$16,520	
Rural less than 5 acres - Any parcels (single parcel or contiguous parcels) per Table 21.08-1: Improvement Area Defined (Class B) districts comprised of less than 5 acres	\$3,965
1.00 acres or less – any single parcel with a gross site area of 1.00 acres or less	\$3,965 Base Fee
Contiguous parcels or any single parcel with a gross site area greater than 1.00 acre	Base Fee
+ \$1,395 per acre for each acre over 1.00 acre	\$1,395 per acre
Rezoning to Implement the Comprehensive Plan or remove a Special Limitation (no Comprehensive Plan Amendment Required)	\$200
Alcohol Special Land Use Permit	
Base Fee of \$1,180 plus following amount per square foot (sf):	
(1) Beverage dispensary, Tourism, Outdoor Recreational Lodge, and Destination Resort Licenses (total with base fee not to exceed \$4,720)	\$3.00 / sf
(2) Club License (total with base fee not to exceed \$4,720)	\$1.40 / sf
(3) Package Store License (total with base fee not to exceed \$4,720)	\$1.80 / sf
(4) Sporting Activity or Event, Pub, and Fair (total with base fee not to exceed \$4,720)	\$0.95 / sf
(5) Brewery, Winery, and Distillery Licenses (total with base fee not to exceed \$4,720)	\$0.60 / sf
(6) For a golf course license or license with a golf endorsement, without regard to gross site area or square footage \$3,540 flat fee	
Modification to Alcohol Special Land Use Permit	
Considered by the director	\$425
Considered by the assembly	\$850
Considered by the assembly after denial by the planning director	\$425
Restaurant of Eating Place Alcohol Special Land Use Permit Administrative Site Plan Review	
Base fee of \$1,180 plus \$0.70/sf (total with base fee not to exceed \$4,720)	
Applications for a public hearing before the Assembly on a rezoning considered after a denial recommendation by the Planning & Zoning Commission	\$1,130
Appeals or change of land use heard by the Zoning Board of Examiners and Appeals	\$1,130
Minor amendments to prev. approved conditional uses, area master plans, development master plans, variances, & site plans, including time extensions & site plan changes.	\$1,130
Any other matter requiring a public hearing before the Planning & Zoning Commission	\$3,965

Variances	
Administrative variance (minor dimensional variance)	\$710
Single family style residential development on one lot	\$710
Multifamily up to five (5) dwelling units' style residential development on one lot	\$1,370
Sign permit variance	\$1,370
Fence variance	\$1,260
Parking space variance	\$1,370
All other types of variances (LAND CLASSES)	\$3,965
Site Plan Review	
Mailed notice not required	\$3,965
Mailed notice only	\$4,530
Mailed notice and hearing (to include CSS projects, total for all three phases)	\$5,665
Administrative Site Plan Review	
Admin. site plan (all except ones where mailed notice is not required)	\$3,965
Admin. site plan - mailed notice not required	\$1,850

Appeal of director's decision of an administrative site plan review to the Urban Design Commission (A site plan review decision pursuant to AMC 21.03.180C) \$1,415

Appeal of director's decision of an administrative permit to the Zoning Board of Examiners and Appeals (An administrative permit decision pursuant to AMC 21.03.030D) \$1,415

Appeal to the Planning & Zoning Commission sitting as the Board of Adjustment \$1,415

Platting Fee Schedule

Step 1: Preliminary Plat

Abbreviated plat (short plat)	\$2,830
Abbreviated plat that only eliminates one interior lot line	\$1,415
All other plats (public hearing required) base fee plus the addition of \$165 per lot or tract created or \$905 per commercial fragmented lot	\$4,530 plus \$165 per lot/tract or \$905 per commercial frag lot

* (Include Vacation/Variance fees on next page, if applicable)

Step 2: Final Plat

Administrative fee for most plats	\$2,645
Administrative fee for an abbreviated plat that only eliminates one interior lot line (does not apply if there is a subdivision agreement)	\$755

Plat checking fee (one fee from list below)

Abbreviated plat with survey waiver	\$415
Abbreviated plat with survey	\$710
Record of survey	\$415
Commercial tract	\$710
Other plats	\$710

Vacation/Variance

Vacation

With preliminary plat	\$945
Without preliminary plat Administrative Review (i.e. Utility Easement)	\$1,415
Without preliminary plat	\$4,155

Variance

With preliminary plat	\$945
Without preliminary plat	\$2,830

A vacation or variance fee is only charged once per property affected. If there are multiple vacations or variances for the same property, the fee is only charged once (for the same type.) However, vacations and variances differ, and you may owe both a variance fee and a vacation fee for the same property plat.

Other Platting Fees

Re-filing a previously recorded final plat	\$590
Modification or removal of plat note	\$1,415
Minor amendments to previously approved preliminary plats, including time extensions	\$945
2nd time extension – same fee as for an original application plus all other applicable fees such as for a variance or vacation, etc.	Same fees as for an original application
Appeal of an abbreviated plat to the Platting Board	\$1,130
Any other matter requiring a public hearing before the Platting Board	\$3,965

Marijuana Fee Schedule

Special Land Use Permit for Marijuana (all license types)	\$1,700
Modification of an approved Special Land Use Permit for Marijuana (approved by the Anchorage Assembly)	\$850
Modification of an approved Special Land Use Permit for Marijuana (approved by the Planning Director)	\$425

Miscellaneous Fee Schedule

Addressing

Assign street address	\$90/address
Street name change request	\$945

Board of Adjustment

Notice of Appeal	\$1,130
Record preparation, supporting documents	\$1.80/per page

Certifications/Document Registrations/Recording

Certification of zoning status, including nonconforming rights (grandfather rights) per hour (2 hour minimum)	\$135/hour
Certified zoning map verifying zoning status	\$90/sheet
Certificate of nonconforming encroachment	\$415

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Registration of nonconforming lots of record	\$415
Recording fee for Nonconforming Rights Determination	\$50
Optional Recording fee for Notice of Zoning Action	\$50
Release of Recorded Document	\$120
<u>Hillside Wastewater Plan Amendments</u>	
1.75 acres or less	\$4,720
1.76 to 5.00 acres	\$7,080
5.01 to 40.00 acres	\$10,385
40.01 acres or more	\$16,520
<u>Land Use Administrative Permits</u>	
Premises where minors are not allowed	\$1,180
Antenna attachment to a tower (per antenna attachment)	\$280/each
Unlicensed nightclub	\$590
Bed & breakfast, Rooming house, or Hostel permit	
Annual	\$145
Biennial	\$290
<u>Alternative Equivalent Compliance</u>	\$710
<u>Common Development and Access Agreement</u>	\$235 per agreement
<u>Minor Modification</u>	\$135
<u>Planning publications</u>	at cost
<u>Reschedule hearing at petitioner's request</u>	\$885
<u>Site Landscaping Review</u>	\$135/hr.
<u>Underground utility variance</u>	
Underground utility variance application – temporary	\$1,890
Underground utility variance application – permanent	\$3,780
<u>Wetlands</u>	
Permit for an area 16,500 sq ft or less	\$180
Permit for an area greater than 16,500 sq ft	\$560
Wetlands plan amendment – parcel 1.75 acres or less	\$4,720
Wetlands plan amendment – parcel 1.76 -5.00 acres	\$7,080
Wetlands plan amendment – parcel 5.01 – 40.00 acres	\$10,385
Wetlands plan amendment – parcel greater than 40.00 acres	\$16,520