



CITY OF NOVI
Administrative ePacket
May 28, 2026

Council Action/Attention

[Plante Moran Realpoint](#)

[Shockey Consulting Novi 2050 Strategic Plan Update](#)

Departmental Updates

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(5/26 - 6/1\)](#)

[May 2026 Residential Real Estate Market Overview - Ziozios](#)

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For Your Information

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City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #67

As of:

5/27/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – May 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays.

Other

- ~~PMR compiled financial data into draft dashboard and reviewed initial draft with City on 5/4/26. Revised draft circulated to City Manager on 5/8.~~
- ~~HED submitted revised FS 2 and FS 3 materials to the City on 5/18.~~
- ~~Open House visuals sent to Sheryl Walsh by HED on 5/19.~~
- FS 2 and FS 3 Open House occurred on 5/21; City compiling notes for distribution

Upcoming Activities

Governance

- City Council's remaining approvals consist of schematic design; design development; furniture vendor; contractor bid packages; change orders (CO's) that exceed project contingency or program budget.
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency.

Design

- FAC will review PSB options during its June 1 meeting and FS 2 and 3 schematic design
- ~~HED resubmitted FS 2 and FS 3 package to the city on 5/18/26. City Manager to forward package to City Council, as the contents of this package will be shown at the 5/21 Open House.~~
- HED/BRW Fire Station 2 and 3 schematic design presentation scheduled for 6/8/26 City Council meeting

Other

- PMR setting meeting with the City to review Commissioning Agent and Building Envelope proposals
- PMR setting meeting with City Finance Dept. to review financial reporting
- The next PMR's Owner's Meeting with Novi will be on 6/1/26

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City of Novi will address any necessary survey and treatment of invasive species for public safety sites.

City of Novi Road Project

- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.
- PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
- City planning on bidding road project in Spring 2026.
- City reviewing high-level timeline and budget for utility relocation due to the Road Project; DTE revised estimate submitted 4/24 of \$2.3 million.

Procurement and Contracts

- Site work/land clearing to occur 3rd/4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 2nd Quarter 2026.
- Future procurement services will include Materials Testing.



City of Novi – Strategic Plan Status Update

As of: 5/28/2026

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Completed	Underway	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
• Planning for next in-person visit – June 22-24 • Delivered Engagement Briefing with engagement completed to date and next steps for upcoming workshop • Adjusted community engagement plan to include: ○ Additional outreach via City newsletters ○ Exploration of outreach via schools and religious groups	• Draft Agenda Packet for June workshops, including: ○ Draft Vision Elements ○ Draft Goal Areas • Virtual Meeting with staff executive team • Sounding Board Workshop packets distribution • Launch of topic-specific surveys

Input Needed
• Details on outreach via school/district newsletters • Finalized dates, times, and locations for Executive Team meeting

Buzz Report

May 28, 2026



Hot Topics:

- **Delay on Opening Date for Jessica's Splashpad**

The splashpad was originally slated to be opened this Saturday, May 23rd, but due to unexpected issues with our water test results from the Oakland County Health Division, the opening is now planned for Monday, May 25th instead.

PRCS and PMG staff have been working diligently to resolve this issue, including engaging an independent testing lab (recognized by Oakland County) to expedite processing of the new sample beyond the limited testing days offered by the County. Results are expected on Sunday (5/24), and it is hoped that the new report will allow the splashpad to be opened for a lovely Memorial Day.

Updates regarding this matter will be published to the City webpage and Social Media.

The Splashpad successfully opened on Monday, May 25th.

- **Novi Parks Re-accreditation (CAPRA) update**

The week of May 11th, the PRCS department completed its 2026 CAPRA (Commission for Accreditation of Park and Recreation Agencies) reaccreditation virtual site visit, and happy to report it went exceptionally well. The department successfully met all 154 standards, and the CAPRA review team will recommend our agency to the CAPRA Commission for reaccreditation. Novi is one of only three agencies in the State of Michigan to achieve the accreditation. PRCS first achieved accreditation in 2016 and was reaccredited in 2021. A more comprehensive update will be provided after the September NRPA (National Recreation and Parks Association) conference, when the reaccreditation is made official.

- **Sustainability and Food Scrap Composting Program Webpages Launched**

A City webpage focusing on Sustainability and what residents can do to support keeping Novi a beautiful, healthy, and thriving community now and in the future has been launched at <https://cityofnovi.org/sustainability/>. Alongside this, a landing page for the soon-to-start Food Scrap Pilot program has been created and will be updated as the formalities of the program are put into place.

- **Residential Property Maintenance Program**

The City of Novi Code Compliance Officers are continuing the Residential Property Maintenance Program. For the current phase, they are focused on: Turnberry Estates, Meadowbrook View Estates, Club Lane, Meadowbrook Manor, Carriage Hill, Charrington Green, and Turtle Creek subdivisions. There are also a few miscellaneous homes included that do not belong to the subdivisions. Letters were sent out on Friday, May 1st and Inspections are planned to start June 1st. For more information on the program, please see the [12/18/25 Administrative ePacket](#) detailing the program and materials circulated to residents.

- **New Informational Webpage for Public ROW and Telcom Providers Launched**

In light of the increase in telecommunications utility work in various areas throughout the City and the increased questions on the matter from residents, the City has launched a webpage (<https://cityofnovi.org/row>) to help educate on the topic. The webpage explains public right-of-way (ROW), how the Michigan Metro Act applies to the Telcom providers and local government, provides answers to Frequently Asked Questions, and provides contacts for the Telcom companies currently doing work.

- **Eight Mile Bridge over CSX Railroad**

City staff recently attended a virtual pre-construction conference with the Wayne County Department of Public Services (WCDPS) and their contractor, E. C. Korneffel Company, regarding the \$3M bridge deck replacement project on 8 Mile Road over the CSX Railroad. The tentative schedule is to close the bridge completely on March 2, 2026, and to reopen for traffic on August 15, 2026 (5 ½ months). Access from Novi Road and to Brickscape Drive will remain open throughout the construction.

Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. **Mainline pipe is now installed and complete.** Crews are now focused on preparations for the 14 Mile Road restoration, [starting with the portion between East Lake Drive and Novi Road](#). GLWA recently applied and was approved for a work hours variance that allows their construction crews to start at 6:00am and work until up to 8:00pm during the remaining project. They have indicated that these additional hours will only be used when absolutely necessary to accelerate the overall project timeline.

<https://www.glwater.org/14milemainproject/>

Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public <https://cityofnovi.org/betterroadsahead/>

Community and Economic Development Project Updates:

Map of Development projects

- **Townes at Haggerty** – Haggerty Road just south of 9 mile
175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public notice has been sent/advertised, and it will go before the Planning Commission on May 6th, for their initial review. City Council will most likely see it sometime in June.
- **Hotels at the Adell Center**
The two remaining hotels at the Adell Center have submitted their stamped building plans for review. A Home 2 Suites (5-story hotel with 141 rooms) and a TownePlace (5-story hotel with 129 guest rooms)
- **Supra Revolving Sushi** (Former Bar Louie) – 12 Mile Crossing
The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Initial permits have been issued. There is not yet a timeline for when they plan to open.
- **Central Park South** – Beck Road, South of Grand River Ave
The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story

building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Awaiting submission of Final Site Plan for review.

- **Providence Meadows** – Grand River Ave, West of Providence Parkway
Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. Next steps will be initial PRO Plan consideration by ~~Planning Commission~~ and City Council. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, *not* for action, just initial feedback).
- **Grand-Beck Development** – Grand River east of Beck Road
Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Awaiting submission of Final Site Plan for review. Estimated Completion Date: Unknown
- **Taft Knolls III** – Taft Rd, north of 10 Mile Rd
The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.
- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September. A Foundation-only permit has been issued for the exterior additions. *Estimated Completion Date:* Unknown
- **Novi 10** - 10 Mile and Novi Road
The applicant for the proposed development at 10 Mile and Novi Road has returned with a revised concept for their proposal. The drafting of their PRO agreement is underway.
- **Novi Acres (FKA Station Flats)**
The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled.
- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). They last went before City Council on [February 23rd](#) for a tentative approval of their PSLR Agreement and Concept plan.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Permits issued. *Estimated Completion Date: **Late 2026***
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. A Revised Structural package has been approved and work is underway. *Estimated Completion Date: **Spring/Summer 2026***

Ordinance Enforcement Updates:

- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.

Frequently Asked Questions:

None at current



2026 WEEKLY CONSTRUCTION UPDATE

May 26 through June 1

*Please note: Any indication of a project's schedule is only an estimate.
Construction work could be delayed by many factors, such as inclement weather.



PROJECT STATUS

YELLOW	- NOT STARTED	GREEN	- ACTIVE
RED	- STOPPED OR DELAYED	BLACK	- COMPLETE

COUNTY PROJECTS

Project: **NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)**

Prime Contractor: Dan's Excavating, Inc.
Start: April 15, 2025
End: November 15, 2026
Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates. <https://www.rcocweb.org/698/Novi-Road-8-Mile-Road-to-9-Mile-Road>
The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - **COMPLETE**; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - **COMPLETE**; and **Phase 3 - rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Galway Drive.**

Traffic Control/Deviations: Pg 4 of 9 - Detour map attached as an appendix
Phase 3 - the contractor will maintain one-way, southbound traffic only. Northbound traffic will be detoured to Beck, 10 Mile, and back to Novi Road.

Work Status:
Construction, closure and detour started on Monday, March 30th. Contractor is working on the southbound side first and have shifted southbound traffic on the northbound side for the first stage. A bulk of the storm sewer has been installed on the west side.

Project: **BASE LINE OR 8 MILE ROAD/CSX RAILROAD BRIDGE DECK REPLACEMENT**

Prime Contractor: E.C. Koneff Co.
Start: March 2, 2026
End: August 15, 2026
Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates. <https://www.waynecounty.com/departments/public-services/roads/road-construction-updates.aspx>
The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.

Traffic Control/Deviations: Pg 5 of 9 - Detour map attached as an appendix
8 Mile Road will be completely closed in both directions at the CSX/Lake State Railway bridge for the full duration of the project. The detour for westbound traffic will be Haggerty Road, south to 6 Mile Road, to Beck Road, and back to 8 Mile Road. Eastbound traffic will be in the reverse.

Work Status:
The closure and construction began on Monday, March 2nd. The contractor is progressing well.

Project: **12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)**

Prime Contractor: Cadillac Asphalt, LLC
Start: July 1, 2026
End: October 30, 2027
Consultant: Internal RCOC Design and Inspection Staff

Description: <https://www.rcocweb.org/713/12-Mile-Road-Novi-Road-to-Farmington-Road>
The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.

Traffic Control/Deviations: Pg 6 of 9 - Staging plan attached as an appendix
The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.

Work Status:
Contractor has been selected and RCOC will be scheduling a pre-construction meeting soon to discuss specifics regarding Stage 1.

Project: **GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT**

Prime Contractor: Ric-Man Construction, Inc.
Start: January 12, 2026
End: April 30, 2026
Consultant: Brown & Caldwell and DLZ Corporation

Description: <https://www.glwawater.org/14millionaproject/>
The Great Lakes Water Authority (GLWA) in cooperation with the Road Commission for Oakland County (RCOC) and the cities of Novi, Walled Lake, Commerce Township, Wixom, and Farmington Hills will be replacing and/or rehabilitating the 42-inch water transmission main along 14 Mile Road from roughly East Lake Drive to M-5. This construction will constitute rehabilitation of certain portions with a Carbon Fiber Reinforced Polymer (CFRP) repair, mainly through the Walled Lake and Wixom areas. All other areas will be an outright replacement pipe.

Traffic Control/Deviations: Pg 7 of 9 - Closure and Detour plans attached as an appendix
14 Mile Road (East Lake Drive to M-5) is still currently closed to eastbound traffic while maintaining westbound traffic.

Work Status:
Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. Mainline pipe is installed, tested and officially back on line. Crews are now focused on preparations for the 14 Mile Road restoration, starting with the portion between East Lake Drive and Novi Road.

Project: **2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD**

Prime Contractor: TBA
Start: July 15, 2026
End: August 15, 2026
Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates. <https://www.rcocweb.org/666/Bridge-Preventative-Maintenance>
The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.

Traffic Control/Deviations: N/A - Detour map is attached as an appendix
The County's contractor will maintain one lane in each direction for the duration of the project.

Work Status:
The contract will go out to bid in June. Construction is slated for mid-summer (July to September).

CITY PROJECTS

Project: **BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)**

Prime Contractor: Dan's Excavating, Inc.

Start: April 6, 2026

End: November 1, 2026

Consultant: AECOM-Great Lakes

Description:

Through MDOT's Local Agency Project office and federal funding program (\$3.6 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.

Traffic Control/Detours: Pg 8 of 9 - Detour map attached as an appendix

Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. **Local traffic will still be able to use northbound Beck Road north of 10 Mile, but there is a hard closure just south of 11 Mile Road.**

Work Status:

The contractor has milled out the existing asphalt in the southbound lanes as well as finished construction of the new 43" X 65" elliptical cross culvert just south of Heritage Drive. Traffic has been shifted over to the east side. Construction of the new storm sewer along the west side of Beck Road is complete. Over the next week, the contractor will be excavating and grading out the subbase of those lanes and placing new base aggregate stone.

Project: **NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)**

Prime Contractor: Santos Cement Co.

Start: June 8, 2026

End: August 1, 2026

Consultant: Spalding DeDecker

Description:

The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.

Traffic Control/Detours: N/A - Detour map attached as an appendix

One lane of traffic in each direction (outer lanes) will be provided at all times during construction. No closures or detours are expected for this work.

Work Status:

The contractor, Santos Cement, will plan on starting construction on June 8th after school lets out for the summer. Construction is expected to take approximately two months to complete.

Project: **VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE DRIVE TO HAGGERTY ROAD)**

Prime Contractor: Fanson Company, Inc.

Start: June 6, 2026

End: September 30, 2026

Consultant: AECOM-Great Lakes

Description:

The City's contractor, Fanson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.

