City of Tega Cay
Development Services Division
Fee Schedule

October 1, 2010

	DESCRIPTION	FEE
ZONING	Certificate of Compliance Permit	
	Residential New Construction	$350
	Residential Additions, Garages, etc.	$300
	Pool	$300
	Waterfront Construction	$350 (City of Tega Cay) $300 (Duke Energy) $250 (S.C. Habitat Enhancement Foundation)
	Commercial Use	$0.50 per building square foot ($2,500 min. & $40,000 max.)
	Sign	$200
	Fence	$75
	All Others (decks, sheds, etc.)	$75
	Land Disturbance Permit	
	Residential New Construction	$300
	Residential Additions, Garages, etc.	$300
	Commercial	$275 per disturbed acre
	All Others (decks, sheds, etc.)	$75
	Commercial Occupancy Permit	$100 per tenant
	Fast Track Permit Processing (issuance within two work days after receipt of all required documentation)	150% of the standard Permit Fees
	Work Without Permit	200% of the standard Permit Fee
	Board of Zoning Appeals	$350
	Rezoning Petition	$350

	DESCRIPTION	FEE
BUILDING	Building Permit (Residential)	
	*Up to $15,000 Project Total Cost Valuation **	$100
	*$15,000 and Over Project Total Cost Valuation **	0.70% of the Project Total Cost Valuation *
	*Residential Plan Review ***	25% of the Building Permit Fee
	Building Permit (Commercial – New Construction)	
	*Up to $15,000 Project Total Cost Valuation **	$100
	*$15,000 and Over Project Total Cost Valuation **	0.70% of the Project Total Cost Valuation *
	*Commercial Plan Review ***	25% of the Building Permit Fee
	Building Permit (Commercial Upfit)	
	*Up to $15,000 Project Total Cost Valuation **	$200
	*$15,000 and Over Project Total Cost Valuation **	1.40% of the Project Total Cost Valuation *
	*Upfit Plan Review ***	50% of the Building Permit Fee
	Fast Track Permit Processing (issuance within two work days after receipt of all required documentation)	150% of the standard Permit and Plan Review Fees
	Work Without Permit	200% of the standard Permit Fee
	Reinspection	
	First	$50
	Second	$75
	Third	$100
	Fourth and Subsequent	Discretion of the Building Official
	Board of Building Appeals	$350
	Safety Inspection	$50
	Demolition	
	Residential	$100
	Commercial (up to 50,000 cu.ft.)	$250
	Commercial (50,000 – 150,000 cu.ft.)	$400
	Commercial (over 150,000 cu.ft.)	$400 + $0.50 / 1,000 cu.ft.

* Total Cost Valuation to be by owner or contractor. The City may compare the proposed cost to the current Building Valuation Data provided by the International Code Council and other methods of construction cost estimating.

** A Plan Review is required on each new structure or addition, and is applicable to all occupancy types. In "tract housing" where plans may be duplicated, a Review Fee is required on each separate residence. The listed Plan Review Fee includes up to two document review sessions. If three or more review sessions are required, additional charges of $150/hour will be assessed.

	DESCRIPTION	FEE
ENGINEERING	Utilities and Stormwater Plan Review	$300
	Landscape Plan Review	$100

	DESCRIPTION	FEE
DEVELOPMENT	Subdivision	
	Sketch Plan	$100
	Preliminary Plat	$500 + $10 per lot
	Final Plat	$1,000
	Maps	
	Large Zoning	$100
	Small Zoning	$75
	Legal (re-vegetation and street acceptance bonds, etc.)	Costs
	Infrastructure Acceptance (streets, etc.)	$500 / inspection