**CITY OF JEFFERSON**

**BUILDING, PLANNING AND DEVELOPMENT**

**2024 FEE SCHEDULE (Effective Jan. 1, 2024)**

**(Adopted Per Ord. 23-02, Sec. 7)**

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| **APPLICATION TYPE** | **2024 FEE** |
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| **ANNEXATION** | **2024 FEE** |
| Annexation, single property | $200.00 |
| Annexation, more than one parcel | $200 plus  $150 per each parcel more than one |
| De-annexation | $525.00 |
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| **CERTIFICATE OF APPROPRIATENESS (HISTORIC PRESERVATION COMMISSION)** | **2024 FEE** |
| Certificate of appropriateness, major work | $275.00 |
| Certificate of appropriateness, minor work or sign | $70.00 |
| Certificate of appropriateness, exemption from | $25.00 |
| Historic district boundary, local, addition to | No fee |
| Historic district boundary, local, removal from | $500.00 |
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| **DESIGN REVIEW** (note: applies only to certain projects) | **2024 FEE** |
| Design review, site design, under 5 acres | $75.00 |
| Design review, site design, 5.0 to 10 acres | $130.00 |
| Design review, site design, 10.01 to 25 acres | $260.00 |
| Design review, site design, more than 25 acres | $370.00 |
| Design review, architectural, commercial, up to 50,000 sq. ft. | $210.00 |
| Design review, architectural, commercial, 50,001 to 100,000 sq. ft. | $320.00 |
| Design review, architectural, commercial, more than 100,000 sq. ft. | $420.00 |
| Design review, architectural, open air commercial, less than 10 acres | $210.00 |
| Design review, architectural, open air commercial, 10.01 to 25 acres | $320.00 |
| Design review, architectural, open air commercial, more than 25 acres | $420.00 |
| Design review, architectural, residential, less than 25 units | $210.00 |
| Design review, architectural, residential, 26 to 50 units | $320.00 |
| Design review, architectural, residential, more than 50 units | $420.00 |
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| **DEVELOPMENT OF REGIONAL IMPACT** | **2024 FEE** |
| Development of regional impact (local processing fee) | $250.00 |
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| **DEVELOPMENT PERMIT (SEE ALSO LAND DISTURBANCE PERMIT)** | **2024 FEE** |
| Development permit, planning review | $600 or $40 per lot or $40 per acre, whichever is greater |
| Development permit, arborist review (includes multiple inspections) | $600.00 |
| Development permit, stormwater and hydrology report review | $600 or $40 per lot or $40 per acre, whichever is greater |
| Development permit, water plan review, City of Jefferson | $600 or $40 per lot or $40 per acre, whichever is greater |
| Development permit, sanitary sewer plan review, City of Jefferson | $600 or $40 per lot or $40 per acre, whichever is greater |
| Water system capacity analysis for peak demand and fire flow | $3,500.00 |
| Downstream sewer capacity analysis, without an existing downstream sewer lift station (per site) | $4,000.00 |
| Downstream sewer capacity analysis, with an existing downstream sewer lift station (per site) | $3,500.00 |
| Sanitary sewer lift station | $3,500.00 per lift station |
| Sanitary Sewer pre-treatment (applies to certain industries only) | $5,000.00 |
| Development permit, submission of plans, first resubmission of plans | No additional charge |
| Development permit, second or subsequent resubmission of plan (each resubmission after one) | $200.00 |
| Development permit, revision of approved (minor) | $250.00 |
| Development permit, revision of approved (major) | $400.00 |
| Development permit, minor (not requiring interagency review and not requiring land disturbance permit per zoning administrator) | $200.00 |
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| **DRIVEWAYS AND UTILITY ENCROACHMENT** | **2024 FEE** |
| Driveway (stand-alone requests only; otherwise included in development or building plan review fee) | $80.00 |
| Utility encroachment permit (unless specifically noted) | $80.00  (varies, contact plan review administrator) |
| Collocation of small wireless facility on existing pole | $100.00 |
| Replacement pole with associated small wireless facility | $250.00 |
| New pole with associated small wireless facility | $1,000.00 |
| Existing or replacement pole annual right of way occupancy rate, with associated small wireless facility | $100.00 per year |
| New pole with an associated small wireless facility annual right of way occupancy rate, | $200 per year |
| For collocations on authority poles, an annual attachment rate per small wireless facility | $40.00 per year |
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| **LAND DISTURBANCE PERMIT (SEE ALSO DEVELOPMENT PERMIT)** | **2024 FEE** |
| Land disturbance permit, soil erosion and sedimentation fees | $600 plus $150.00 per disturbed acre |
| Land disturbance permit, NPDES –city | $40.00 per disturbed acre |
| Land disturbance permit, NPDES – Georgia EPD (provide receipt to city) | $40.00 per disturbed acre |
| Land disturbance permit, submission of plans, first resubmission of plans | No additional charge |
| Land disturbance permit, second or subsequent resubmission of plan | $200.00 |
| Land disturbance bond amount (returned after site is completed/stable) | $3,000 per disturbed acre |
| Tertiary land disturbance permit | $125.00 |
| Penalty for site activity prior to issuance of required permit | 100% of the fee (double the applicable permit fee) |
| **PLATS AND DEDICATIONS** | **2024 FEE** |
| Plat, preliminary | $600.00 or $40 per lot whichever is greater |
| Plat, final, major subdivision | $1,500.00 or $40 per lot whichever is greater |
| Plat, final, minor subdivision | $120.00 |
| Plat, final, boundary line adjustments and lot combinations | $120.00 |
| Retracement survey (review only if requested; city approval not required) | $60.00 |
| Dedication of public streets (by resolution of Council) | $200.00 |
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| **REZONING** | **FEE** |
| Rezoning to AG or AG-R districts | $600.00 |
| Rezoning to R-1, R-2, R-3, RR-1, RR-2, RR-3 districts | $600.00 |
| Rezoning to MFR district | $800.00 |
| Rezoning to O-I, C-1, C-2, DBD, or TC districts | $600.00 |
| Rezoning to LI or HI districts | $800.00 |
| Rezoning to PCD district | $1,200.00 |
| Overlay district change of boundary | $600.00 |
| Modification of zoning conditions | $600.00 |
| Applicant-initiated tabling/postponement fee (readvertising for public hearing) | $200.00 |
| Text amendment, Land use management code | $600.00 |
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| **SIGNAGE** | **2024 FEE** |
| Sign permit review fee, up to 100 square feet | $60.00 |
| Sign permit review fee, 101 to 200 square feet | $115.00 |
| Sign permit review fee, 201 to 300 square feet | $175.00 |
| Sign permit review fee, 301 or more square feet | $235.00 |
| Sign permit review fee, after sign is erected | Double the fee |
| Sign, electrical permit for lighted signs only | $55.00 |
| Sign, indoor mall master signage plan | $290.00 |
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| **USES** | **2024 FEE** |
| Conditional use | $450.00 |
| Home occupation (zoning verification only) | $80.00 |
| Temporary construction trailer | $400.00 |
| Temporary use, under 2 acres | $85.00 |
| Temporary use, 2.01 t0 5 acres | $135.00 |
| Temporary use, 5.01 to 10 acres | $195.00 |
| Temporary use, more than 10 acres | $280.00 |
| Substantial improvement in a flood zone (permit) | $160.00 |
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| **VARIANCES AND APPEALS** |
| Variance, zoning (per section to be varied) | $600.00 |
| Variance, administrative (per section to be varied) | $300.00 |
| Appeal of administrative decision | $600.00 |
| Request for written interpretation | $100.00 |
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| **ZONING LETTERS (OFFICIAL)** | **2024 FEE** |
| Zoning letter (verification of zoning district)(simple letter only) | $80.00 |
| Zoning letter (verification and response to multiple question template) | $400.00 |
| Zoning letter (certificate of zoning compliance) (site plan review) | $500.00 |
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| Pre-application meeting per applicant request | $80.00 per ½ hour |

