



City of Tega Cay Development Services Division Fee Schedule

Effective October 1, 2016

DESCRIPTION		FEE	
ZONING	Certificate of Compliance Permit		
	<i>Residential New Construction</i>	\$350	
	<i>Residential Additions, Garages, etc.</i>	\$300	
	<i>Pool</i>	\$300	
	<i>Waterfront Construction</i>	\$350 (City of Tega Cay) \$350 (Duke Energy) \$250 (S.C. Habitat Enhancement Foundation)	
	<i>Commercial Use</i>	\$0.50 per building square foot (\$2,500 min. & \$40,000 max.)	
	<i>Sign</i>	\$150	
	<i>Fence</i>	\$50	
	<i>Home Occupation</i>	\$75	
	<i>All Others (decks, sheds, sign refacing, etc.)</i>	\$50	
	Land Disturbance Permit		
	<i>Residential New Construction</i>	\$300	
	<i>Residential Additions, Garages, etc.</i>	\$300	
	<i>Commercial</i>	\$275 per disturbed acre	
	<i>All Others (decks, sheds, etc.)</i>	\$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
	Maps		
	<i>Large Zoning</i>	\$100	
<i>Small Zoning</i>	\$75		

DESCRIPTION		FEE
BUILDING	Building Permit (Residential)	
	<i>Up to \$15,000 Project Total Cost Valuation *</i>	\$100
	<i>\$15,000 and Over Project Total Cost Valuation *</i>	0.70% of the Project Total Cost Valuation *
	<i>Residential Plan Review **</i>	25% of the Building Permit Fee
	Building Permit (Commercial – New Construction)(<\$5,000,000)	
	<i>Up to \$15,000 Project Total Cost Valuation *</i>	\$100
	<i>\$15,000 to \$4,999,999 Project Total Cost Valuation *</i>	0.70% of the Project Total Cost Valuation *
	<i>Commercial Plan Review **</i>	25% of the Building Permit Fee
	Building Permit (Commercial – New Construction)(\$5,000,000 to \$14,999,999)	
	<i>\$5,000,000 to \$14,999,999 Project Total Cost Valuation *</i>	0.55% of the Project Total Cost Valuation *
	<i>Commercial Plan Review **</i>	25% of the Building Permit Fee
	Building Permit (Commercial – New Construction)(≥\$15,000,000)	
	<i>\$15,000,000 and over Project Total Cost Valuation *</i>	0.50% of the Project Total Cost Valuation *
	<i>Commercial Plan Review **</i>	10% of the Building Permit Fee
	Building Permit (Commercial Upfit)	
	<i>Up to \$15,000 Project Total Cost Valuation *</i>	\$200
	<i>\$15,000 and Over Project Total Cost Valuation *</i>	1.40% of the Project Total Cost Valuation *
	<i>Upfit Plan Review **</i>	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		
<i>First</i>	\$50	
<i>Second</i>	\$75	
<i>Third</i>	\$100	
<i>Fourth and Subsequent</i>	Discretion of the Building Official	
Board of Building Appeals	\$350	

BUILDING	Safety Inspection	\$50
	Demolition	
	<i>Residential</i>	\$100
	<i>Commercial</i> (up to 50,000 cu.ft.)	\$250
	<i>Commercial</i> (50,000 – 150,000 cu.ft.)	\$400
	<i>Commercial</i> (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	
	<i>Administrative Review</i>	\$75
	<i>Major Subdivision (more than 3 lots including original)</i>	
	<i>Sketch Plan</i>	\$100
	<i>Preliminary Plat**</i>	\$500 + \$10 per lot
	<i>Final Plat**</i>	\$1,000

<i>Minor Subdivision (less than 3 lots including original)</i>	
<i>Final Plat**</i>	\$500
Planned Development	
<i>Sketch/Concept Plan</i>	\$100
<i>Master Site Plan**</i>	\$1,000
Commercial	
<i>Site Plan**</i>	\$500
Legal (re-vegetation and street acceptance bonds, etc.)	Costs
Infrastructure Acceptance (streets, etc.)	\$500 / inspection

DESCRIPTION		FEE
BUSINESS LICENSE	<i>Vehicle Window Decals</i>	First Decal – no charge Additional Decals - \$3.00 each (<i>subject to periodic increases</i>)