Traffic Control/Detours: Pg 9 of 9 - Detour map attached as an appendix

Eastbound traffic will be maintained at all times, no matter which side of the roadway is being worked on. Westbound traffic will be detoured south on Haggerty Road, west on 9 Mile Road, north on Cranbrooke Drive, and back to Village Wood Road for the duration of the project.

Work Status:

The contractor will begin setting up the westbound detour and demolition work in early June after school lets out for the summer. Construction is expected to take approximately 4 months to complete.

Project: **2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS (CONTRACT #1)**

Prime Contractor: TBD

Start: July 1, 2026

End: November 15, 2026 (Overall Program Completion)

Consultant: OHM-Advisors

Description:

This will be the first contract and the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) on the following asphalt street segments: **full list of streets forthcoming.**

Traffic Control/Detours: N/A - detour map attached as appendix

Work Status:

Project: **2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS (CONTRACT #2)**

Prime Contractor: TBD

Start: July 1, 2026

End: November 15, 2026 (Overall Program Completion)

Consultant: OHM-Advisors

Description:

This will be the second contract and the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation and/or repair) on the following street segments: **full list of streets forthcoming.**

Traffic Control/Detours: N/A - Detour map attached as an appendix

Work Status:

CITY PROJECTS

Project: CEDAR SPRING ESTATES WATER MAIN LINING

Prime Contractor: FER-PAL Construction USA, LLC

Start: May 1, 2026

End: July 1, 2026

Consultant: OHM-Advisors

Description:

The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.

Traffic Control/Dehors: N/A - Detour map attached as an appendix

Depending on the locations of work which will vary, there may be some minor lane closures, but two-way traffic will be maintained at all times.

Work Status:

Contractor has been selected and in the pre-construction meeting stated they will start sometime in mid-June. Construction should take approximately 2 months.

Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)

Prime Contractor: TBD

Start: June 15, 2026

End: October 15, 2026

Consultant: OHM-Advisors

Description:

The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a "looped" water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.

Traffic Control/Dehors: N/A - Detour map attached as an appendix

No detours will be necessary for this project, but will involve a moving or "rolling" lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.

Work Status:

Plans are currently being finalized and will go out to bid this summer.

Project: 2026 CONCRETE PANEL REPLACEMENT PROGRAM

Prime Contractor: TBD

Start: July 1, 2026

End: October 15, 2026

Consultant: OHM-Advisors

Description:

The City has identified several neighborhood concrete streets with discrete areas or singular panels exhibiting severe cracking or deterioration that is need of replacement, rather than rehabilitating or reconstructing the roadway at great costs.

Traffic Control/Dehors: N/A - Detour map attached as an appendix

No detours will be necessary for this project, but may involve a small, distinct lane closure at the specific work area. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.

Work Status:

The approved list of streets are being finalized and the project will go out to bid in the coming months.

Project: VILLA BARR PARK CONCRETE PATHS

Prime Contractor: Mattioli Cement Company, Inc.

Start: May 1, 2026

End: June 15, 2026

Consultant: AECOM-Great Lakes

Description:

City Council requested the paving of the pathways at Villa Barr Park to increase accessibility. Concrete will be placed over the existing aggregate paths as well as providing a new concrete loop around the existing pond.

Traffic Control/Dehors: N/A

No detours will be necessary for this work. The park will be closed during the duration of this project which is approximately 30 to 45 days.

Work Status:

The contractor will mobilize to the site as soon as the weather allows and the ground conditions warrant construction equipment which is likely to be around mid to late June.

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS

Prime Contractor: L.J. Construction Company

Start: February 25, 2026

End: June 15, 2026

Consultant: AECOM-Great Lakes

Description:

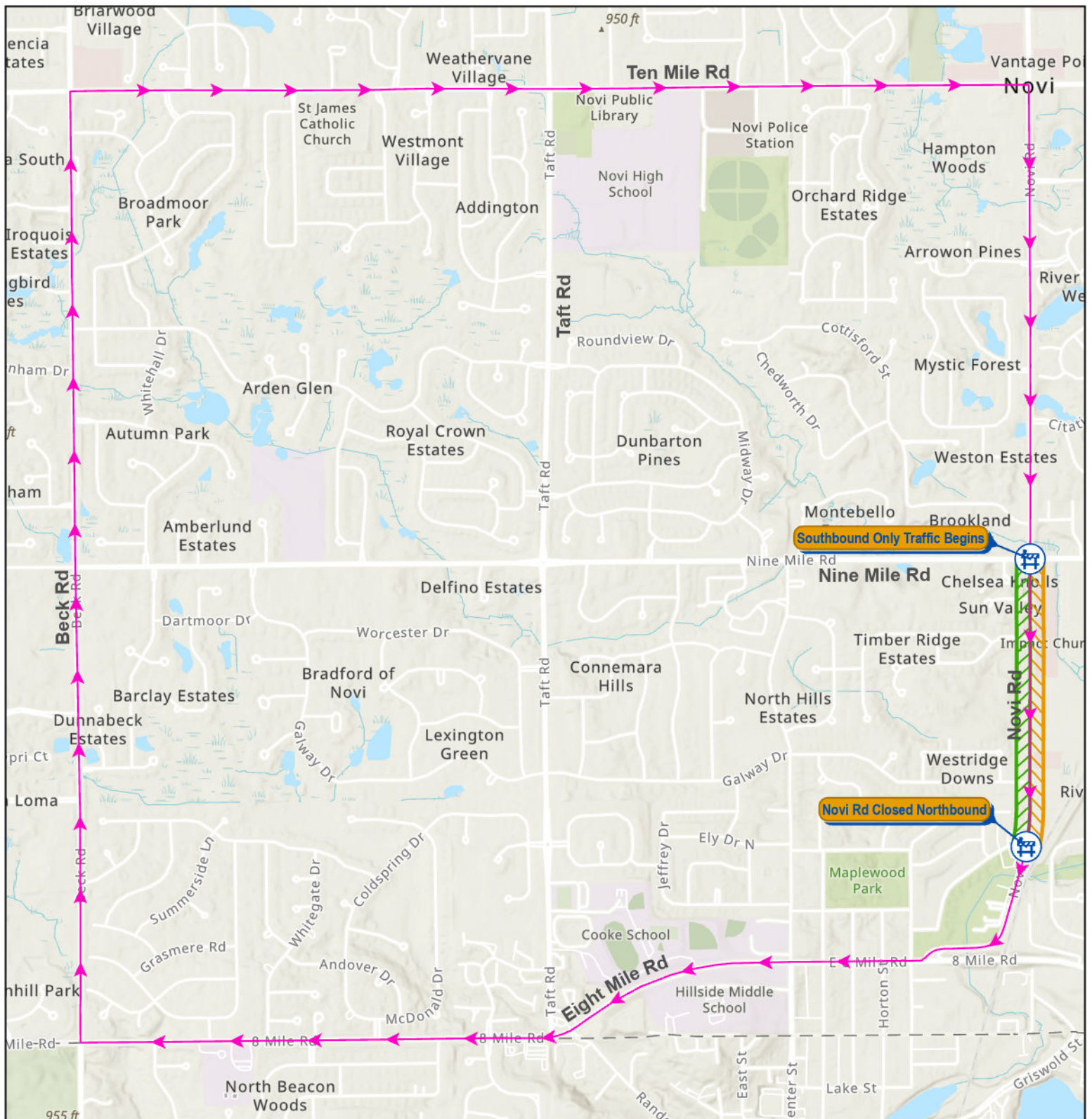
Through MDOT's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.

Traffic Control/Dehors: N/A - Detour map attached as appendix

No detours or closures will be necessary for this project. A small area of the southwestern portion of Bosco Fields will be quartered-off for staging of contractor equipment.

Work Status:

The tree subcontractor has completed the removal of all trees, stumps and roots within the proposed pathway/boardwalk limits. After the Memorial Day holiday, the helical pier subcontractor will begin drilling-in boardwalk piers.



Novi Rd is **closed to northbound traffic** from Allen Dr to 9 Mile Rd for the duration of this project.

Northbound traffic should navigate around this closure using 8 Mile Rd to Beck Rd to 10 Mile Rd and back to Novi Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

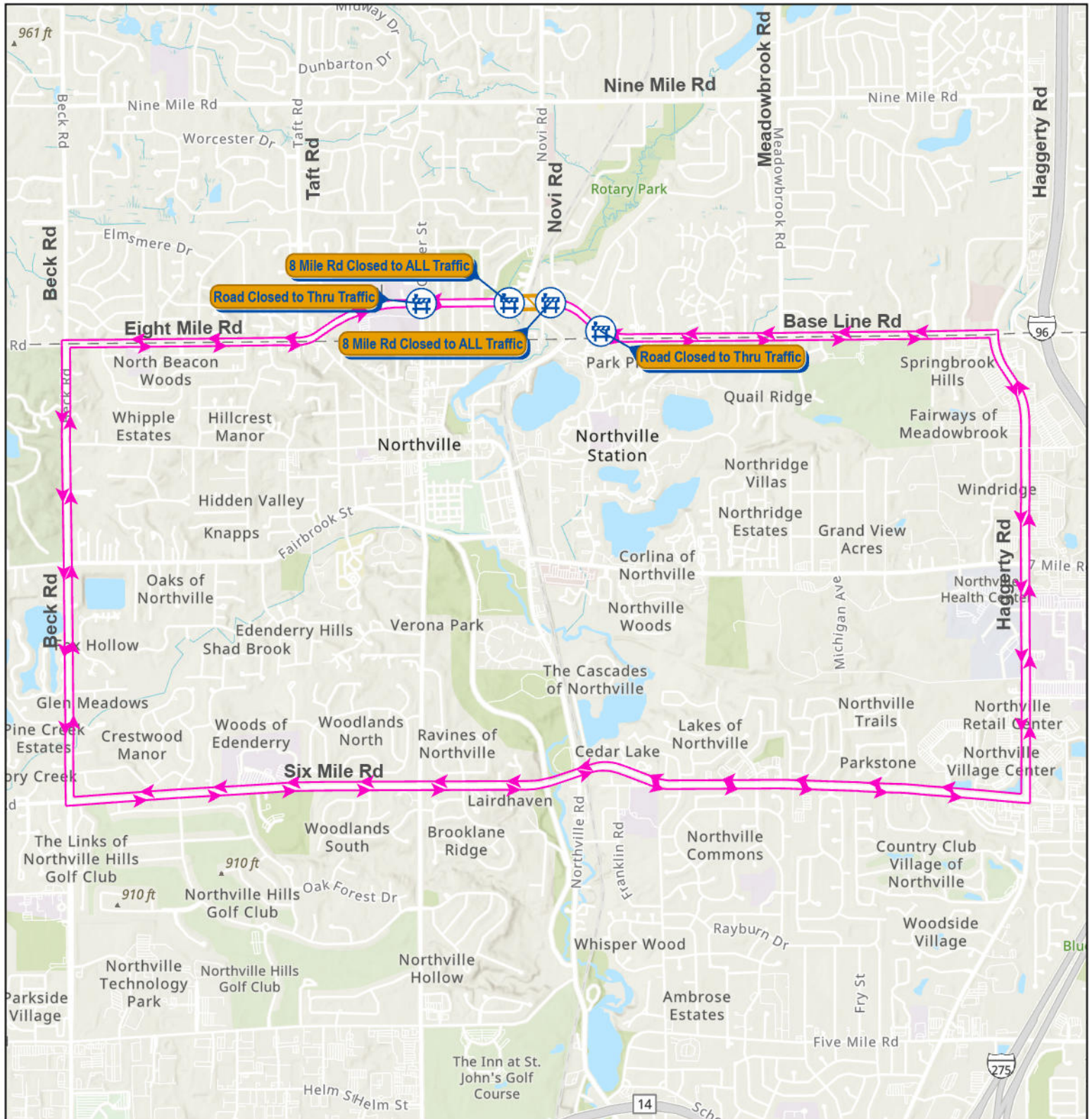


Novi Rd Reconstruction Allen Dr to Nine Mile Rd

0 750 1,500 3,000 4,500 Feet



Map Print Date: 2/24/26
Map Author: K. Blough



8 Mile Rd/Base Line Rd over the CSX railroad tracks will be **closed to ALL traffic** for the duration of the project while the bridge repairs are underway.

The designated detour is 8 Mile Rd to Haggerty Rd to 6 Mile Rd to Beck Rd back to 8 Mile Rd and vice versa.

