



FEE SCHEDULE FOR THE SOUTH FULTON SPECIAL SERVICES DISTRICT

SECTION 3. Buildings, Permits, Planning and Zoning

Effective January 20, 2016

A. ADMINISTRATIVE FEES		FEE
(1) Processing fee (note: all permits, changes to permits and reissuance of permit card will be charged this (fee))		\$25
(2) Zoning Compliance Review Fee (note: fee applies to all items which require zoning review)		
(a) Administrative Permits, Fence Permits and Sign Permits		\$25
(b) Administrative Permits, Land Disturbance Permits and all other items that require zoning review		\$45
B. ADMINISTRATIVE PERMITS		FEE
(1) Administrative Permit		\$50
(2) Per day fee (if applicable)		\$10
C. BUILDING FEES		FEE
(1) Building Valuation		
(a) Valuation table		Valuation per square foot (or otherwise noted)
1. Apartments		\$45
2. Auction room, dance center, exhibition room, courtrooms, public building stadium, and auditorium		\$60
3. Banks		\$70
4. Bowling Alleys		\$40
5. Church		\$50
6. Deck (wood)		\$15
7. Dwelling		\$40
8. Enclosed patio, sunroom, screen room		\$15
9. Fire Station, Police Station		\$50
10. Homes for the elderly		\$54
11. Hospital		\$85
12. Hotel or Motel		\$50
13. Industrial plants		\$30



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SECTION 3. Buildings, Permits, Planning and Zoning

Effective January 20, 2016

14. Jails	\$70
15. Libraries	\$53
16. Offices, Medical Offices	\$50
17. Patio cover or balcony	\$15
18. Private Garages	\$40
19. Pools	\$20
20. Public Garages	\$25
21. Renovations/Interior finish (commercial and residential interior and exterior) *show proof of estimate	Cost of Construction
22. Restaurant, drink establishments	\$60
23. Retaining wall, per linear foot	
8' or less in height	\$10
More than 8' in height	\$20
24. Schools	\$50
25. Service/gas station	\$40
26. Shed, Storage building (residential)	\$15
27. Stores/shopping centers	\$35
28. Warehouses, mini storage, maintenance buildings	\$20
(b) Valuation(structural, plumbing, mechanical and electrical permits will be calculated based on the following valuation):	
1. Building only	25% of valuation
2. Mechanical only	25% of valuation
3. Plumbing only	25% of valuation
4. Electrical only	25% of valuation
5. Building permit fees (construction cost of new structured and additions is equal to valuation multiplied by the gross area (include: heated, unheated, basement, garage, enclosed deck/porch of structure to be permitted))	



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(6) Demolition Permits (separate from building permit)	\$50
(7) Fence Permits	\$50
(8) Fire Marshall Building Review Fee (for all permits except stand-alone residential structures)	.03 per gross square foot
(9) Reestablish Utilities (Residential)	\$25
(10) Re-Permit (New contractor: pro-rating for outstanding inspections shall be additional)	\$100
(11) Temporary Power	
D. DEVELOPMENT FEE: PLAN REVIEW (THE FOLLOWING FEES ARE PAID FOR A MAXIMUM OF THREE REVIEWS; REVISIONS AND SUBSEQUENT REVIEWS WILL REQUIRE 50% OF THE ORIGINAL FEE, WITH A MINIMUM OF \$350)	
(1) Atlanta Regional Commission (ARC) River Corridor Protection Act Plan Review (for properties located within 2,000 feet of the Chattahoochee River)	\$250/project
(2) Concept Plans	
1. Commercial	\$350 + \$5/acre
2. Residential	\$350 + \$5/lot
(3) Final Plat/Final Plat Re-recording(s)	\$500 + \$5/lot
(4) Land Disturbance Permit	
1. Commercial	\$350 + \$20/acre
2. Residential	\$350 + \$20/lot
(5) Minor subdivision	\$350 + \$5/lot
(6) Sanitary Sewer / Water (Stand alone review - not part of full LDP)	\$350
E. DEVELOPMENT FEES: INSPECTION	
(1) Land Development Inspections	Valuation per linear foot (or otherwise as noted)
(a) Base and paving	\$25/linear foot
(b) Commercial driveway	.75/square foot



