

2021 Park Dedication Rate Comparison

City	2020 Residential (Per Unit)	2021 Residential (Per Unit)	2020 Non-Residential	2021 Non-Residential
Andover	\$3,475	\$4,400	\$10,424 / Acre or 10% of FMV, whichever is less	\$13,200 / Acre or 10% of FMV, whichever is less
Apple Valley	\$1,935 - Single Family, \$3,509.69 - Townhouse, \$3,342.50 - Multi	\$1,935 - Single Family, \$3,509.69 - Townhouse, \$3,342.50 - Multi	\$1,272 / 1,000 Sq. Ft.- Retail, \$1881.50 / 1,000 Sq. Ft.- Office, \$636.00 / 1,000 Sq. Ft.- Institutional	\$1,272 / 1,000 Sq. Ft.- Retail, \$1881.50 / 1,000 Sq. Ft.- Office, \$636.00 / 1,000 Sq. Ft.- Institutional
Blaine	\$4,449	\$4,449	\$8,704 / Acre	\$8,704 / Acre
Bloomington	\$5,700	\$5,700	\$585 / 1,000 Sq. Ft.	\$585 / 1,000 Sq. Ft.
Brooklyn Center	\$0	\$0	\$0	\$0
Brooklyn Park	\$4,600	\$4,600	\$8,000 / Acre	\$8,000 / Acre
Burnsville	\$2,717	\$2,717	\$17,500 / Acre	\$17,500 / Acre
Chanhassen	\$5,800 - Single Family, \$5,000 - Duplex, \$3,800 - Multi	\$5,800 - Single Family, \$5,000 - Duplex, \$3,800 - Multi	\$12,500 / Acre	\$12,500 / Acre
Champlin	\$4,370	\$4,370	\$8,323 / Acre	\$8,323 / Acre
Cottage Grove	\$3,400	\$3,400	\$6,000 / Acre	\$6,000 / Acre
Eagan	\$3,722	\$3,871	\$977 / 1,000 Sq. Ft.	\$1,016 / 1,000 Sq. Ft.
Eden Prairie	\$6,500	\$6,500	\$11,500 / Acre	\$11,500 / Acre
Falcon Heights	8%	8%	10% FMV	10% FMV
Fridley	\$1,500	\$1,500	\$.023 / SF	
Golden Valley	6%	6%	6% FMV	6% FMV
Inver Grove Hights	\$2,850	\$2,850	\$7,000 / Acre	\$7,000 / Acre
Lakeville	Low Density: \$4,509, Medium Density: \$3,068, High Density: \$2,352	Low Density: \$4,734, Medium Density: \$3,221, High Density: \$2,470	\$7,693 / Acre	\$7,693 / Acre
Little Canada	\$3,500 – 1-8 units \$1,950 – 9+ units	\$3,500 – 1-8 units \$1,950 – 9+ units	7% FMV or 10% of Land	7% FMV or 10% of Land
Maple Grove	\$4,177	\$4,233	\$11,000 / Acre	\$11,000 / Acre
Maplewood	\$3,540	\$3,540	9% FMV	9% FMV
Moundsview	\$3,500	\$3,500	10% FMV	10% FMV
Oakdale	\$2,886, \$2,607 - 5+ units	\$2,886, \$2,607 - 5+ units	Retail \$467 / 1,000 Sq. Ft., Office: \$534 1,000 Sq. Ft.	Retail \$467 / 1,000 Sq. Ft., Office: \$534 1,000 Sq. Ft.
Plymouth	\$8,000	\$8,000	\$8,000 / Acre	\$8,000 / Acre
Richfield	\$0	\$0	\$0	\$0
Roseville	\$4,000	\$4,250	10% FMV	10% FMV
Shakopee	\$5340 - Single Family, \$4450 - Townhouses/Apartments, \$2225 - Apartments: 60% of units are 1 bedroom/studios	\$5340 - Single Family, \$4450 - Townhouses/Apartments, \$2225 - Apartments: 60% of units are 1 bedroom/studios	\$9,500 / Acre	\$9,500 / Acre
Shoreview	4%	4%	10% FMV	10% FMV
St. Louis Park	\$1,500	\$1,500	5% FMV	5% FMV
Woodbury	\$3,500	\$3,500	\$6,000 / Acre	\$6,000 / Acre
Average	\$3,109	\$3,113	-	-

Park Dedication Process Established 4/25/11 - Updated 6/25/2021

The City Ordinances as it pertains to Park Dedication is as follows:

1103.06: PARK DEDICATION:

A. Authority: Minnesota Statutes 462.358, subdivisions 2b and 2c permits the City to require dedication of park land, or cash in lieu of land, as part of the subdivision process in order to fulfill its plans for recreational facilities and open spaces. The City Council, at its discretion, will determine whether park dedication is required in the form of land, cash contribution, or a combination of cash and land. To properly use this authority, the City will base its determination on existing development, the need created by the proposed development, and the plans and policies of the City embodied by the Parks and Recreation System Master Plan, Pathways Master Plan, and Comprehensive Plan.

B. Condition to Approval: Park dedication will be required as a condition to the approval of any subdivision, plat, replat or lot split. The Parks and Recreation Commission shall recommend, in accordance with Statute and after consulting the approved plans and policies noted herein, either a portion of land to be dedicated to the public, or in lieu thereof, a cash deposit given to the City to be used for park purposes, or a combination of land and cash deposit.

C. Park Dedication Amount: The portion of land to be dedicated in all areas shall be 10%. Park dedication fees shall be reviewed and determined annually by City Council resolution and established in the fee schedule in Chapter 314 of this Code, and the fee shall be paid as part of the Development Agreement required in Section 1102.05 of this Title.

D. Utility Dedications Not Qualified: Land dedicated for required pathways, street right-of-way or utilities, including drainage, does not qualify as park dedication.(Ord. 1530, 7/10/2017)

FEES

Park Dedication fees are set annually by resolution of the City Council as part of the fee schedule. Currently, the amount is set at \$4,250 per unit. For non-residential, the fee is calculated as 10% of the fair market value of the property.