-  Detour Route
-  CLOSED to Traffic

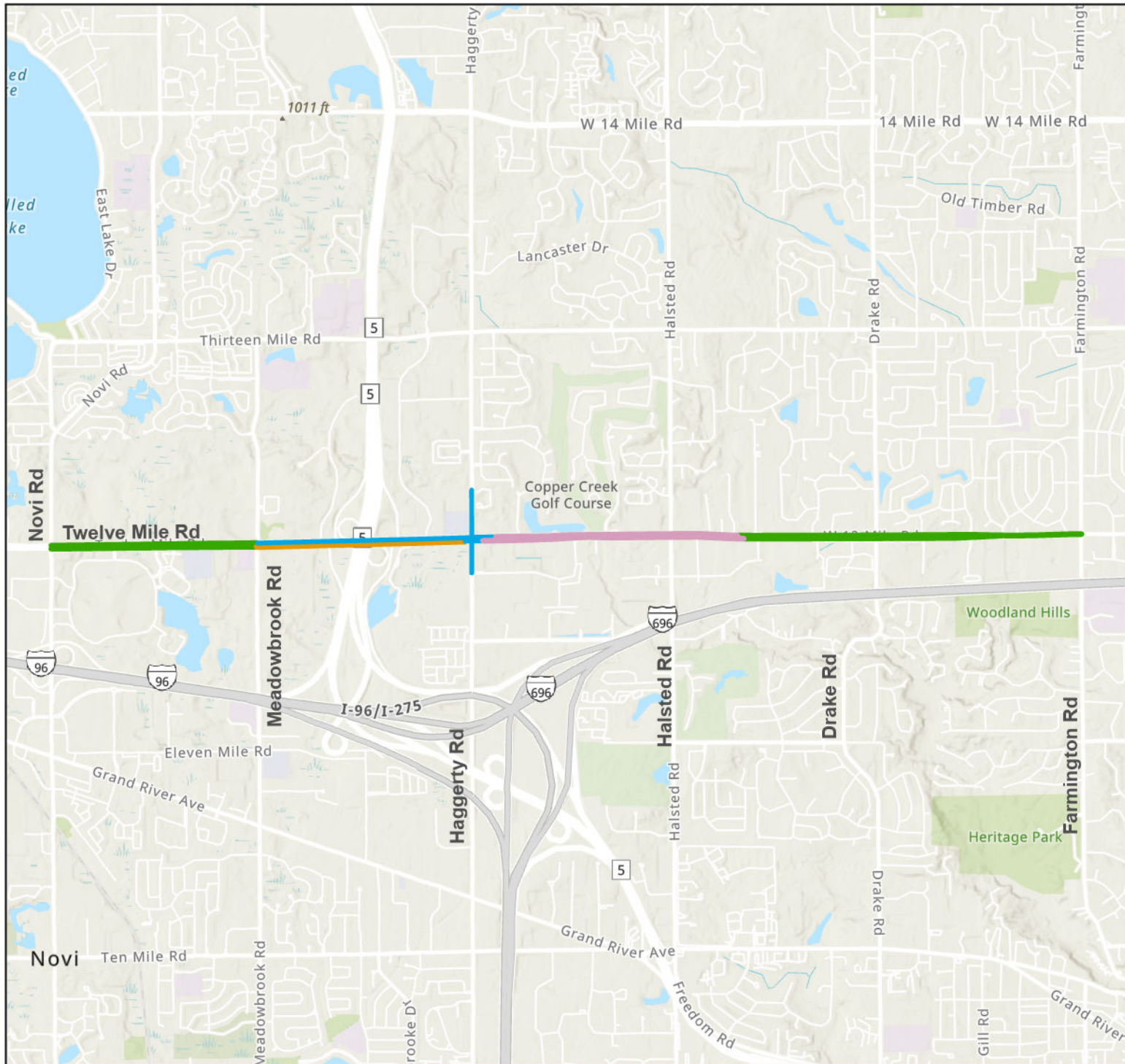


8 Mile Rd at CSX Railroad Bridge Novi Rd to Brickscape Dr

0 1,500 3,000 6,000 9,000 Feet



Map Print Date: 3/14/25
Map Author: K. Blough



Staging Plan

- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment Dr

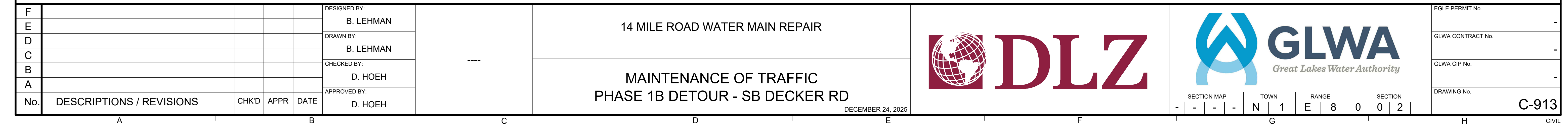


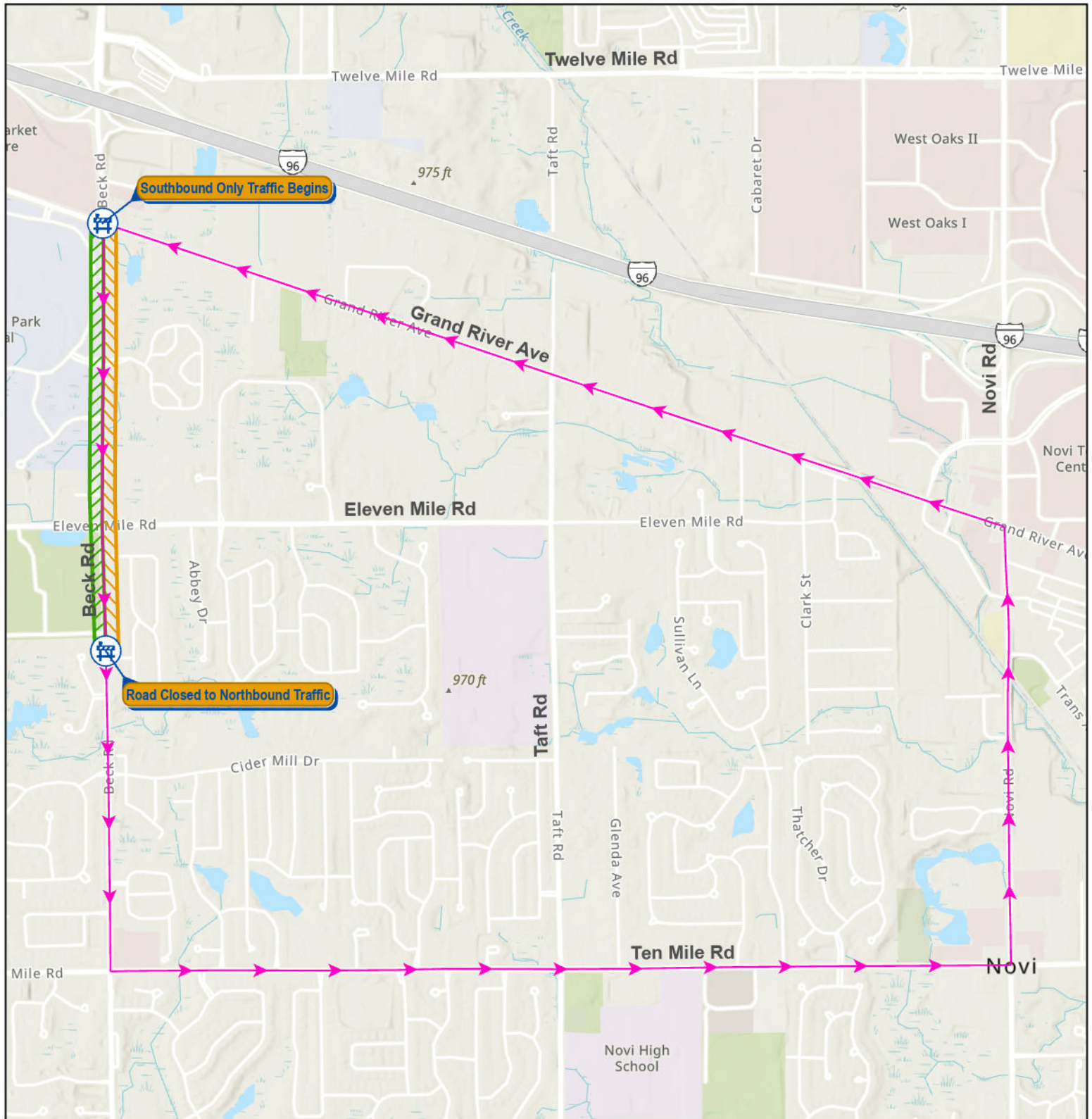
Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd

0 1,800 3,600 7,200 10,800 Feet



Map Print Date: 2/24/26
Map Author: K. Blough





Beck Rd is **closed to northbound traffic** from Sanford Dr to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Novi Rd to Grand River Ave and back to Beck Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

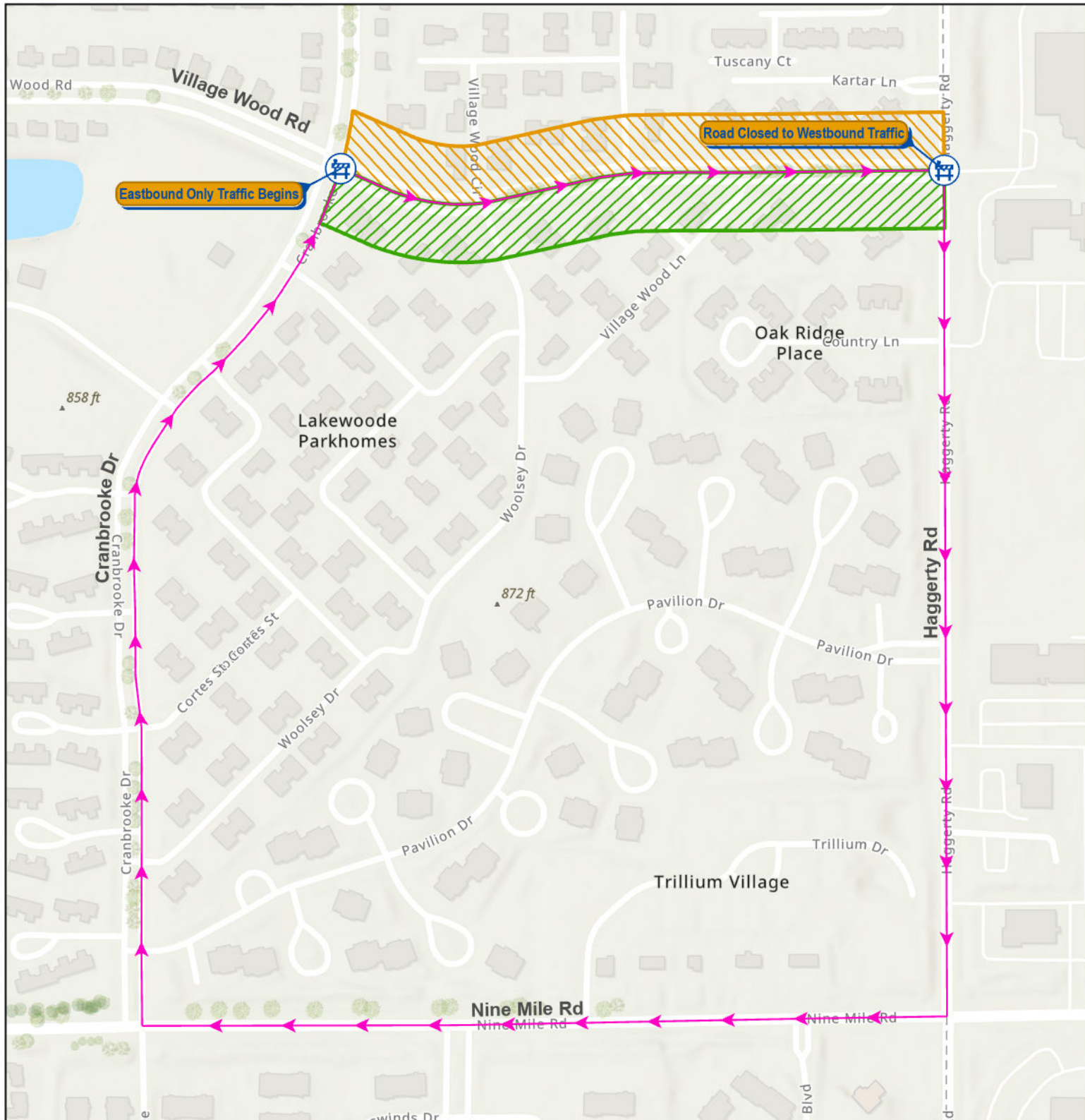


Beck Road Widening 11 Mile Rd to Grand River Ave

0 800 1,600 3,200 4,800 Feet



Map Print Date: 4/7/26
Map Author: K. Blough



Village Wood Rd is **closed to westbound traffic** from Haggerty Rd to Cranbrooke Dr for the duration of this project.

Westbound traffic should navigate around this closure using Haggerty Rd to 9 Mile Rd to Cranbrooke Dr and back to Village Wood Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



Village Wood Rd Reconstruction Cranbrooke Dr to Haggerty Rd



Map Print Date: 2/23/26
Map Author: K. Blough

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: JAN ZIOZIOS, ASSESSOR
SUBJECT: MAY 2026 RESIDENTIAL REAL ESTATE MARKET OVERVIEW
DATE: MAY 28, 2026

2027 Inflation Rate Multiplier Forecast

For Michigan assessing purposes, the annual inflation rate multiplier is calculated using the CPI from a period that runs from October through September. Currently, with six months of data, and October 2025 estimated as the average of November and September 2025 (due to the government shutdown and lack of data), the **early IRM estimate is 2.87%**. This forecast may change monthly until September.

2027 IRM Forecast				
Month	10/24-9/25	10/25-9/26	Calc	%
Oct	315.664	324.461	1.028	2.79%
Nov	315.493	324.122	1.028	2.76%
Dec	315.605	324.054	1.027	2.73%
Jan	317.671	325.252	1.026	2.65%
Feb	319.082	326.785	1.026	2.60%
Mar	319.799	330.213	1.027	2.71%
Apr	320.795	333.020	1.029	2.87%
* The individual IRM data are compiled from the US Department of Labor, Bureau of Labor Statistics. October 2025 CPI is the average of September 2025 & November 2025.				

Realcomp Update – April 2026

Supply

The Realcomp reports for Novi and Oakland County for April 2026 are attached for your information. At the end of April, Novi had a 1.5-month supply of non-condominium home inventory, a 6.3% decrease over the prior year. Novi had 55 new listings this April, similar to last year which was 51. Oakland County reflected a 2.0-month supply in April, an 11.1% increase over 2025.

Novi's condominium supply in April was 2.2 months, a 22.2% increase over April 2026. This compares to the county's April supply of 3.1 months, a 34.8% increase over 2025. There were 36 new condo listings in April 2026, equal to last April. On average, Novi's non-

condominium homes are marketed for an average of 13 days before sale compared to last year when 27 days on market were required. Condominium homes are on the market for 36 days, similar to last April's 33 days. A snapshot of current inventory in Novi is presented below:

Active Listings:

Listing Type	No. of Active Listings	Listed for: Low	Listed for: High
Stand Alone	40	\$275,000	\$4,369,000
Condo	44	\$174,000	\$724,900

Pricing

Once again, Novi's non-condo homes are selling for 1.2% **over** asking price, compared to last April, when they were selling at 98% of asking price. Condos are selling for just under their list price, at 99.1%, similar to last April.

