

# FEE SCHEDULE

## PLANNING AND CODES DEPARTMENT



### Development Review

<b>1. Concept Plan/Site Plan</b>	
00.00-01 Acres.....	\$100.00
01.01-10 Acres.....	\$150.00
10.01-20 Acres.....	\$200.00
20.01-50 Acres.....	\$250.00
50.01(+ ) Acres.....	\$300.00
<b>2. Subdivision Plat</b>	
<b><u>Preliminary Plat</u></b>	
01-02 Lots.....	\$100.00
03-10 Lots.....	\$150.00
11-30 Lots.....	\$300.00
31-50 Lots.....	\$400.00
51(+ ) Lots.....	\$500.00
<b><u>Final Plat</u></b>	
01-04 Lots.....	\$25.00
05-30 Lots.....	\$100.00
	(+ \$10.00 per Lot)
31(+ ) Lots.....	\$100.00
	(+ \$5.00 per Lot)
<b><u>Minor Plat (Preliminary/Final)</u></b>	
Combined Total of Preliminary & Final Fees	
<b>3. Telecommunication Tower</b>	
(Formal Planning Commission and Administrative Reviews)	
(New Tower OR Expansion to Site Perimeter Area).....	\$500.00
(Co-location & Improvements to Previously Approved Site Perimeter Area).....	\$150.00
<b>4. Zoning Letter</b> .....	\$50.00
<b>5. Rezoning</b> .....	\$300.00
<b>6. Text Amendment</b> .....	\$300.00
(Zoning & LU Control, Standards for Land Subdivision & Comprehensive Plan)	
<b>7. Board of Zoning Appeals</b> .....	\$300.00
(Variances, Special Exceptions, Administrative Reviews & Map Interpretations)	
<b>8. Construction Board of Adjustments</b>	
(Hears and Decides Appeals Concerning Enforcement of Construction Code)	
(1 and 2 Family Dwellings).....	\$50.00
(All Other Structures).....	\$100.00
<b>9. Public Right-of-way Abandonment</b> .....	\$300.00
<b>10. *Called Meeting</b> .....	\$500.00
(+ all other fees for applicable reviews & permits) (*Called for out of the ordinary special circumstances)	

### Grading

<b>1. Grading Permit</b>	
(Commercial/All Non-Single Family Residential Uses).....	\$60.00
(Up to 1 acre + \$10.00 per acre)	

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(Single Family Residential Uses).....\$35.00

### **Building, Moving, Demolition, Plumbing, Gas, Mechanical and Sign Permits**

#### 1. **Building**

(Includes, but not limited to, New Construction, Alterations, Fences, Decks and Swimming Pools)

(Total Valuation)	
\$1,000.00 or less.....	\$20.00
\$1,001.00-50,000.00.....	\$20.00+
(\$20.00 for first \$1,000.00 + \$6.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	
\$50,001.00-100,000.00.....	\$310.00+
(\$310.00 for first \$50,000.00 + \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	
\$100,001.00-500,000.00.....	\$550.00+
(\$550.00 for first \$100,000.00 + \$3.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	
\$501,000.00 and up.....	\$2,000.00+
(\$2,000.00 for first \$500,000.00 + \$2.50 for each additional \$1,000.00, or fraction thereof)	

(The building official, or his/her designee, is authorized to rely on the permit applicant to provide the total cost valuation for determining the building permit fee. However, if in the opinion of the building official, or his/her designee, the valuation provided by the permit applicant does not reasonably reflect the project construction cost, the building official, or his/her designee, may determine the total valuation by using the average cost per square foot provided in the most current Building Valuation Data printed semi-annually in the Building Safety Journal published by the International Code Council/ICC.)

#### 2. **Building Plan Review/Checking**

(Fee shall be 1/2 of Building Permit fee, not to exceed \$1,000.00.)

**Note: Building Plan Reviews/Checking fees apply only to commercial, office and industrial type projects.**

#### 3. **Moving**

(Applies to Any Building or Structure).....\$120.00

#### 4. **Demolition**

(1 & 2 Family Homes & Accessory Structures up to 1,000 Sq. Ft.).....\$60.00

(Multi-family, Commercial & Accessory Structures over 1,000 Sq. Ft.).....\$120.00

**Note: Demolition of any commercial structure requires approval by the State of Tennessee Department of Environment and Conservation/TDEC.**

#### 5. **Plumbing**.....\$12.00

(Each Plumbing Fixture, Floor Drain or Trap, Including Water and Drainage Piping).....\$3.00

(Each House Sewer).....\$5.00

(Each Cesspool).....\$5.00

(Each Septic Tank and Seepage Pit or Drainfield).....\$10.00

(Each Water Heater and/or Vent).....\$3.00

(Installation, Alteration or Repair of Water Piping and/or Water Treating Equipment).....\$5.00

(Repair or Alteration of Drainage or Vent Piping).....\$5.00

(1 to 5 Vacuum Breakers or Backflow Protection Devices Installed Subsequent to Installation of Piping or Equipment Served).....\$3.00

(Over 5 Each Vacuum Breaker or Backflow Protection Device Installed Subsequent to Installation of Piping or Equipment Served).....\$1.50