**BUILDING AND FIRE FEE SCHEDULE**

**RESIDENTIAL BUILDING PERMIT FEES**

**Building Permit – New Construction**

Minimum $400.00

Finished Area $0.25 per square foot

Unfinished Area $0.15 per square feet

Certificate of Occupancy $200.00

**Building Permit – Additions and Remodels**

Minimum $200.00

Finished Area $0.25 per square foot

Unfinished Area $0.15 per square feet

Certificate of Occupancy $200.00

**Building Permit – Alterations Without Additions**

Finished Area $0.15 per square foot

Unfinished Area $0.08 per square feet

**Building Permit – Storage Building**

Minimum $80.00 per building

**Fence Permit**

Permit fee $125.00

**House Moving** (any additions or alterations require additional permits)

Flat fee $150.00

Certificate of Occupancy $200.00

**Re-inspection Fee** $75.00

**Swimming Pool**

Permit fee $100.00

Electrical permit (required for in-ground pools) $100.00

**Manufactured Housing**

Minimum $500.00 plus $100.00 Installer Permit

Finished Area $0.20 per square foot

Relocation Permit $0.20 per square foot plus $100.00 Installer Permit

Pre-inspection permit $100.00

**Electrical Permit**

Minimum $100.00

200 amp #4/0 AL $100.00

100 amp #2 AL $100.00

300 amp $150.00

150 amp #2/0 AL $100.00

400 amp $200.00

**Plumbing Permit**

Minimum $100.00 (up to 10 fixtures)