Novi's median sale price was \$556,132 in April 2026, compared to the prior year's median price of \$670,000. The median condo sale price was \$325,000, compared to \$286,000 last year.

Novi's housing market reflects general stability, with residential values in some neighborhoods stable to slightly increasing. The undersupply of detached homes remains persistent. The condo market appears to be approaching equilibrium.

Mortgage Rates

According to Freddiemac, the average 30-year mortgage rate is 6.51%; a year ago it averaged 6.86%. The average 15-year rate is 5.85%; a year ago it averaged 6.01%. Bankrate reports current 30-year fixed rates average 6.65% and 15-year fixed average 5.99%.

Sales Volume

Twenty-eight (28) non-condo homes sold in Novi in April 2026, a 7.8% increase over the prior year, and 31 condo sales closed, a 10.7% increase over the previous year.

Local Market Update – April 2026

A Research Tool Provided by Realcomp



Novi Oakland County

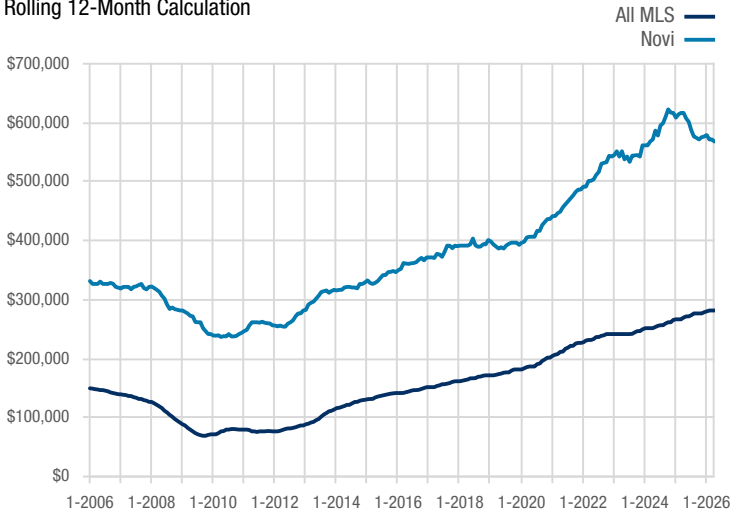
Residential	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	51	55	+ 7.8%	128	130	+ 1.6%
Pending Sales	25	36	+ 44.0%	89	90	+ 1.1%
Closed Sales	20	28	+ 40.0%	82	73	- 11.0%
Days on Market Until Sale	27	13	- 51.9%	27	20	- 25.9%
Median Sales Price*	\$670,000	\$556,132	- 17.0%	\$580,000	\$539,999	- 6.9%
Average Sales Price*	\$772,990	\$702,874	- 9.1%	\$684,936	\$675,586	- 1.4%
Percent of List Price Received*	98.0%	101.2%	+ 3.3%	99.8%	99.9%	+ 0.1%
Inventory of Homes for Sale	48	45	- 6.3%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	36	36	0.0%	115	115	0.0%
Pending Sales	21	25	+ 19.0%	91	92	+ 1.1%
Closed Sales	28	31	+ 10.7%	84	79	- 6.0%
Days on Market Until Sale	33	36	+ 9.1%	31	40	+ 29.0%
Median Sales Price*	\$286,000	\$325,000	+ 13.6%	\$289,000	\$300,000	+ 3.8%
Average Sales Price*	\$364,961	\$371,513	+ 1.8%	\$354,964	\$356,142	+ 0.3%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	37	45	+ 21.6%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

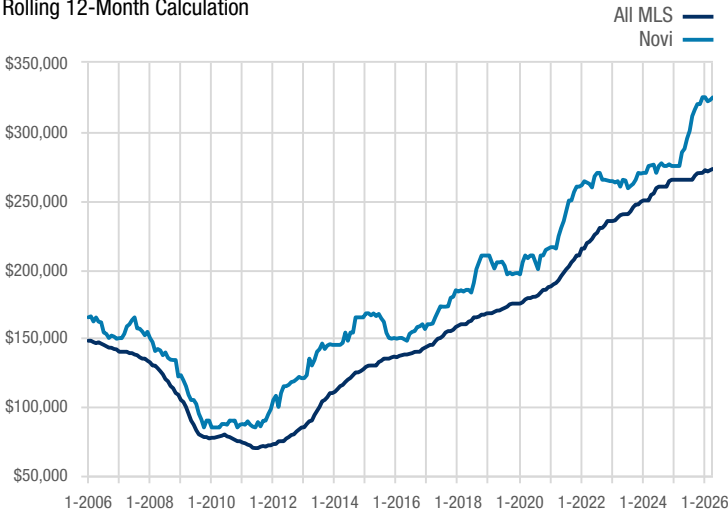
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

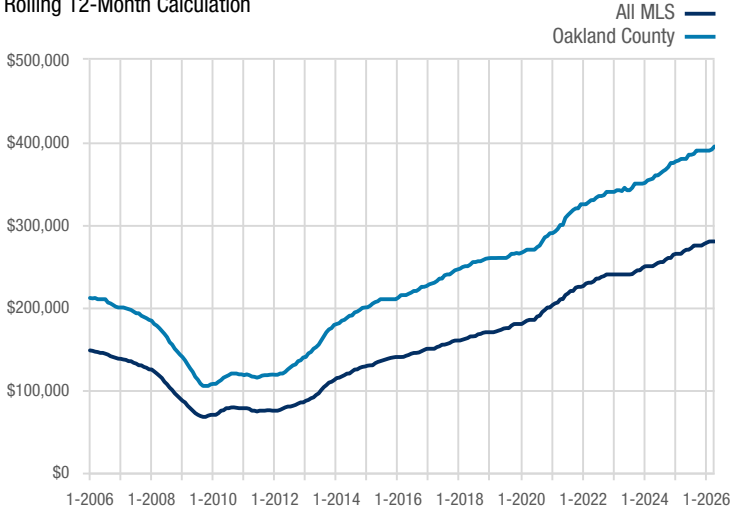
Oakland County

Residential	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1,714	1,820	+ 6.2%	4,981	5,134	+ 3.1%
Pending Sales	1,112	1,140	+ 2.5%	3,550	3,591	+ 1.2%
Closed Sales	982	987	+ 0.5%	3,139	3,084	- 1.8%
Days on Market Until Sale	26	25	- 3.8%	32	35	+ 9.4%
Median Sales Price*	\$380,000	\$400,000	+ 5.3%	\$365,000	\$375,000	+ 2.7%
Average Sales Price*	\$489,632	\$493,629	+ 0.8%	\$462,583	\$471,868	+ 2.0%
Percent of List Price Received*	100.6%	100.2%	- 0.4%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	1,860	2,076	+ 11.6%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

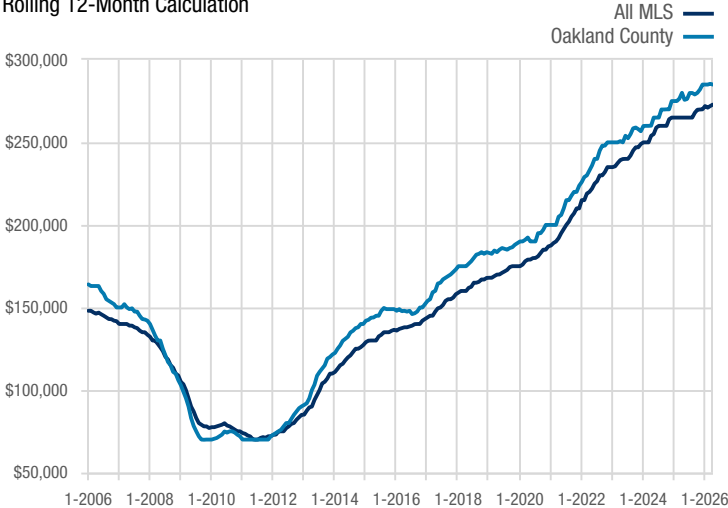
Condo	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	413	521	+ 26.2%	1,376	1,584	+ 15.1%
Pending Sales	300	315	+ 5.0%	935	992	+ 6.1%
Closed Sales	239	274	+ 14.6%	820	837	+ 2.1%
Days on Market Until Sale	31	42	+ 35.5%	37	45	+ 21.6%
Median Sales Price*	\$282,500	\$281,126	- 0.5%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$319,629	\$314,462	- 1.6%	\$314,124	\$314,395	+ 0.1%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	98.6%	98.0%	- 0.6%
Inventory of Homes for Sale	560	779	+ 39.1%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Residential
Rolling 12-Month Calculation



Median Sales Price - Condo
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

MEMORANDUM



TO: MAYOR FISCHER AND CITY COUNCIL
FROM: CORTNEY HANSON, CITY CLERK
SUBJECT: CLERK'S OFFICE FEE SCHEDULE UPDATES
DATE: MAY 28, 2026

A review of the current Clerk's Office fee schedule was undertaken to ensure fees more accurately reflect the services being provided today. Many of the existing fees have not been significantly updated since 2007, despite increases in departmental review time, administrative processing, and overall service demands. The proposed changes are intended to modernize the fee structure and better align fees with the current level of staff review and administrative effort required to process applications and provide services efficiently.

A resolution to adopt the enclosed Clerk's Office fee schedule is scheduled for Council consideration at the June 8, 2026 Council meeting.



CITY CLERK'S OFFICE

45175 Ten Mile Road Novi, MI 48375
(248) 347-0456 Phone
(248) 347-0577 Facsimile
www.cityofnovi.org

APPLICATION FEES

Auctioneer License

Application Fee per Event	\$100 200
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Fireworks

First Event	\$750
Second Event	\$1,000

Going out of Business *

Application Fee	\$50
Renewal Fee	\$50

Liquor License Class C

Business Application Fee	\$1,000
Applicant Application Fee	\$210 500

Massage Business

New Business Application Fee	\$250 500
Annual Business Renewal Fee	\$50 250

Non-Commercial Solicitor

Application Fee per Organization	\$0 100
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Notary Services

Required as part of Official City Business	No charge
Novi Resident or Property Owner - First Notary Act	No charge
Subsequent Notary Act/s (Per Notary Act)	\$0 10
Non-Resident (Per Notary Act)	\$0 10

Outdoor Gathering

Application Fee (200-499 attendants)	\$110 300
Application Fee (500-2,499 attendants)	\$210 400
Application Fee (2,500-5,000 attendants)	\$360 500
Application Fee (5,000+ attendants)	\$510 1,000



CITY CLERK’S OFFICE

45175 Ten Mile Road Novi, MI 48375
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APPLICATION FEES

Pawnbroker *	
Application Fee	\$250 <u>500</u>
Peddler	
Application Fee	\$35 <u>100</u>
Precious Metal and Gem Dealer *	
Application Fee	\$50
Refuse Collector	
Application fee per vehicle	\$125 <u>200</u>
Secondhand Dealer and Junk Dealer *	
Application Fee	\$50

** Rate is established and limited by law.*

MEMO

Mayor and Council –

Please see the following memo introducing the proposed revisions to our building fees, which are scheduled to be presented at your June 8th Council meeting.

- Victor



TO: VICTOR CARDENAS, CITY MANAGER
FROM: CHARLES BOULARD, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: COMMUNITY DEVELOPMENT FEE UPDATES
DATE: MAY 27, 2026

Background Information:

As part of developing the City of Novi FY26/27 Budget, departments were tasked with exploring expenditure cuts and appropriate revenue opportunities, including fee updates. As part of this process, the Community Development team prepared proposed fee schedules that were subsequently referenced in Karen Lancaster's April 13, 2026 budget presentation. The attached proposed fee schedules will be brought forward for consideration at the June 8, 2026, City Council meeting with an effective date of July 1, 2026, to correspond with the start of the new fiscal year.

General Information:

The Community Development Department provides a wide variety of services to residents, businesses, and visitors to our community. Fees are collected for many of those services where appropriate, including many Planning and Building-related functions. Developers, contractors, and DIY homeowners are charged to offset building and trade (Plumbing, Electrical, Heating, and Refrigeration) related permit review and inspection costs. These fees are set in a schedule approved by City Council. Commercial and Multi-Family Building Permit values and costs are referenced to Square Foot Construction Costs published and updated by the International Code Council (ICC) and adjusted with construction costs.

The Planning Division fees offset the costs of reviews of project plans and rezoning requests submitted for review under the Zoning, Woodlands, Wetlands, Engineering Design, and Construction standards, as well as conformance with the Master Plan for Land Use and other related future-looking plans.

Fees charged to our customers generally fall into (2) categories. The first of these is a pass-through for our various consultants, including natural features, traffic, façade, and some standard permit reviews. These fees are typically adjusted in concert with new or updated contracts. Other fees are directed to the General Fund to offset the costs of City staff, related operations, and supporting consultants. A number of Building fees were updated in 2023 while others have not been revised for a number of years. These have been

reviewed in detail, and an amendment is proposed in the attached strike-through Fee Schedules. These are specifically as follows:

Efficiencies and Convenience:

The City of Novi offers walk-in service (9) hours a day (5) days a week. Online trade and sign permit application submittals and 24-hour/ 7-day a week construction inspection scheduling are available. Payment for most invoices is available online through credit card or e-check for the convenience of our customers. Confirmation of inspection requests and results are available following field entry of results. Complete Permit status and inspections results are also available 24/7 at www.bsaonline.com through the link from the City website. Inspectors have field tablets updated in real time and are available to contractors and permit holders via smart phone voice, text and email. Technology upgrades afford increased efficiencies, transparency and increased levels of service balanced with the flood of new products, construction methods and increasingly detailed construction and building performance standards.

Residential Permit Fees:

These fees are the basic permit cost for new residential 1 and 2 family homes, townhouses and garages. Base permit costs are based on values calculated per square foot of construction area. These values are fixed in the fee schedule. and have not been increased in a number of years. Proposed values for new work are as follows:

- 1 and 2 family homes and townhouses \$131.97/sf
- Garages (private) \$53.30/sf
- Finished basements \$23.63/sf
- Decks (depending on type) \$33.75-52.50/sf

It is important to note that the “values” are for the completed work and include both materials and labor. While the material cost for a homeowner may be significantly less, the value of the finished product will be identical, exclusive of who provided the labor. Inspection costs to the City will be the same or more for a DIY project compared to that done by a contractor. These fees are proposed to more closely match market conditions referenced in the current ICC cost data tables. An adjustment is also proposed for reviewing larger residential additions and alterations.