(New or Replacement Water Customer Lines).....*City \$25.00/County \$35.00*

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(New or Replacement Sanitary Sewer Customer Lines).....City \$25.00/County \$35.00  
**Note: Affidavit of Plumbing License or Exemption shall be submitted, as provided for under § 62-6-402 of the Tennessee Code Annotated.**

6. **Mechanical**.....\$12.00  
 (+ \$12.00 for first \$1,000.00, or fraction thereof, of total valuation + \$2.50 for each additional \$1,000.00, or fraction thereof, for inspecting heating, ventilating, ductwork, air conditioning and refrigeration systems)
- Inspecting Boilers (Based upon BTu Input)**
- (33,000 Btu (1 BHp) to 165,000 (5 BHp)).....\$6.00  
 (165,001 Btu (5 BHp) to 330,000 (10 BHp)).....\$12.00  
 (330,001 Btu (10 BHp) to 1,165,000 (52 BHp)).....\$18.00  
 (1,165,001 Btu (52 BHp) to 3,300,000 (98 BHp)).....\$30.00  
 (Over 3,300,000 Btu (98 BHp)).....\$42.00
- Note: 1KJ = 1,055 BTu, 1BHp = 33,475 BTUH**
- (Temporary Operation Inspection Fee).....\$10.00
- Note 1: When a preliminary inspection is requested for purposes of permitting temporary operation of a heating, ventilating, refrigeration or air conditioning system, or portion thereof, the above fee shall be paid. If system is not approved for temporary operation on the first preliminary inspection, the re-inspection fee shall be charged for each subsequent inspection.**
- Note 2: The State of Tennessee License Requirement is that all mechanical systems valued at \$25,000.00 or more require a State of Tennessee Mechanical Contractor's License to be submitted with the permit application.**

7. **Sign**.....\$25.00+  
 (\$25.00 up to total valuation of 1,000.00 + \$5.00 for each additional \$1,000.00, or fraction thereof)

8. **Valuation Costs**  
 (Permit fees calculated from total valuation costs provided shall be based upon the total cost of the project, including materials and labor.)

9. **Re-inspection Fee**.....\$50.00  
 (Applies to All Failed Permit Inspections for Building, Plumbing and Mechanical)

10. **Penalties**  
 (Where work for which a permit is required by an adopted code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of an adopted code in the execution of the work nor from any other penalties prescribed therein.)

### **Temporary Certificate of Occupancies (TCOs), Sureties And Landscaping and Sidewalk Fund Contributions**

1. **TCO Issuance**.....\$250.00+  
 (Amount by applicant or his/her designee shall be \$250.00 for first 30 days + \$50.00 for each month thereafter, up to 6 months, unless otherwise approved by the City Manager or his/her designee.)

2. **Surety for TCO Issuance**  
 (Amount of surety to be obtained by applicant or his/her designee shall be 100% of total remaining estimated cost for project's on/off site improvements not completed + 15% for administrative and contingency costs, not to exceed \$50,000.00. The total cost shall yield a minimum surety amount of \$1,000.00. Amount shall be fully released upon satisfactory completion of outstanding improvements.)

3. **Surety for Public Improvements for Roadway, Sidewalks, Drainage and Erosion Control**  
 (Amount of surety to be obtained by applicant or his/her designee pertains to new and/or reconstructed roadway facilities to be under construction within existing rights-of-way established or formally platted previously. Amount shall be 100% of total estimated cost + 15% for administrative and contingency costs. Amount shall be fully released upon satisfactory completion of outstanding improvements.)

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4. **Surety for 2-Year Roadway Maintenance for Acceptance of Public Improvements for Roadway, Sidewalks, Drainage and Erosion Control**  
(Amount of surety to be obtained by applicant or his/her designee pertains to platted rights-of-way for the acceptance of new roadway facilities and/or those facilities reconstructed within existing rights-of-way established or formally platted previously. Amount shall be 25% of total final cost. Amount shall be fully released at termination should no failures occur.)
5. **Surety for 2-Year Maintenance for On and Off-Site Public or Private Landscaping Improvements**  
(Amount of surety to be obtained by applicant or his/her designee shall be 15% of total final cost, when not irrigated. When irrigated, amount shall be 10% of total final cost. The total cost shall yield a minimum surety amount of \$1,000.00. Amount shall be fully released at termination should no removal and replacement be necessary.)
6. **Landscape (or Tree) Fund Deposit Contribution In-Lieu of Installation**  
(Amount deposited by applicant or his/her designee pertains to the contribution of landscape (or tree) funds in lieu of landscape/tree installation, where said installation may not fully be feasible to comply with all city requirements and an approval has been granted. Amount shall be \$250.00 per tree for first 10 trees + \$75.00 for each tree thereafter + 15% for administrative and contingency costs.)
7. **Sidewalk (or Greenway) Fund Deposit Contribution In-Lieu of Installation\***  
(Amount deposited by applicant or his/her designee pertains to the contribution of sidewalk/greenway funds in lieu of public sidewalk/greenway construction, where said construction may not fully be feasible to comply with city requirements and an approval has been granted. Amount shall be market rate cost per linear foot + cost for each curb ramp + 15% for administrative and contingency costs. \*Fee adjustments may apply annually based on installation and material costs. An estimated cost of construction may be provided by applicant and considered. An applicant providing an estimate that does not reasonably reflect construction cost shall be subject to staff's determination of total valuation by using annual costs per linear foot, as referenced above.)