

**FEE SCHEDULE**  
**ZONING, DEVELOPMENT, AND BUILDING**  
**CITY OF ARCADE, GEORGIA**  
**(adopted: 3/12/18 )**

<b>APPLICATION TYPE:</b>	<b>FEE:</b>
<b>1. Annexation/De-Annexation:</b> (Note: Rezoning fees also apply to annexations)	
Annexation, single property	\$100
Annexation, more than one parcel	\$100 plus \$50 each parcel more than one
De-annexation	\$475
<b>2. Rezoning:</b>	
To: PCFD or AG district	\$400
To: RR-1, RR-2, or RR-3 district	\$425
To: R-1, R-2, R-3, or R-4 district	\$450
To: MFR district	\$500
To: O-I district	\$550
To: C-2 district	\$625
To: LI district	\$700
To: PCD district	\$850
To: HI district	\$1,000
Applicant-initiated postponement fee	\$100
Modification of approved condition of zoning	\$400
Revised zoning site plan review fee (during or after approval)	\$150
Overlay district boundary amendment	\$400
<b>3. Conditional Use:</b>	
For: Accessory use, residential	\$150
For: Accessory use, nonresidential	\$400
For: Agricultural use (principal or accessory)	\$150
For: Institutional, office, commercial use	\$500
For: Wireless telecommunications facility	\$500
For: Light industrial use	\$750
For: Heavy industrial use requiring impact statement (see LUMC Sec. 8.4.6)	\$1,000
Applicant-initiated postponement fee	\$100
Modification of approved condition of use approval, accessory or agricultural	\$150
Modification of approved condition of use approval, not accessory or non-agricultural	\$300
<b>4. Development of Regional Impact (DRI):</b>	
Development of Regional Impact (DRI) local processing fee	\$250
<b>5. Development Permit (see also Land Disturbance):</b>	
Planning Review	\$500 or \$20 per lot or \$20 per acre, whichever is greater
Stormwater Plan Review *	\$500 or \$20 per lot or \$20 per acre, whichever is greater

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	<b>FEE:</b>
<b>6. Development Permit (cont'd) (see also Land Disturbance):</b>	
Hydrology report review *	\$500 or \$20 per lot or \$20 per acre, whichever is greater
Water and/or Sanitary Sewer plan review	Contact JCWSA
Development plan submission and first resubmission	No additional charge
Development plan, second or any subsequent submission	\$100
Development plan, revision of approved	\$200
Certificate of exemption from permit requirement	\$50
Development inspection (multiple may be required)	\$100
*If the cost of the plan review exceeds the permit fee collected, then the fees charged shall be based upon the consultant's fees and must be paid at the time of permit/approval issuance.	
<b>7. Driveways and Utility Encroachment:</b>	
Driveway (stand-alone requests only; otherwise included in development or building plan review fee)	\$100
Utility encroachment	\$100 min. (Varies, contact City Engineer)
<b>8. Land Disturbance Permit (see also Development Permit):</b>	
Land disturbance permit, soil erosion and sedimentation fees	\$100 per disturbed acre
Land disturbance permit, NPDES fees (city portion)	\$40 per disturbed acre
Land disturbance permit, NPDES fees (EPD portion) (submit receipt to city)	\$40 per disturbed acre
Soil Erosion and Sedimentation Control Educational Contribution (voluntary): check payable to Oconee River Soil and Conservation District	\$40
Land disturbance plan submission and first resubmission	No additional charge
Land disturbance plan, second or any subsequent submission	\$100
Land disturbance plan, revision of approved	\$200
Land disturbance bond amount (returned after site is completed/stable)	\$3,000 per disturbed acre
Certificate of exemption from permit requirement	\$50
Land development inspection (multiple may be required)	\$100
<b>9. Plats and Dedications:</b>	
Plat, preliminary	\$500 or \$20 per lot, whichever is greater
Plat, final, major	\$1,000 or \$20 per lot, whichever is greater
Plat, final, major, amendment of approved	\$100
Plat, final, minor (incl. boundary line adjustments and lot combinations)	\$50
Plat, final, minor, amendment of approved	\$50
Retracement survey (review if requested – not required)	\$25
Dedication of public street (resolution by council)	\$100
Dedication of easement (stand-alone) (council resolution)	\$50

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<b>APPLICATION TYPE:</b>		
<b>10. Pre-Application Conference:</b>		
With Building Inspector		\$50 (0.5 hour) \$100 (1 hour)
With City Planner		\$50 (0.5 hour) \$100 (1 hour)
With City Engineer		\$150 (1 hour)
<b>11. Signage *:</b>		
Wall sign application permit review fee (if permit is required)		\$100
Ground sign application permit review fee (if permit is req.)		\$200
Sign compliance review fee after sign is erected without permit		Double the fee
<b>12. Text Amendment (Land Use Management Code):</b>		\$500
<b>13. Miscellaneous Uses (other than conditional):</b>		
Home Occupation (Business License Fee Also Applies)		\$50
Temporary use		\$150
<b>14. Variances and Appeals:</b>		
Variance (per section to be varied)-Public Hearing required		\$500
Variance, administrative (per section to be varied)		\$100
Appeal of administrative decision		\$500
<b>15. Zoning Letters, Official:</b>		
Zoning letter (verification of zoning district)		\$50
Zoning compliance, certificate of (site plan review)		\$250

\* If a lighted sign an electrical permit is required

**BUILDING SERVICES:**

A. RESIDENTIAL BUILDING PERMIT FEES:	FEE:
<b>1. Residential Building Permit Fees</b> (does not include re-inspections):	
<u>Building permit:</u> a. New Construction (includes electrical; plumbing; and HVAC inspections and Certificate of Occupancy). b. Relocated residential structure (site-built only)	\$550, or \$0.15 per square foot of finished area, or \$0.05 per square foot unfinished area, whichever is greater
<u>Building permit – Additions and Remodels</u> (includes Certificate of Occupancy; additional fees required for electrical, plumbing and/or HVAC inspections)	\$250, or \$0.15 per square foot of finished area, or \$0.05 per square foot unfinished area, whichever is greater
<u>Building permit – Alterations without additions</u> (additional fees required for electrical, plumbing and/or HVAC inspections)	\$100, or \$0.05 per square foot of finished area or \$0.03 per square foot of unfinished area
<u>Building permit – Storage Building</u> (additional fees required for electrical, plumbing and/or HVAC inspections)	\$75, or \$0.10 per square foot, whichever is greater
Certificate of occupancy	\$150
Certificate of completion (optional, not required)	\$75
Re-inspection fee (all permit types)	\$100
<b>2. Permit Fees for Specific Uses:</b>	
Manufactured home (note: manufactured homes meet U.S. HUD regulations and are not subject to local building codes (includes inspection for set-up, electrical and final-does not include re-inspections)	\$400
Relocated residential structure (site-built only)	\$300
<b>Swimming pool</b> (also requires electrical permit for in-ground use)	\$100
<b>3. Electrical Permit:</b>	
Minimum	\$100
<b>4. Plumbing Permit:</b>	
Minimum	\$100
Per fixture (include stub in basement when calculating fee)	\$3 per fixture plus \$8 base fee

<b>RESIDENTIAL FEES (Continued):</b>	
<b>5. Mechanical (Heating &amp; Air) Permit</b>	<b>Fee:</b>
Minimum	\$100
2-ton unit	\$75
Unit, more than 2-ton	\$75 plus \$5 per ton or fraction thereof over 2 tons
Gas heat	\$75 for 50,000 BTU plus \$5 per additional 25,000 BTU or fraction thereof

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<b>B. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY PERMIT FEE SCHEDULE:</b>		<b>FEE:</b>	
<b>1. Building Plan Review Fee (per square foot)*</b>			
Up to 50,000 square feet			\$500
50,001 to 200,000 square feet			\$750
200,001 or more square feet			\$750
Sprinkler plan review fee (if applicable)			\$125 plus \$1 per sprinkler head greater than 100
<b>2. Building Permit:</b>			
New construction, additions and remodels, finished area (additional fee's required for electrical, plumbing and/or HVAC inspections)			\$350 or \$0.18 per square foot, whichever is greater
Build-Out (Shell buildings, strip malls, etc. Additional fee's required for electrical, plumbing and/or HVAC inspections )			\$350 or \$0.10 per square foot, whichever is greater
<b>3. Certificate of Occupancy:</b>			<b>\$200</b>
<b>4. Electrical Permit: Min. \$100</b>			
		Three Phase	
		200 amp	\$80
		400 amp	\$90
		600 amp	\$120
		800 amp	\$140
		1000 amp	\$160
		1200 amp	\$170
		1400 amp	\$200
		1600 amp	\$220
		1800 amp	\$240
		2000 amp	\$270
\$100 per 100 amp plus \$20 per panel over 4 panels			
<b>5. Plumbing Permit:</b>		<b>Fee:</b>	
Minimum			\$100
Per fixture			\$4
Per roof or floor drain			\$2
<b>6. Mechanical (Heating and Air) Permit:</b>		<b>Fee:</b>	
Minimum			\$75
2-ton unit			\$75
Unit, more than 2-ton			\$75 plus \$5 per ton or fraction thereof over 2 tons
Gas heat			\$75 for 50,000 BTU plus \$5 per additional 25,000 BTU or fraction thereof
Note: if it is a combination of gas and electric, only one \$75 fee is charged			