



CITY OF SANDY SPRINGS FEE SCHEDULE

PLANNING AND ZONING FEES

Rezoning						
	TO:	ACREAGE				
		0 to 5	5+ to 10	10+ to 20	20+ to 100	100+
REZONING FROM ANY DISTRICT	AG-1, R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A	\$500	\$1,000	\$1,500	\$2,000	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	R-6, TR, A, A-L, O-I, C-1, C-2, M-1A, M-1, M-2	\$750	\$1,500	\$2,000	\$2,500	\$3,000 plus an additional \$50 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	CUP, NUP, MHP	Any acreage: \$2,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000				
	MIX	Any acreage: \$1,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000				
Use Permit						
USE PERMIT	Mobile Home	\$250				
	All Other Use Permits	\$500				
Modification						
MODIFICATIONS	Any modification request				\$300 plus \$100 for each additional modification request on the same piece of property	
Variances						
MINOR VARIANCE, ADMINISTRATIVE VARIANCE, ADMINISTRATIVE MINOR VARIANCE, PRIMARY VARIANCE, SECONDARY VARIANCE, BUILDING CODE VARIANCE	Single-Family Residential Zoning Districts and AG-1 District for Residential uses only				\$250 plus \$50 for each additional variance request on the same piece of property	
	Multi-Family Districts, Non-Residential Districts, and Commercial Uses in Residential or AG-1 Districts				\$350 plus \$100 for each additional variance request	
	All Signs				\$350 plus \$100 for each additional variance request	

Variances (continued)		
CONCURRENT VARIANCES	Residential Districts: R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, NUP, CUP, MHP	\$250 plus \$50 for each additional concurrent variance requested on the same piece of property
	AG-1, R-6, TR, A, A-L, O-I, C-1, C-2, M-1A, M-1, M-2, MIX and Nonresidential Uses in Residential Districts listed above	\$350 plus \$100 for each additional concurrent variance requested on the same piece of property
	All Signs	\$350 plus \$100 for each additional request
WASTE HAULER COLLECTION TIME VARIANCE		\$50
ADMINISTRATIVE APPEAL TO DIRECTOR'S INTERPRETATION		\$50 (includes interpretations by the Public Works Director)
Other		
REVISIONS	Rezoning or Use Permit	\$150 for each submittal of a revision
	Modification	\$100 for each submittal of a revision
	Variance	\$100 for each submittal of a revision
PUBLIC NOTICE SIGNS	Rezoning, Use Permit, Zoning Modification, Primary Variance, and Secondary Variance	\$25
ADMINISTRATIVE PERMIT	Type	Fee
	Festival/Event (horseshow, music festival, etc.)	\$50 plus \$10 per day
	Events, Outdoors Seasonal (Christmas trees, pumpkins, etc.)	\$50
	Roadside Vendors	\$50 plus \$10 per day
	Roadside Produce Stand	\$50
	Temporary Structure	\$50
	Swimming Pool (Public or Private)	\$50
	Guest House	\$50
	Adult Establishment	\$25
	All Other Administrative Permits	\$25
ZONING CERTIFICATION LETTER	Fee	
		\$30
Sign Permits		
MINIMUM SIGN PERMIT FEE		\$50
TEMPORARY SIGN PERMIT	Fee	
		\$50 per sign permit

SIGNS BASED ON VALUATION	Signs (valuation per square foot)	
	Wall mounted	\$50
	Free-standing	\$100
SIGN PERMIT FEES BASED ON VALUATIONS	Total Valuation	Fee
	\$1 to \$500	\$23.50
	\$501 to \$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 to \$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 to \$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
	\$50,000 to \$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 to \$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 to \$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
	\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof

BUILDING PERMIT FEES

Permit Fees		
ADMINISTRATIVE FEE	\$25 for all new permit applications submitted	
BUILDING VALUATION	Building permits will be calculated based on the current International Code Council's bi-annually published Building Validation Data	
	Tenant Improvements Additions: Major: 40% of the current ICC BVD table. Minor: 20% of the current ICC BVD table. <i>Additions to dwelling unit fees shall be based on 50% of the current ICC BVD table when said addition area does not exceed 50%</i>	
	The following valuation shall be used for electrical, mechanical, plumbing, and building permits in which square footage is not an applicable determinant to calculate building valuation: <ol style="list-style-type: none"> <i>a. Total job cost based on valuation up to and including \$5,000 will incur minimum permit fee of \$50</i> <i>b. Total job cost based on valuation that exceeds \$5,000 will incur \$50 minimum permit fee plus \$5.00 for each additional \$1,000 or fraction thereof</i> 	
PERMIT FEES BASED ON VALUATIONS	Use	Fee
	Residential	\$5.00 per \$1,000 BVD
	Commercial	\$8.00 per \$1,000 BVD
OTHER FEES	Permit or Fee Type	Fee
	Fence or retaining wall site plan review	\$100 per review
	Minor Site Review Fee	\$100
	Minor Permit Fee (includes site review)	\$100
	ARC/MRPA River Corridor Certificate Application	\$250 for a single lot, made payable to the Atlanta Regional Commission (ARC) OR the amount specified in the Rules and Regulations, Section IV.A of the Metropolitan River Protection Act. (ARC payments must be in the form of a cashier's check or money order)
	Inspections outside of normal business hours	\$75/hour (min 2 hours)
	Reinspection fees	\$50/per inspection trip
	Residential or commercial site plan review	\$350
	Mobile Home and Utility Set-up	\$90
	Demolition Permit	\$100

	Final Certificate of Occupancy	\$50
	Temporary, conditional and partial certificate of occupancy AND for each 30-day extension	\$200
	Utility Reconnect Inspection Fee	\$25
	Architectural Review Fee	50% of base permit fee
	Building Permit Re-submittal review <i>(assessed for the second and subsequent re-submittal of plans)</i>	\$200

DEVELOPMENT PERMIT FEES

Review Fees		
CONCEPT PLANS	Use	Cost Per Unit
	Residential	\$350 plus \$5 per lot
	Commercial	\$350 plus \$5 per acre
EXCAVATING AND GRADING PERMIT	Residential	\$200
	Commercial	\$200
LAND DISTURBANCE REVIEW	Use	Cost Per Unit
	Residential	\$350 plus \$20 per lot <i>Additional review fee of \$200 assessed for the second and subsequent re-submittal of plans</i>
	Commercial	\$350 plus \$20 per acre <i>Additional review fee of \$200 assessed for the second and subsequent re-submittal of plans</i>
FINAL PLAT	\$350 plus \$5 per lot	
MINOR SUBDIVISION	\$350 plus \$5 per lot	
Permit Fees		
CLEARING AND GRUBBING	\$350 administrative fee in addition to the applicable fees below	
LAND DEVELOPMENT PERMIT	Administrative Fee of \$25	
	Erosion Control Inspection Fee	Cost Per Unit
	Residential	\$200 per lot
	Other	\$700 per acre
	Land Disturbance Permit	Fee
	LDP	\$200 Per Total Acre

UTILITY ENGINEERING PERMIT FEE	Administrative Fee	\$25
	Application Fee	\$200
	Permit Inspection Fee	\$0.2663 per foot of wire or cable (including existing pipe), pipe, or miscellaneous installed - (minimum fee \$50.00)
	Water and Sewer (in right-of-way or on public property/easement)	\$425

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c, d}

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.20	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.90	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.90	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, churches	209.84	202.40	197.04	188.09	176.18	170.63	181.20	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
E Educational	193.98	187.30	181.81	173.58	161.65	153.10	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.90	102.96	96.85	93.24	83.53	79.76	89.27	68.81	64.80
F-2 Factory and industrial, low hazard	106.90	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.80
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.30	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.40	149.39	145.50	162.08	134.22	129.61
R-2 Residential, multiple family	151.70	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one- and two-family	143.18	139.24	135.76	132.27	127.10	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

- Private Garages use Utility, miscellaneous
- Unfinished basements (all use group) = \$15.00 per sq. ft.
- For shell only buildings deduct 20 percent
- N.P. = not permitted