Base and Additional Inspection Fees:

These represent the cost for each permit final, reinspection, and additional inspection, as well as hourly overtime charges for contractors requesting overtime, evening, weekend, and holiday inspections. Overtime inspections are subject to staff availability and are proposed to be adjusted to match current contract amounts and minimum call-in time, where specified in the contract. The increase also offsets the cost of contractual inspection services where required.

Trade (Heating, Refrigeration, Plumbing and Electrical) Permit Fees:

These fees cover the inspections and support of contractors installing and commissioning these systems. In addition to the basic onsite inspections and documentation, there are significant education and support components to this work. Energy Efficiency Code

requirements apply to each of these disciplines and often require coordination with other trades. While our team does not design solutions, we support the contractors in exploration of the potential options to meet the minimum Code requirements.

Permits costs are based on a combination of inspections and quantities of fixtures, circuits, panels, furnaces, etc. Larger projects may require multiple underground, rough or open ceiling inspections as various portions of a building are ready to move to the next stage. While this accommodation requires additional inspection visits, contractors are typically not charged unless work is not ready, habitually incorrect or incomplete. Inspection efforts also include review and approval of system and 3rd party test results, air balance and arc-fault calculations.

Additional Charges for Service:

Also proposed are several fees for services that provide a significant value and draw on resources. These include the following:

- Temporary Certificates of Occupancy: issued when development is incomplete and the structures can be safely occupied.
- Zoning Compliance Permits and Inspection: Issued for structures under the 200 square foot permit threshold in the Building Codes.
- Sign Permit fees have been reconfigured to account for numerous reviews of ever-changing designs and projects canceled without payment.

Proposed Planning and Engineering Site Plan Fees:

The proposed fee increases noted in bold red type in the attached Planning and Engineering Fee Schedule generally reflects the costs for review of Site Plans through the Preliminary and Final approval stages. These fees vary according to the type and size of the project as larger more complicated projects require additional commitment of resources. In some cases, the charges that are shown are based on the estimated construction cost as more equitable than site area. Several new fees are proposed for services that the Planning Department performs on a regular basis at no cost to applicants as noted on the final page of the Planning and Engineering Fee Schedule. Examples of common services offered by Planning and Engineering staff that are proposed for a fee increase are as follows:

- Preliminary and Final Site Plan Review: Increase from \$400 to \$600
- Revised Preliminary and Final Site Plan Review: Increase from \$250 to \$350

Six new fees are proposed for services that are commonly requested or otherwise needed, and are based on the estimated actual costs that the required service entails:

- Pre-Application meetings (18 meetings held in 2025) \$300
- Site Plan extension requests (5 requests in 2025) \$200
- Façade Review Project Management \$100
- Engineering review of Rezoning Requests \$350
- Zoning Verification Letters (38 requests in 2025) \$100
- Landscape Inspection Fee (beyond 3 inspections) \$400

Proposed Minimum Landscape Construction Values:

The standard fees the City bases its landscaping financial guarantees, maintenance guarantees, inspection fees and woodland permits on, are generally based on actual costs. The City last updated two of these costs in 2020. In comparison of the most recent bids received for the City's tree planting contract, it has been noted by the City's Landscape Architect, that the costs for landscaping have gone up significantly. The final page of the attached updated Fee Schedule provides proposed costs that are based on the City's new tree planting contract's lowest bid for trees, shrubs and perennials. The costs for seed, sod and mulch were obtained by surveying several landscape architects and contractors who work in Novi and choosing a figure that is representative and fair. The new proposed cost for deciduous canopy trees of \$500 per tree should also be used for the per-credit cost when a developer or resident chooses to make a deposit to the tree fund for unplanted required credits.

The proposed minimum landscape construction values are used for calculation of Financial Guarantee amounts for incomplete work as well as retainage through the required (2) year warranty period. These values are also used as the basis for determination of Landscape inspection fees and are based on recent tree planting bids as well as a survey of industry professionals. The Street Tree Maintenance line item represents the ongoing cost to the City for maintenance of additional street trees to the City inventory and responsibility.

Please note that the City is currently soliciting proposals to contract landscape review and inspection services and these may require future adjustment to align with the contract costs.



City of Novi
Community Development
Planning Division Fees

Find Planning Division application forms, including a "Request for
Estimated Fees" at
[Forms and Permits - City of Novi](#)

**Proposed fee changes in red typeface*

5/19/2026

Anticipated effective date 7/1/2026

ACCESSORY STRUCTURES, ADDITIONS 1000 SQ. FT. OR LESS AND GENERATORS

Necessary reviews are determined at the Pre-Application meeting. Miscellaneous fees can be found on the "Other Fees" Schedule. 15% Administrative fee applies to all invoices.

Preliminary Site Plan

Discipline	Initial Plan Review		Revised Plan Review	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Planning	\$250	\$300	\$250	\$300
Engineering	\$250	\$300	\$250	\$300

Final Site Plan

Discipline	Initial Plan Review		Revised Plan Review	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Planning	\$200	\$250	\$250	\$250
Engineering	\$250	\$250	\$250	\$250

COMMERCIAL, INDUSTRIAL, AND OFFICE

Commercial, Industrial, and Office reviews include churches, schools, and all non-residential uses.

Wetland/Woodland Evaluation fees not associated w/ a site plan shall be based on Total Acreage.

Necessary reviews are determined at the Pre-Application meeting. Miscellaneous fees can be found on the "Other Fees" Schedule. 15% Administrative fee applies to all invoices.

Concept Plan - Special Developments, Residential Unit Development (RUD), Planned Rezoning Overlay (PRO), etc.

Discipline	Initial Concept				Revised Concept	
	Base + \$/unit			Maximum Fee	Base	
	Current Fee	Proposed Fee			Current Fee	Proposed Fee
Planning	\$300	\$500	\$4	\$1,500	\$250	\$500
Engineering	\$300	\$500	\$2	\$1,000	\$250	\$500

Preliminary Site Plan

Discipline	Initial Preliminary Review						Revised Preliminary Review	
	Base < 5 ac		Base + \$/acre over 5		Base + \$/acre over 15		Base	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Planning	\$400	\$600	\$400 \$40/acre	\$600 \$40/acre	\$800 \$30/acre	\$800 \$30/acre	\$250	\$350
Engineering	\$400	\$600	\$400 \$15/acre	\$600 \$15/acre	\$550 \$10/acre	\$800 \$10/acre	\$250	\$350

Final Site Plan									
Discipline	Initial Final Review						Revised Final Review		
	Base < 5 ac		Base + \$/acre over 5		Base + \$/acre over 15		Base		
	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee		Proposed Fee
Planning	\$400	\$600	\$400 \$40/acre	\$600 \$40/acre	\$800 \$30/acre	\$800 \$30/acre	\$250		\$350
	Current Fee			Proposed Fee			Current Fee		Proposed Fee
Engineering	1.5% of construction cost, min. \$450			1.5% of construction cost, min. \$650			\$250		\$350
MULTIPLE FAMILY AND SINGLE FAMILY RESIDENTIAL									
Single Family Residential facades and lot landscaping are reviewed through the Building Division on the Plot Plan Review submittal. Necessary reviews are determined at the Pre-Application meeting. Miscellaneous fees can be found on the "Other Fees" Schedule. 15% Administrative fee applies to all invoices.									
Concept Plan - Special Developments, Residential Unit Development (RUD), Planned Rezoning Overlay (PRO), etc.									
Discipline	Initial Concept					Revised Concept			
	Base + \$/unit				Maximum Fee		Base		
	Current Fee	Proposed Fee					Current Fee		Proposed Fee
Planning	\$300	\$500	\$4		\$1,500		\$250		\$350
Engineering	\$300	\$500	\$2		\$1,000		\$250		\$350
Preliminary Site Plan									
Discipline	Initial Preliminary Review						Revised Preliminary Review		
	Base < 20 units		Base + \$/unit over 20		Base + \$/unit over 50		Base		
	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee		Proposed Fee
Planning	\$350	\$600	\$300 \$6/unit	\$600 \$6/unit	\$530 \$3/unit	\$600 \$3/unit	\$250		\$350
Engineering	\$400	\$600	\$400 \$4/unit	\$600 \$4/unit	\$520 \$2/unit	\$600 \$3/unit	\$250		\$350
Final Site Plan									
Discipline	Initial Final Review						Revised Final Review		
	Base < 50 units			Base + \$/unit over 50			Base		
	Current Fee	Proposed Fee		Current Fee	Proposed Fee		Current Fee		Proposed Fee
Planning	\$350	\$600		\$530 \$3/unit	\$600 \$3/unit		\$250		\$350
	Current Fee			Proposed Fee			Current Fee		Proposed Fee
Engineering	1.5% of constructin cost, min. \$450			1.5% of constructin cost, min. \$600			\$250		\$350

OTHER REVIEW FEES

Necessary reviews are determined at the Pre-Application meeting. Miscellaneous fees can be found on the "Other Fees" Schedule. 15% Administrative fee applies to all invoices.

RUD Plan Review

Discipline	Initial RUD Review						Revised RUD Review	
	25 Acres or Less	Base + \$/acre over 25	70 Acres or Less	Base + \$/acre over 70	Maximum		25 Acres or Less	Base + \$/acre over 25
	No Proposed Change						Current Fee	Proposed Fee
Planning	n/a	n/a	\$1,000	\$1,000	\$4	\$2,000	\$250	\$350
Engineering	n/a	n/a	\$500	\$500	\$4	\$1,500	\$250	\$350

Phasing Plan Review

Discipline	Initial Phasing Review			Revised Phasing Review		
	2-5 Phases	6-15 Phases	16 plus Phases	2-5 Phases	6-15 Phases	16 plus Phases
	Current Fee	Proposed Fee	No Proposed Change	No Proposed Change	Current Fee	Proposed Fee
Planning	\$300	\$350	\$500	\$750	\$250	\$350
Engineering	\$300	\$350	\$500	\$750	\$250	\$350

Planned Development Option

Discipline	Initial Plan Review				Revised Plan Review			
	50 Acres or Less		Greater than 50 Acres		50 Acres or Less		Greater than 50 Acres	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Planning	\$500	\$500	\$800	\$800	\$250	\$350	\$250	\$350
Engineering	\$100	\$500	\$100	\$800	\$250	\$350	\$250	\$350

Rezoning

Discipline	Base plus \$/acre		Single Family Residential	Multiple Family Residential	Commercial
	Current Fee	Proposed Fee	No Proposed Change	No Proposed Change	No Proposed Change
Planning	\$1,000	\$1,200	\$5	\$15	\$20
Engineering	n/a	\$350	\$0	\$0	\$0

OTHER REVIEW FEES

Landscape Material Values

	Current	Proposed
Deciduous Canopy Tree	\$400	\$500
Street Tree	\$400	\$500
Sub-canopy Ornamental Tree	\$375	\$450
Evergreen	\$375	\$500
Shrub	\$50	\$75
Perennial	\$15	\$25
Lawn Seed / square yard	\$3	\$4
Sod / square yard	\$6	\$8
Mulch / square yard	\$35	\$80
Labor / hour	\$50	\$50
Transformer	\$500	\$500
Woodland Replacement Tree	\$400	\$500
Street Tree Maintenance Fee	\$25	\$125

Additional City Services

Special Land Use Review 2 acres or less	\$500	\$800
Special Land Use Review over 2 acres	\$900	\$1,200
Zoning Text Amendments	\$690	\$900

New Proposed Fees

	Current Fee	Proposed Fee
Landscape Inspection Fee - beyond 2 inspections, (for both Landscape Final & Maintenance insp.)	\$90	\$400
Façade Only - Planning Review	n/a	\$100
Site Plan Extension Request - Planning Commission	n/a	\$200
Zoning Verification Letter	n/a	\$100
Planning Review of PRO Agreement	n/a	\$500
Pre-Application Meeting	n/a	\$300



COMMUNITY DEVELOPMENT DEPARTMENT

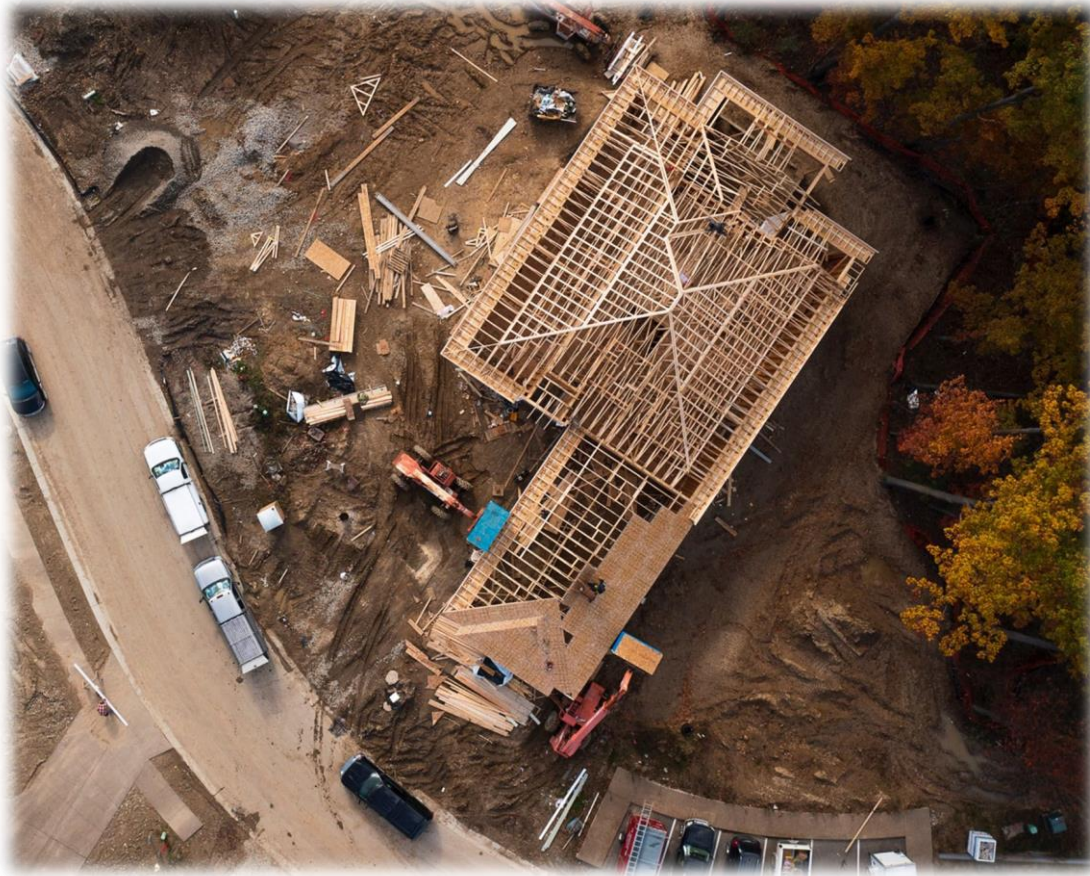
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BUILDING PERMIT FEES

CITY OF NOVI COMMUNITY DEVELOPMENT DEPARTMENT



**Schedule of Permit and Plan Review Fees
Building Division
Effective for Permits invoiced beginning July 1, 2026**





COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
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BUILDING PERMIT FEES

APPLICATION FEES

A nonrefundable application fee shall accompany each building permit application. This fee shall be as follows:

1. Residential
 - a. New Single-Family Residence, Additions, Alterations, Mobile Homes, Repairs & Zoning\$40
2. Nonresidential
 - a. New Commercial/Industrial & Additions, Other Non-Single Family\$40
3. Other
 - a. Construction Board of Appeals application fee, each meeting \$300
 - b. Zoning Boards of Appeals
 - i. Single Family Residential (Existing) \$220
 - ii. Single Family Residential With Violation \$275
 - iii. Single Family Residential (New) \$275
 - iv. Multiple/Commercial/Industrial \$330
 - v. Multiple/Commercial/Industrial With Violation \$440
 - vi. Sign \$330
 - vii. Sign With Violation \$440
 - viii. House Moves \$330
 - ix. Special Meeting (At Discretion of the Board) \$660

CONTRACTOR REGISTRATIONS/LICENSES

1. Residential: Builder or Maintenance & Alterations (duration of license) \$15

PLAN REVIEW FEES

1. Residential and Utility plan review (b, c and d per consultant contract, includes 15% administration)
 - a. Additions, alterations, & repairs etc. reviews (less than \$30,000 value)\$50
 - b. Single family plan reviews, additions and alterations over \$30,000 \$155
 - c. MRC/Structural Review
 - i. Initial plan review\$189.75
 - ii. Additional reviews\$132.25
 - d. Similar/Dissimilar review
 - i. Initial review\$166.75
 - ii. Additional reviews\$109.25
2. Nonresidential
 - a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.
 - b. Nonresidential trade plan reviews to be computed at .0015 (base fee) X .25 of the estimated construction cost.
 - c. Minor change from original plan review \$130
 - d. Major change from the original plan review to be computed at .500 of the base fee on the estimated construction cost.
 - e. Design build phases (each) \$200
 - f. Deferred submittal items (each) \$200
 - g. Rear yard façade review \$40.25

PERMIT & INSPECTION FEES ADDRESSES

1. Addresses (each new or reassigned)\$15



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BUILDING PERMIT FEES

BUILDING PERMIT VALUATION

The building permit fee shall be based on the total estimated cost of the project as noted or as computed at 95% of the current International Code Council (ICC) Building Valuation Data Report exclusive of site work. The fee shall be based on the building construction valuation as follows:

- Residential, one and two-family = \$131.97 per square foot; Private Garages = \$53.30
- Decks = \$33.75 per square foot; cedar and composite decks = \$52.5 per square foot
- Finished basements (all use group) = \$23.63 per square foot
- For nonresidential shell only buildings at 50% of table cost; New nonresidential building including tenant build out at 95% of table cost.
- New nonresidential interior tenant improvements and mezzanine at 50% of table cost (30% for existing)

Nonresidential (MBC) Permit Cost based on Construction Valuation

- a. Under \$1,000 \$60
 - b. \$1,001 and over \$60
- Plus \$5 for each additional \$1,000 or part thereof over \$1,001*

Residential (MRC) Construction Valuation

- c. Under \$1,000 \$60
 - d. \$1,001 and over \$60
- Plus \$4.50 for each additional \$1,000 or part thereof over \$1,001*

CERTIFICATE OF OCCUPANCY AND TEMPORARY BONDS

Additional bond will be required of the permit holder to insure completion of work and/or correction of violations noted by the Community Development Department.

- 1. New Single Family Temporary C/O Bond \$1,000
- 2. Temporary Certificate of Occupancy /extension \$125

COMPLETION AGREEMENTS (REQUIRED UNDER CHAPTER 26.5)

- 1. Completion agreement administrative fee (per phase) \$950

DIGITAL IMAGING

All projects are required to have the project documents digitally scanned to a CD for record retention. The following is a list that will determine the amount of digital imaging fees to be charged based on the size of the project submitted. These fees will be included in the permit fee calculation for the project. A 15% fee will be added to cover the administrative cost of this task.

- 1. Minor tenant alteration / residential with a total of twelve 24"x36" architectural sheets or less a flat fee \$100
- 2. Tenant alterations with a total of 13-50 24"x 36" architectural sheets and under 275- 8 ½"x11" pages a flat fee \$260
- 3. New nonresidential building with a total of 51-100 24"x36" architectural sheets and under 475 8½"x11" pages a flat fee \$400

DEMOLITION

- 1. Base fee \$50
- 2. Per structure, up to 1,000 square feet of floor area \$100
- 3. Each additional square feet of floor area \$.03
- 4. Plan Review Fee (min.) \$100



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BUILDING PERMIT FEES

MOBILE/PRE-MANUFACTURE HOME

2. Within the MH district, per dwelling unit \$180
3. In other districts, the fee shall be the same as the building permit valuation.

LAND IMPROVEMENT (per consultant contract)

2. Review \$115
3. Each review for builder-initiated change \$115
4. Footing elevation inspection \$155.25
5. Additional footing elevation inspection..... \$115
6. Final grade inspection (certification) \$155.25
7. Each additional inspection..... \$155.25
8. Minor Land Permit
 - a. Review..... \$86.25
 - b. Inspection fee..... \$86.25
 - c. Additional inspection fee \$86.25

RE-INSTATEMENT (Expiration of Permit)

All permits remain valid as long as work is progressing, and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee \$50

BASE, ADDITIONAL AND OVERTIME INSPECTION FEES

1. Residential & Nonresidential (per trade, includes fire inspection), each \$60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) \$60
- Special inspection (Change of occupancy) each \$180
3. Any other (per trade)..... \$60
4. Overtime Fees (Subject to staff availability)
 - a. Overtime, Evenings and Saturday (3 hour minimum), per hour \$68
 - b. Overtime, Sunday & Holidays (3 hour minimum), per hour \$92

SIGN PERMITS (Building and Electrical Permits may also be required)

Ground, Temporary, Wall, Canopy or Projecting Signs (each)

1. Application and Plan Review (max. 1 resubmittal)..... \$40
2. Permit and Inspection \$50

TEMPORARY STRUCTURES (Tents, Construction/Sales Trailers, & all other mobile units)

- Minimum fee \$100

Zoning Compliance Permit (Sheds and structures not requiring a Building Permit)

- Application, review and inspection fee \$70

TEMPORARY USE AND FLOOD PLAIN REVIEW/INSPECTION FEES

1. Temporary Special Exception \$100
2. Temporary Special Land Use \$200
3. Floodplain use permits (per consultant contract, includes admin. fee)
 - a. Major flood plain use permit \$3,450
 - b. Minor flood plain use permit..... \$402.50
 - c. Individual residential floodplain use permit \$402.50
 - d. Bonds
 - i. Major flood plain use permit..... \$10,000
 - ii. Minor flood plain use permit..... \$2,500



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BUILDING PERMIT FEES

iii. Individual residential floodplain use permit..... \$1,000



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ELECTRICAL FEES

APPLICATION FEE on all permits (non-refundable).....\$35

CONTRACTOR REGISTRATION/LICENSES

All contractors shall register their license with the City of Novi before work is commenced. Registration shall be renewed each license year.

1. Electrical and Sign Specialty Contractor (duration of license).....\$15

PLAN REVIEW FEES

1. Plan review

a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

SERVICE (Temporary or Permanent)

1. 200 ampere or less – each service.....\$12
2. 201 – 600 ampere – each service.....\$18
3. 601 – 800 ampere – each service.....\$24
4. 801 – 1,200 ampere – each service\$30
5. Over 1,200 ampere – GFI only\$58

ELECTRICAL EQUIPMENT

1. Circuits (New, Extended or Altered) - each\$6
2. Lighting Fixtures—per 25\$7
3. HVAC
a. Furnace (unit heater)\$6
b. Air Conditioner\$8
c. Generator\$8
4. Appliances
a. Electric heating Units (baseboard)\$5
b. Power Outlets (range, oven, water heater, dryer, water pump, dishwasher, etc.)-each\$7
5. Signs
a. Unit Connections\$12
b. Letters.....\$15
c. Neon—each 25 feet.....\$20
6. Feeders-Bus Ducts, etc.-- per 50 feet\$7
7. Energy Retrofit –Temperature Control Equipment\$50
8. Grounding Electrode\$10
9. Transformers
a. 0 to 20 KVP 7 HP\$8
b. 21 to 50 KVP & HP\$12
c. Over 51 KVP & HP.....\$12
10. Smoke Detectors-- per 5.....\$6



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ELECTRICAL FEES

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1. Minimum Fee\$50

BASE, ADDITIONAL AND OVERTIME INSPECTIONS FEE

For the purpose of determining conformance with codes:

1. Residential & Nonresidential (per trade, includes fire inspection), each\$60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection)\$60
3. Final inspection.....\$60
4. Overtime Fees (Subject to staff availability)
 - a. Overtime, Evenings and Saturday (3 hour minimum), per hour\$68
 - b. Overtime, Sunday & Holidays (# hour minimum), per hour\$92



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MECHANICAL FEES

APPLICATION FEE on all permits (non-refundable).....\$35

CONTRACTOR REGISTRATION/LICENSES

1. Heating & Cooling, Water and Sewer Excavator, and/or Commercial Boiler (duration of license) \$15

PLAN REVIEW FEES

1. Plan review

a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

HEATING EQUIPMENT/SYSTEMS

1. Residential heating system (includes duct and gas line pipe)\$60
New building only (replacement system should be itemized)
2. Gas/oil burning equipment (furnace, rooftop units) \$35
 - a. Compressors (split/combination) rooftop units only \$35
 - b. Gas fired generator \$35
3. Residential boiler \$35
Residential boiler must be installed by a licensed boiler installer.
4. Water heater \$6
5. Flue/vent damper/chimney liner \$6
6. Solid fuel equipment (includes chimney)..... \$35
7. Gas burning fireplace (includes chimney)..... \$35
8. Chimney, factory built-installed separately \$30
9. Solar; set of 3 panels (includes piping)..... \$24
10. Gas piping; each opening (new installation/gas pressure test) \$6
11. Heat pumps (complete residential) \$35
12. Bath and kitchen exhaust ducts \$6
13. LP Tanks—A homeowner must own tank to install. If homeowner does not own tank, license mechanical contractor must install tank
 - a. Aboveground \$48
 - b. Underground \$48
14. Humidifiers \$12
15. Ducts \$35 minimum \$.15/ ft
16. Heat pumps—nonresidential (pipe not included) \$24
17. Air handlers/heat wheels
 - a. Under 10,000 CFM..... \$24
 - b. Over 10,001 CFM..... \$70
18. Commercial hoods/grease ducts..... \$18
19. Heat recovery units \$12
20. V.A.V. boxes \$12
21. Unit Heaters \$18

PIPING SYSTEMS

1. Process Piping \$25 minimum..... \$.06/ ft
2. Gas Piping \$25 minimum \$.06/ft



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MECHANICAL FEES

REFRIGERATION AND AIR CONDITIONING

1. Air conditioning (including split systems) \$35
2. Evaporator coils..... \$35
3. Refrigeration (includes split systems) \$35
4. Chiller \$35
5. Cooling towers \$35
6. Compressor \$35
7. Ducts \$30 minimum \$.15/ft

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1. Minimum Fee.....\$50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes:

1. Residential & Nonresidential (per trade, includes fire inspection), each\$60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection)\$60
3. Final inspection.....\$60
4. Any other (per trade).....\$60
5. Overtime Fees (Subject to staff availability)
 - a. Overtime, Evenings and Saturday (3 hour minimum), per hour\$68
 - b. Overtime, Sunday & Holidays (3 hour minimum), per hour\$92



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PLUMBING FEES

APPLICATION FEE on all permits (non-refundable).....\$35

CONTRACTOR REGISTRATION/LICENSES

1. Water & Sewer Excavator.....\$15
2. Plumbing Contractor (duration of license)\$15

PLAN REVIEW FEES

1. Plan review
 - a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

FIXTURES (each) As follows:

Bath Related

Bathtub	\$6
Bidet	\$6
Lavatories	\$6
Shower Pan	\$6
Urinal	\$6
Water Closet (toilet)	\$6

Kitchen/Bar Related

Disposal	\$6
Dishwasher	\$6
Grease Trap.....	\$6
Ice Making Machine.....	\$6
Refrigerator.....	\$6
Sink	\$6

Business/Medical Related

Bed Pan Washer.....	\$6
Carbonated Beverage Dispenser	\$6
Dental Chair.....	\$6
Drinking Fountain.....	\$6
Embalming Table	\$6
Emergency Eye Washer	\$6
Emergency Shower	\$6
Slop Sink.....	\$6
Medical Gas (per opening)	\$6

Other Misc. Fixture, Drains, etc.