Per Fixture or $10.00 per fixture plus minimum fee (any amount more than 10 fixtures)

(Include stub in basement when calculating fee)

**Mechanical (Heating and Air) Permit**

Minimum $100.00

Total Electric $100.00 for 2-ton unit plus $10.00 per ton over 2 tons or fraction thereof

Gas Heat $100.00 for 50,000 BTU plus $10.00 per additional 25,000 BTU or fraction thereof

(If it is a combination of gas and electric, only one $100.00 fee is charged)

**INSTITUTIONAL, COMMERCIAL AND INDUSTRIAL PERMIT FEE SCHEDULE**

**Building and Fire Safety Plan Review Fee (applies to all building permits)**

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| **Square Footage Classification** | **Building Plan Review** | **Fire Safety Plan Review** |
| Up to 50,000 sq. ft. | $400.00 | $200.00 |
| 50,001 sq. ft. to 100,000 sq. ft. | $800.00 | $600.00 |
| 100,001 sq. ft. or more | $1,000.00 | $800.00 |

**Building Permit: New Construction, Additions and Remodels (no subsequent buildout)**

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|  | **Building** | **Fire** |
| Per square foot building permit fee  (finished area) | $0.25 | -- |
| Minimum permit fee (regardless of sq. ft.) | $500.00 | -- |
| Certificate of Occupancy (CO) | $250.00 | -- |
| Final fire inspection fee for CO | -- | $150.00 |

*Plus electrical, plumbing, and mechanical (see fees below)*

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|  | **Building** | **Fire** |
| Temporary Certificate of Occupancy  (if requested and authorized) | $150.00 | -- |
| Fire inspection fee for temporary CO | -- | $100.00 |

**Building Permit: Buildout/Finish (shell building, strip mall, etc.) (building already CO’d)**

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|  | **Building** | **Fire** |
| Base Fee | $500.00 | -- |
| Certificate of Compliance | $250.00 | -- |
| Fire inspection fee CC | -- | $150.00 |

*Plus electrical, plumbing, and mechanical (see fees below)*

**Electrical**

Minimum $110.00

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| Single Phase | | Three Phase | |
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| 100 amp | $110.00 | 200 amp | $110.00 |
| 150 amp | $110.00 | 400 amp | $150.00 |
| 200 amp | $110.00 | 600 amp | $190.00 |
| 300 amp | $130.00 | 800 amp | $230.00 |
| 400 amp | $160.00 | 1000 amp | $270.00 |
| 500 amp | $180.00 | 1200 amp | $320.00 |
| 600 amp | $200.00 | 1400 amp | $360.00 |
|  |  | 1600 amp | $400.00 |
|  |  | 1800 amp | $440.00 |
|  |  | 2000 amp | $480.00 |

$150.00 per 100 amp plus $40.00 per panel over 4 panels

**Plumbing**

Minimum $100.00

Base fee $20.00

Per fixture $10.00

**Specialty Fire Permit**

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| **Description** | | **FEE** |
| Hazardous materials regardless of application | | $200.00 |
| Commercial kitchen hood/duct (per hood) | | $150.00 |
| New fire sprinkler system, including rack storage | | $300.00 + $1.50  per sprinkler head |
| Modification to existing fire sprinkler system | 0-20 heads | $100.00 |
| 21-100 heads | $200.00 |
| 100+ heads | $200 + $1.50 per head |
| Specialized fire extinguishing system (Halon, Foam, FM-200, etc.) | | $200.00 |
| Fire standpipe system (new, modification, tenant alteration) | | $20.00 per outlet |
| Fire pump | | $300.00 |
| Fireworks/pyrotechnics (per event) | | $250.00 |
| Tents and temporary structures (per tent or structure) | | $100.00 |
| New fire alarm and detection system | = or <12,000 sq. ft. | $250.00 |
| > 12,000 sq. ft. | $500.00 |
| Modification of fire alarm and detection system | 1-100 newly added devices | $200.00 |
| > 100 newly added devices | $300.00 |
| Fire re-inspection fee | 1st | $50.00 |
| 2nd | $100.00 |
|  | 3rd and subsequent | $150.00 |
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| Conveyor | $300 plus electrical $0.10 per foot | |
| Racking | $300 plus $0.10 per square foot | |