FEE SCHEDULE FOR THE SOUTH FULTON SPECIAL SERVICES DISTRICT

SECTION 3. Buildings, Permits, Planning and Zoning

Effective January 20, 2016

Building Valuation		Permit Fee Amount
\$0 - \$15,000.00		\$200.00
\$15,000.01 - \$50,000.00		\$200.00 plus \$12.25 for each additional \$1,000.00 over \$ 15,000.00
\$50,000.01 - \$100,000.00		\$628.75 plus \$7.75 for each additional \$1,000.00 over \$ 50,000.00
\$100,000.01 - \$500,000.00		\$1,016.75 plus \$6.00 for each additional \$1,000.00 over \$ 100,000.00
\$500,000.01 - \$1,000,000.00		\$3,416.00 plus \$4.50 for each additional \$1,000.00 over \$ 500,000.00
Grreater than \$1,000,000.00		\$5,666.00 plus \$3.50 for each additional \$1,000.00 over \$ 1,000,000.00
(2) Trade permit (not part of a building permit)		
Contractor Stated Cost	Permit Fee Amount	
\$0 - \$15,000.00	\$75.00	
\$15,000.00- \$50,000.00	\$200.00 plus \$12.25 for each additional \$1,000.00 over \$ 15,000.00	
\$50,000.01 - \$100,000.00	\$628.75 plus \$7.75 for each additional \$1,000.00 over \$ 50,000.00	
\$100,000.01 - \$500,000.00	\$1,016.75 plus \$6.00 for each additional \$1,000.00 over \$ 100,000.00	
\$500,000.01 - \$1,000,000.00	\$3,416.00 plus \$4.50 for each additional \$1,000.00 over \$ 500,000.00	
Greater than \$1,000,000.00	\$5,666.00 plus \$3.50 for each additional \$1,000.00 over \$ 1,000,000.00	
(3) Building Plan Review Fee (non-one family dwellings only)		50% of building permit fee
(4) Certificate of Occupancy		
(a) Final		\$50
(b) Temporary 30 day and for each 30 day extension		\$200
(5) Demolition Permit (As part of building permit)		\$25



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(c) Curb and gutter	\$6.50/linear foot
(d) Road vertical and section	\$16/linear foot
(e) Sidewalk	\$2/square foot
(f) Storm drainage	\$20/linear foot
(g) Wastewater	Design Engineer's Estimated Cost of Construction
(h) Water main	Design Engineer's Estimated Cost of Construction
(2) Erosion Control Inspections	
(a) Residential	\$200/ lot
(b) All other	\$700/acre
(3) Inspection Permit Fee (Based upon construction cost derived from valuation calculation)	
Inspection Valuation	Inspection Permit Fee Amount
\$1 - 5,000.00	\$300
\$5,000.01 - 20,000.00	\$300.00 for the first \$5,000 and \$150 for each additional \$1,000.00 or fraction thereof
\$20,000.01 - \$100,000.00	\$2,550 for the first \$20,000 and \$100 for each additional \$1,000.00 or fraction thereof
\$100,00.01 - \$250,000.00	\$10,550 for the first \$100,000 and \$50 for each additional \$1,000.00 or fraction thereof
\$250,000.01 - \$500,000.00	\$18,050 for the first \$250,000 and \$25 for each additional \$1,000.00 or fraction thereof
\$500,000.01 - \$1,00,000.00	\$24,300 or the first \$500,000 and \$15 for each additional \$1,000.00 or fraction thereof
Greater than \$1,00,000.00	\$31,800 or the first \$1,000,000 and \$10 for each additional \$1,000.00 or fraction thereof
F. DEVELOPMENT FEES - MISCELLANEOUS	
(1) Arborist Inspections	\$350/acre x 3% (\$60 min.)
(2) Compactor (Health Department Fee)	\$250
(3) Dumpster pad (Health Department Fee)	\$75