Acid Drain	\$6
Autopsy.....	\$6
Building Drains	\$6
Lavatories	\$6
Condensate Drain	\$6
Floor Drain	\$6
Hot Water Tank (Heater).....	\$6
Laundry Trays	\$6
Manholes, Catch Basins	\$6
Mobile Home Park Site	\$6
Outlet/Connection to Heating System	\$6
Outlet/Connection to Make-up Water Tank	\$6
Plaster Trap	\$6
Pump (Sump, Ejector, Wtr. Drv) (backflow)	\$6
Roof Sump/Drains (Conductor)	\$6
Sprinkler System (Irrigation)	\$6
Starch Trap	\$6
Sterilizer	\$6
Stub Ups (underground only)	\$6
Washing Machine	\$6
Water Connected Still	\$6
Water Softener/Filtering Equip	\$6
Fixtures not listed above	\$6



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1. Minimum Fee.....\$50

BASE, ADDITIONAL AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes: 6

1. Residential & Nonresidential (per trade, includes fire inspection), each\$60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection)\$60
3. Final inspection.....\$60
4. Any other (per trade).....\$60
5. Overtime Fees (Subject to staff availability)
 - a. Overtime, Evenings and Saturday (3 hour minimum), per hour\$68
 - b. Overtime, Sunday & Holidays (3 hour minimum), per hour\$92

WATER SERVICE (Includes any repair work)

1. Less than 2"line.....\$6
2. 2" to 6"line.....\$30
3. Over 6"line.....\$60

SEWERS (Sanitary, Storm, or Combined)

1. Less than 6"line.....\$6
2. 6" line and over.....\$30

WATER DISTRIBUTION PIPE (SYSTEMS)

1. 3/4"line\$6
2. 1" line\$12
3. 1 1/4" line\$18
4. 1 1/2" line\$24
5. 2" line\$30
6. Over 2" line\$35



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FIRE ALARM FEES

APPLICATION FEE on all permits (non-refundable).....\$35

CONTRACTOR REGISTRATION/LICENSES

1. Fire Alarm Contractor\$15

PLAN REVIEW FEES

1. Plan review performed by city employees.....\$200

2. Additional plan review performed by city employees\$100

FIRE ALARM SYSTEMS FEES

1. Circuits\$6 ea

2. Fire alarms—up to 10 devices\$60

3. Fire alarms—11 to 20 devices.....\$120

4. Fire alarms—over 20 devices.....\$6 ea

RE-INSTATEMENT (Expiration of Permit)

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1. Minimum Fee\$50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes:

1.

2. Residential & Nonresidential (per trade, includes fire inspection), each\$60

3. Re-inspection (re-inspection fees to be paid prior to re-inspection)\$60

4. Final inspection.....\$60

5. Any other (per trade).....\$60

6. Overtime Fees (Subject to staff availability)

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FIRE SUPPRESSION FEES

APPLICATION FEE on all permits (non-refundable)\$35

CONTRACTOR REGISTRATION/LICENSES

1. Fire Suppression Contractor\$15

PLAN REVIEW FEES

1. Plan review performed by city employees \$200
2. Additional plan review performed by city employees \$100

FIRE SUPPRESSION SYSTEMS FEES

1. Fire suppression/protection minimum\$25
2. Sprinkler heads (per head)\$.85
3. Flushing of pipe inspection\$50
4. Hydro inspection \$50
5. Hood/duct systems
 a. Minimum for one (1) \$20
 b. Each additional.....\$6
6. Certification fee.....\$12

RE-INSTATEMENT (Expiration of Permit)

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A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee.....\$50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes: (Observable components for Life/Safety issues only)

1. Additional inspection.....\$60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection)\$60
3. Rough inspection\$60
4. Final inspection.....\$60
5. Special/safety inspection/hood system.....\$60
6. Overtime Fees (Subject to staff availability)
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BUILDING PERMIT FEES

CITY OF NOVI COMMUNITY DEVELOPMENT DEPARTMENT



Schedule of Permit and Plan Review Fees

Building Division

Effective for Permits invoiced beginning ~~July~~March 1,
2026~~5~~





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BUILDING PERMIT FEES

APPLICATION FEES

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2. Nonresidential
 - a. New Commercial/Industrial & Additions, Other Non-Single Family \$40
3. Other
 - a. Construction Board of Appeals application fee, each meeting \$300
 - b. Zoning Boards of Appeals
 - i. Single Family Residential (Existing) \$220
 - ii. Single Family Residential With Violation \$275
 - iii. Single Family Residential (New) \$275
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 - vi. Sign \$330
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CONTRACTOR REGISTRATIONS/LICENSES

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 - b. Nonresidential trade plan reviews to be computed at .0015 (base fee) X .25 of the estimated construction cost.
 - c. Minor change from original plan review \$130
 - d. Major change from the original plan review to be computed at .500 of the base fee on the estimated construction cost.
 - e. Design build phases (each) \$200
 - f. Deferred submittal items (each) \$200
 - g. Rear yard façade review \$40.25

PERMIT & INSPECTION FEES ADDRESSES

1. Addresses (each new or reassigned) \$15



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BUILDING PERMIT FEES

BUILDING PERMIT VALUATION

The building permit fee shall be based on the total estimated cost of the project as noted or as computed at 95% of the current International Code Council (ICC) Building Valuation Data Report exclusive of site work. The fee shall be based on the building construction valuation as follows:

- Residential, one and two-family = ~~\$104.46~~131.97 per square foot; Private Garages = ~~\$41.02~~53.30
- Decks = ~~\$19.47~~33.75 per square foot; cedar and composite decks = ~~\$28.22~~52.5 per square foot
- ~~Un~~finished basements (all use group) = ~~\$18.56~~23.63 per square foot ~~and \$16.00 per square foot for finished basements~~
- For nonresidential shell only buildings at 50% of table cost; New nonresidential building including tenant build out at 95% of table cost.
- New nonresidential interior tenant improvements and mezzanine at 50% of table cost (30% for existing)

Nonresidential (MBC) Permit Cost based on Construction Valuation

- a. Under \$1,000 \$60
 - b. \$1,001 and over \$60
- Plus \$5 for each additional \$1,000 or part thereof over \$1,001*

Residential (MRC) Construction Valuation

- c. Under \$1,000 \$60
 - d. \$1,001 and over \$60
- Plus \$4.50 for each additional \$1,000 or part thereof over \$1,001*

CERTIFICATE OF OCCUPANCY ~~AND~~ TEMPORARY BONDS

Additional bond will be required of the permit holder to insure completion of work and/or correction of violations noted by the Community Development Department.

- 1. New Single Family Temporary C/O Bond \$1,000
- 2. ~~Temporary Certificate of Occupancy /extension~~ ~~\$125~~

COMPLETION AGREEMENTS (REQUIRED UNDER CHAPTER 26.5)

- 1. Completion agreement administrative fee (per phase) \$950

DIGITAL IMAGING

All projects are required to have the project documents digitally scanned to a CD for record retention. The following is a list that will determine the amount of digital imaging fees to be charged based on the size of the project submitted. These fees will be included in the permit fee calculation for the project. A 15% fee will be added to cover the administrative cost of this task.

- 1. Minor tenant alteration / residential with a total of twelve 24"x36" architectural sheets or less a flat fee \$100
- 2. Tenant alterations with a total of 13-50 24"x 36" architectural sheets and under 275- 8 ½"x11" pages a flat fee \$260
- 3. New nonresidential building with a total of 51-100 24"x36" architectural sheets and under 475 8½"x11" pages a flat fee \$400

DEMOLITION

- 1. Base fee \$50
- 2. Per structure, up to 1,000 square feet of floor area \$100
- 3. Each additional square feet of floor area \$.03
- 4. Plan Review Fee (min.) \$100



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
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www.cityofnovi.org

BUILDING PERMIT FEES

MOBILE/PRE-MANUFACTURE HOME

2. Within the MH district, per dwelling unit \$180
3. In other districts, the fee shall be the same as the building permit valuation.

LAND IMPROVEMENT (per consultant contract)

2. Review \$115
3. Each review for builder-initiated change \$115
4. Footing elevation inspection \$155.25
5. Additional footing elevation inspection \$115
6. Final grade inspection (certification) \$155.25
7. Each additional inspection \$155.25
8. Minor Land Permit
 - a. Review \$86.25
 - b. Inspection fee \$86.25
 - c. Additional inspection fee \$86.25

RE-INSTATEMENT (Expiration of Permit)

All permits remain valid as long as work is progressing, and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee \$50

BASE, ADDITIONAL AND OVERTIME INSPECTION FEES

1. Residential & Nonresidential (per trade, includes fire inspection), each ~~\$5060~~
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) ~~\$5060~~
Special inspection (Change of occupancy) each \$180
3. Any other (per trade) ~~\$6059~~
4. Overtime Fees (Subject to staff availability)
 - a. Overtime, Evenings and Saturday (3 hour minimum), per hour \$68
 - b. Overtime, Sunday & Holidays (3 hour minimum), per hour \$92

SIGN PERMITS (Building and Electrical Permits may also be required)

Ground, Temporary, Wall, Canopy or Projecting Signs (each)

1. Application and Plan Review (max. 1 resubmittal) \$40
2. Permit and Inspection ~~\$5075~~

TEMPORARY STRUCTURES (Tents, Construction/Sales Trailers, & all other mobile units)

- Minimum fee \$100

Zoning Compliance Permit (Sheds and structures not requiring a Building Permit)

- Application, review and inspection fee \$70

TEMPORARY USE AND FLOOD PLAIN REVIEW/INSPECTION FEES

1. Temporary Special Exception \$100
2. Temporary Special Land Use \$200
3. Floodplain use permits (per consultant contract, includes admin. fee)
 - a. Major flood plain use permit \$3,450
 - b. Minor flood plain use permit \$402.50
 - c. Individual residential floodplain use permit \$402.50
 - d. Bonds
 - i. Major flood plain use permit \$10,000
 - ii. Minor flood plain use permit \$2,500



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BUILDING PERMIT FEES

iii. Individual residential floodplain use permit..... \$1,000



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ELECTRICAL FEES

APPLICATION FEE on all permits (non-refundable).....\$35

CONTRACTOR REGISTRATION/LICENSES

All contractors shall register their license with the City of Novi before work is commenced. Registration shall be renewed each license year.

1. Electrical and Sign Specialty Contractor (duration of license)\$15

PLAN REVIEW FEES

1. Plan review

a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

SERVICE (Temporary or Permanent)

1. 200 ampere or less – each service..... \$12
2. 201 – 600 ampere – each service..... \$18
3. 601 – 800 ampere – each service..... \$24
4. 801 – 1,200 ampere – each service\$30
5. Over 1,200 ampere – GFI only \$58

ELECTRICAL EQUIPMENT

1. Circuits (New, Extended or Altered) - each \$6
2. Lighting Fixtures—per 25 \$7
3. HVAC
a. Furnace (unit heater) \$6
b. Air Conditioner \$8
c. Generator \$8
4. Appliances
a. Electric heating Units (baseboard) \$5
b. Power Outlets (range, oven, water heater, dryer, water pump, dishwasher, etc.)-each \$7
5. Signs
a. Unit Connections \$12
b. Letters..... \$15
c. Neon—each 25 feet..... \$20
6. Feeders-Bus Ducts, etc.-- per 50 feet \$7
7. Energy Retrofit –Temperature Control Equipment \$50
8. Grounding Electrode \$10
9. Transformers
a. 0 to 20 KVP 7 HP \$8
b. 21 to 50 KVP & HP \$12
c. Over 51 KVP & HP \$12
10. Smoke Detectors-- per 5..... \$6



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ELECTRICAL FEES

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1. Minimum Fee \$50

BASE, ADDITIONAL AND OVERTIME INSPECTIONS FEE

For the purpose of determining conformance with codes:

1. Residential & Nonresidential (per trade, includes fire inspection), each ~~\$50~~60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) ~~\$50~~60
3. Final inspection..... ~~\$50~~60
4. Overtime Fees (Subject to staff availability)
 - a. Overtime, Evenings and Saturday (3 hour minimum), per hour \$68
 - b. Overtime, Sunday & Holidays (# hour minimum), per hour \$92



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MECHANICAL FEES

APPLICATION FEE on all permits (non-refundable).....\$35

CONTRACTOR REGISTRATION/LICENSES

1. Heating & Cooling, Water and Sewer Excavator, and/or Commercial Boiler (duration of license) \$15

PLAN REVIEW FEES

1. Plan review

a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

HEATING EQUIPMENT/SYSTEMS

1. Residential heating system (includes duct and gas line pipe) \$60
New building only (replacement system should be itemized)
2. Gas/oil burning equipment (furnace, rooftop units) \$35
 - a. Compressors (split/combo) rooftop units only \$35
 - b. Gas fired generator \$35
3. Residential boiler \$35
Residential boiler must be installed by a licensed boiler installer.
4. Water heater \$6
5. Flue/vent damper/chimney liner \$6
6. Solid fuel equipment (includes chimney) \$35
7. Gas burning fireplace (includes chimney) \$35
8. Chimney, factory built-installed separately \$30
9. Solar; set of 3 panels (includes piping) \$24
10. Gas piping; each opening (new installation/gas pressure test) \$6
11. Heat pumps (complete residential) \$35
12. Bath and kitchen exhaust ducts \$6
13. LP Tanks—A homeowner must own tank to install. If homeowner does not own tank, license mechanical contractor must install tank
 - a. Aboveground \$48
 - b. Underground \$48
14. Humidifiers \$12
15. Ducts \$35 minimum \$.15/ ft
16. Heat pumps—nonresidential (pipe not included) \$24
17. Air handlers/heat wheels
 - a. Under 10,000 CFM \$24
 - b. Over 10,001 CFM \$70
18. Commercial hoods/grease ducts \$18
19. Heat recovery units \$12
20. V.A.V. boxes \$12
21. Unit Heaters \$18

PIPING SYSTEMS

1. Process Piping \$25 minimum \$.06/ ft
2. Gas Piping \$25 minimum \$.06/ft



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MECHANICAL FEES

REFRIGERATION AND AIR CONDITIONING

1. Air conditioning (including split systems) \$35
2. Evaporator coils..... \$35
3. Refrigeration (includes split systems) \$35
4. Chiller \$35
5. Cooling towers \$35
6. Compressor \$35
7. Ducts \$30 minimum \$.15/ft

RE-STATEMENT (Expiration of Permit)

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1. Minimum Fee..... \$50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes:

1. Residential & Nonresidential (per trade, includes fire inspection), each ~~\$50~~60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) ~~\$50~~60
3. Final inspection..... ~~\$50~~60
4. Any other (per trade)..... ~~\$60~~50
5. Overtime Fees (Subject to staff availability)
 - a. Overtime, Evenings and Saturday (3 hour minimum), per hour \$68
 - b. Overtime, Sunday & Holidays (3 hour minimum), per hour \$92



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PLUMBING FEES

APPLICATION FEE on all permits (non-refundable).....\$35

CONTRACTOR REGISTRATION/LICENSES

1. Water & Sewer Excavator..... \$15
2. Plumbing Contractor (duration of license) \$15

PLAN REVIEW FEES

1. Plan review
 - a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

FIXTURES (each) As follows:

Bath Related

Bathtub	\$6
Bidet	\$6
Lavatories	\$6
Shower Pan	\$6
Urinal	\$6
Water Closet (toilet)	\$6

Kitchen/Bar Related

Disposal	\$6
Dishwasher	\$6
Grease Trap.....	\$6
Ice Making Machine.....	\$6
Refrigerator.....	\$6
Sink	\$6

Business/Medical Related

Bed Pan Washer.....	\$6
Carbonated Beverage Dispenser	\$6
Dental Chair.....	\$6
Drinking Fountain.....	\$6
Embalming Table	\$6
Emergency Eye Washer	\$6
Emergency Shower	\$6
Slop Sink.....	\$6
Medical Gas (per opening)	\$6

Other Misc. Fixture, Drains, etc.

Acid Drain	\$6
Autopsy.....	\$6
Building Drains	\$6
Lavatories	\$6
Condensate Drain	\$6
Floor Drain	\$6
Hot Water Tank (Heater).....	\$6
Laundry Trays	\$6
Manholes, Catch Basins	\$6
Mobile Home Park Site	\$6
Outlet/Connection to Heating System	\$6
Outlet/Connection to Make-up Water Tank	\$6
Plaster Trap	\$6
Pump (Sump, Ejector, Wtr. Drv) (backflow)	\$6
Roof Sump/Drains (Conductor)	\$6
Sprinkler System (Irrigation)	\$6
Starch Trap	\$6
Sterilizer	\$6
Stub Ups (underground only)	\$6
Washing Machine	\$6
Water Connected Still	\$6
Water Softener/Filtering Equip	\$6
Fixtures not listed above	\$6



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PLUMBING FEES

RE-INSTATEMENT (Expiration of Permit)

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1. Minimum Fee..... \$50

BASE, ADDITIONAL AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes: 6

1. Residential & Nonresidential (per trade, includes fire inspection), each ~~\$5060~~
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) ~~\$5060~~
3. Final inspection..... ~~\$5060~~
4. Any other (per trade)..... ~~\$5060~~
5. Overtime Fees (Subject to staff availability)
 - a. Overtime, Evenings and Saturday (3 hour minimum), per hour \$68
 - b. Overtime, Sunday & Holidays (3 hour minimum), per hour \$92

WATER SERVICE (Includes any repair work)

1. Less than 2" line.....\$6
2. 2" to 6" line..... \$30
3. Over 6" line.....\$60

SEWERS (Sanitary, Storm, or Combined)

1. Less than 6" line.....\$6
2. 6" line and over..... \$30

WATER DISTRIBUTION PIPE (SYSTEMS)

1. 3/4" line\$6
2. 1" line\$12
3. 1 1/4" line\$18
4. 1 1/2" line \$24
5. 2" line \$30
6. Over 2" line \$35



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FIRE ALARM FEES

APPLICATION FEE on all permits (non-refundable).....\$35

CONTRACTOR REGISTRATION/LICENSES

1. Fire Alarm Contractor\$15

PLAN REVIEW FEES

1. Plan review performed by city employees.....\$200

2. Additional plan review performed by city employees.....\$100

FIRE ALARM SYSTEMS FEES

1. Circuits\$6 ea

2. Fire alarms—up to 10 devices\$60

3. Fire alarms—11 to 20 devices.....\$120

4. Fire alarms—over 20 devices\$6 ea

RE-INSTATEMENT (Expiration of Permit)

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1. Minimum Fee.....\$50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes:

1.

2. Residential & Nonresidential (per trade, includes fire inspection), each~~\$5060~~

3. Re-inspection (re-inspection fees to be paid prior to re-inspection)~~\$5060~~

4. Final inspection.....~~\$5060~~

5. Any other (per trade).....~~\$5060~~

6. Overtime Fees (Subject to staff availability)

a. Overtime, Evenings and Saturday (3 hour minimum), per hour\$68

b. Overtime, Sunday & Holidays (3 hour minimum), per hour\$92



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FIRE SUPPRESSION FEES

APPLICATION FEE on all permits (non-refundable)\$35

CONTRACTOR REGISTRATION/LICENSES

1. Fire Suppression Contractor\$15

PLAN REVIEW FEES

1. Plan review performed by city employees \$200
2. Additional plan review performed by city employees \$100

FIRE SUPPRESSION SYSTEMS FEES

1. Fire suppression/protection minimum \$25
2. Sprinkler heads (per head)\$.85
3. Flushing of pipe inspection\$50
4. Hydro inspection \$50
5. Hood/duct systems
 a. Minimum for one (1) \$20
 b. Each additional.....\$6
6. Certification fee.....\$12

RE-INSTATEMENT (Expiration of Permit)

All permits remain valid as long as work is progressing and inspections are requested and conducted.
A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee..... \$50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes: (Observable components for Life/Safety issues only)

1. Additional inspection..... ~~\$5060~~
2. Re-inspection (re-inspection fees to be paid prior to re-inspection)~~\$5060~~
3. Rough inspection ~~\$5060~~
4. Final inspection..... ~~\$5060~~
5. Special/safety inspection/hood system..... ~~\$5060~~
6. Overtime Fees (Subject to staff availability)
 a. Overtime, Evenings and Saturday (3 hour minimum), per hour..... \$68
 b. Overtime, Sunday & Holidays (3 hour minimum), per hour \$92

MEMORANDUM



TO: ERICK W. ZINSER
DIRECTOR OF PUBLIC SAFETY/CHIEF OF POLICE

FROM: STEVEN D. SNELL – DETECTIVE SERGEANT

SUBJECT: FLOCK / ALPR CAMERAS

DATE: MAY 28, 2026

On May 8, 2023, the Novi City Council approved the purchase and installation of ten (10) Flock license plate readers as part of an effort to enhance public safety, assist criminal investigations, and improve regional information sharing among law enforcement agencies. The Novi Police Department currently operates ten (10) Flock Safety Cameras that are positioned at strategic roadway locations throughout the city.

Current Camera Deployment Locations

The City's current Flock camera deployment locations are as follows:

1. Novi Road / I-96 Northbound
2. Novi Road / I-96 East Off Ramp Southbound
3. Novi Road / Crescent Boulevard Northbound
4. Beck Road / I-96 Southbound
5. Beck Road / I-96 Northbound
6. Twelve Mile Road / M-5 Westbound
7. Twelve Mile Road / M-5 Eastbound
8. Haggerty Road / Eight Mile Road Southbound
9. Eight Mile Road / Haggerty Road Westbound
10. Novi Road / West Oaks Drive Southbound

These locations were selected based on traffic flow, ingress and egress corridors, major commercial areas, and routes commonly utilized for regional travel.

Regional Law Enforcement Participation

The effectiveness of the Flock Safety System is enhanced through regional cooperation and information sharing among participating law enforcement agencies. The following agencies currently deploy Flock Cameras (these are only a sample of agencies in Michigan):

1. Auburn Hills Police Department
2. Beverly Hills Police Department
3. Birmingham Police Department
4. Bloomfield Township Police Department
5. Brownstown Police Department
6. Charlotte Police Department
7. Chesterfield Police Department
8. Clawson Police Department
9. Dearborn Heights Police Department

10. Dearborn Police Department
11. Farmington Police Department
12. Farmington Hills Police Department
13. Ferndale Police Department
14. Grand Blanc Township Police Department
15. Lansing Police Department
16. Lathrup Village Police Department
17. Michigan State Police
18. Oakland County Sheriff's Office
19. Milford Police Department
20. Northville Township Police Department
21. Plymouth Township Police Department
22. Royal Oak Police Department
23. Shelby Township Police Department
24. Sterling Heights Police Department
25. Walled Lake Police Department
26. Wolverine Lake Police Department
27. Wixom Police Department
28. West Bloomfield Police Department
29. Livonia Police Department
30. South Lyon Police Department (currently in the process of acquiring and implementing Flock cameras).

This regional network allows participating agencies to share relevant investigative information across jurisdictional boundaries when authorized and when appropriate for law enforcement purposes.

Overview of How Flock Cameras Operate

Flock Safety Cameras are specifically designed to capture vehicle information in public roadway environments. The cameras are mounted on poles or existing infrastructure and operate continuously. When a vehicle passes the camera, the system records and analyzes several data points, including:

1. License plate number
2. Vehicle make
3. Vehicle model
4. Vehicle color
5. Distinguishing characteristics (such as decals, roof racks, bumper damage, etc.)
6. Direction of travel
7. Date and time stamp
8. GPS location of the camera

The cameras are not designed for general live surveillance or facial recognition. The primary purpose of the system is vehicle identification and investigative support. Each time a member of the Novi Police Department conducts a query through the Flock System, a valid reason and supporting Case Report Number is required to conduct the search. The information provided through each search allows investigators to search

historical vehicle information associated with criminal investigations, missing persons, stolen vehicles, wanted subjects, and public safety incidents.

Investigative and Operational Uses

Flock Safety Camera Systems are commonly utilized for:

1. Locating stolen vehicles
2. Identifying suspect vehicles associated with criminal activity
3. Locating missing or endangered persons
4. Investigating violent crimes and property crimes

Access to Information and Data Security

Authorized law enforcement personnel access Flock Safety data through a secure, cloud-based software platform provided by Flock Safety. Access is controlled through individualized user accounts, password protection, multi-factor authorization, and permission-based authorization protocols.

Users can search by full license plate number, a partial license plate number or a generic search with such parameters as make/model/color of the target vehicle.

The system maintains audit logs documenting user access and search activity to ensure accountability and compliance with departmental policies and applicable laws. Participating agencies may share data with one another through the Flock network when permitted by agency policy and applicable legal standards. Access is restricted to legitimate law enforcement and public safety purposes.

Other Jurisdictions Operating Flock Cameras in Novi

Jurisdictions all around the City of Novi are operating Flock cameras in their own jurisdictions. There is no other jurisdiction deploying Flock cameras in the City of Novi except for The Oakland County-Commerce Township Sub-Station. Commerce Township recently approved the purchase of Flock cameras. One camera is being installed on the M-5 median, just south of Fourteen Mile Road. Because M-5 is a state highway, they do not need authorization from the City of Novi. If another jurisdiction wanted to install a Flock camera in Novi (not along a state highway), they would have to seek City of Novi approval prior to obtaining any other permits.

Data Retention and Privacy Considerations

Flock Safety Systems are intended to capture vehicle-related information occurring in public view on roadways. The cameras do not record audio and are not intended for continuous monitoring of individuals. Access to stored information is limited to authorized personnel conducting official investigations or public safety functions. Generally, the Flock software stores vehicle information for thirty (30) days within the software program.

The Flock Safety Cameras do not directly integrate into the Michigan Secretary of State Database. When a license plate or vehicle make/model/color is searched, the results do not indicate the registered owner of the vehicle. If an investigator or an officer locates the target vehicle, a separate search will have to be conducted through the

Law Enforcement Information Network (LEIN) and Secretary of State to determine the registered owner and registration details of the vehicle. The only information that a Flock search will generate is the license plate number along with generic vehicle descriptors.

May 27, 2026

Mayor and Council –

We submitted a request to our national elected representatives for additional support at Fire Station #4, specifically a new training tower. We've heard back from our two Senators with bad news. Still waiting to hear back from Representative Dingell's office.

- Victor

U.S. Senator Elissa Slotkin Congressionally Directed Spending Application Status

Good afternoon,

Thank you for submitting your proposal for consideration as part of the Congressionally Directed Spending (CDS) process through the office of U.S. Senator Elissa Slotkin.

After careful review, we regret to inform you that your project was not selected for submission to the Transportation, Housing and Urban Development Subcommittee this cycle. This was an incredibly competitive process, with far more high-quality applications than available submission slots. We recognize the time, effort, and thought that went into your proposal, and we are grateful for your commitment to serving your community.

We encourage you to stay in touch with our office regarding your funding needs and to consider applying again in future cycles. Our team remains available as a resource and is happy to help identify other potential opportunities for support where possible.

Thank you again for your engagement and for the important work you are doing.

Maria Moore

Community Engagements & Grants Manager

Office of U.S. Senator Elissa Slotkin

315 W. Allegan St. Ste #207

Lansing, MI 48933

[Grants and Funding Assistance](#)



FY27 CDS Update

Victor,

Hope you're well –

Reaching out with an update on Novi's CDS submission for the Novi Fire Training Tower project through this year's CDS program. Unfortunately, due to eligibility issues, we were not able to submit the project on to the Senate Appropriations Committee for review, so the project won't be considered for funding this year through our office.

Happy to answer any questions you might have regarding the eligibility issues, just let me know.

Thanks,
Michael

Michael Schmid

Regional Director

Office of U.S. Senator Gary C. Peters