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Effective January 20, 2016

(4) Fire Marshall Site Development Fee	\$35
(5) GIS Monument	\$1050
(6) Land Disturbance Permit	\$125
(7) National Pollution Discharge Elimination System (NPDES) Inspection	\$40/acre
(8) Reactivation fee for land disturbance permit (fees for reactivation of expired or inactive land disturbance permits that meet current regulations)	
(a) Submittal fee	\$350
(b) New permit card issuance	\$125
(10) Roadway permit fees:	
(a) Street name markers/intersection	\$85/inspection
(b) Stop signs	\$75/inspection
(c) Traffic Signs	\$65/inspection
G. MISCELLANEOUS FEES	
	FEE
(1) Certification Fee (Zoning, Land Use, etc)	\$40
(2) Inspection for which no fee is specifically indicated	\$50/hr. (1hr. min.)
(3) Inspections outside of normal business hours	\$75/hr. (2 hr min.)
(4) Notary Fee	\$2
(5) Penalty for working without permit	100% of permit fee
(6) Permit card replacement	\$15
(7) Posted signs	
(a) Small format signs (Construction Noise, etc)	\$3
(b) Medium format signs (Tree Save, etc)	\$5
(c) Large format signs (Rezoning, Variance etc)	\$11
(8) Re-Inspection fee for any permit type	\$70
(9) Subscription to Weekly Building Permit Report	\$4/month or \$48/year
(10) Timber Harvest Permit	\$50



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Effective January 20, 2016

H. PLANNING AND ZONING FEES		FEE
(1) Rezoning Application Filing Fee		
(a) Rezoning form any district to AG-1, R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A:		
1. Below 5 acres		\$500
2. 5-10 acres		\$1000
3. 10-20 acres		\$1,500
4. 20-100 acres		\$2,000
5. 100 plus acres		\$2,500 plus \$40/acre over 100 acres (max \$10,000)
(b) Re-zoning form any district to R-6, TR. A, A-L, O-1, C-1, C-2, M-1, M-1A, M-2, SH:		
1. Below 5 acres		\$750
2. 5-10 acres		\$1,500
3. 10-20 acres		\$2,000
4. 20-100 acres		\$2,500
5. 100 plus acres		\$3,000 plus \$50/acre over 100 acres (max \$10,000)
(c) Re-zoning form any district to CUP, MHP, NUP		\$2,000 plus \$50/acre (max \$10,000)
(d) Re-zoning form any district to MIX		\$1,000 plus \$50/acre (max \$10,000)
(2) Use Permits		
(a) Mobile Home		\$250
(b) All other		\$500
(3) Variance and concurrent variance fees		
(a) Single family, first request		\$250
(b) Single family, additional request		\$50
(c) Multi- family, AG-1 and non-residential uses in residential districts, first request		\$350



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(d) Multi-family, AG-1 and non-residential uses in residential districts, additional request	\$100
(e) Signs, first request	\$350
(f) Signs, additional request	\$100
(4) Zoning extension fees	
(a) Zoning or zoning with use permit	\$750
(b) Stand-alone use permit	\$500
(c) Single family and AG-1 uses as single family variance	\$250
(d) Nonresidential, two family and multi-family variance	\$350
(5) Zoning modification fees	
(a) First request	\$300
(b) Additional modification request of the same zoning petition and same filing	\$100
(6) Miscellaneous fees	
(a) Revision - Modification	\$50/submittal
(b) Revision - Variance	\$50/submittal
(c) Revision - Zoning or Use Permit	\$100/submittal
(d) Annexation request processing fee	\$300
(e) Chattahoochee River Corridor Certification Case	\$500
(f) Road Name Change Request Case	\$500
I. PRINTING, REPRODUCTION CHARGES, OPEN RECORDS REQUESTS	
	FEE
(1) Copies - Any and all letter, legal or tabloid size copies	.10/sheet
(2) Copies - Any and all plan size (greater than tabloid) copies	\$20/sheet b&w \$30/sheet color
(3) Document Research Fee (first 15 minutes free)	\$29/hour
(4) Returned Check Fee	5% of check amount or \$25, whichever is greater
(5) Scanning- Any letter, legal or tabloid size	.25/sheet
(6) Scanning- Any and all plan size (greater than tabloid) copies	\$2/sheet



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(7) Shipping Handling Fee	\$5 or actual cost if greater
J. SIGN PERMIT FEES	
(1) Banners/Temporary Signs	\$50
(2) Penalty for any construction/installation prior to permit	100% of permit fee
(3) Sign Valuation Calculator (valuation per square foot)	
(a) Valuation Table	
1. Wall Mounted	\$50
2. Free Standing	\$100
(b) Sign Fee Based on Valuation	
Sign Valuation	Fee
\$1-\$500	\$23.50
\$501-\$2,000	\$23.50 for the first \$500 plus \$3.50 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001-\$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001-\$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001-\$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001-\$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001-\$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof