



**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
FEE SCHEDULE**

<b>Land Development Fees (Effective July 1, 2024)</b>		
<b>Application, Permit, or Service Type</b>	<b>Plan Review Fee</b>	<b>Permit or Plat Fee</b>
<b>Limited Land Disturbance Permit Fees</b>		
<b>Clearing Permit</b>	\$200	\$25/Acre (Minimum \$50)
<b>Clearing and Grubbing Permit</b>	\$200	\$50/Acre (Minimum \$50)
<b>Grading Permit</b>	\$200	\$50/Acre (Minimum \$50)
<b>Timber Harvesting Permit</b>	\$200	\$5/Acre (Minimum \$50)
<b>Land Disturbance Renewal</b>	N/A	\$50
<b>Land Disturbance Extension</b>	N/A	\$50 (One three-month extension prior to expiration)
<b>Development Permit Fees</b>		
<b>Development Plans with Subdivision</b>	Minor Subdivision (five or fewer lots)	\$50 + \$15/Lot
	Subdivision Development Permit	\$300 + \$20/Lot
	Final Plat	\$300 + \$20/Lot
<b>Development Plans without Subdivision</b>	0 to 1 Acre	\$300
	1.01 to 5 Acres	\$750
	5.01 to 10 Acres	\$1,000
	More than 10 Acres	\$1,500
<b>Development Permit Renewal</b>	N/A	\$150
<b>Development Permit Extension Fee</b>	N/A	\$150
<b>Development Permit Plan Resubmittal/Re-review</b> (After third review)	50% of Total Plan Review Fee	N/A
<b>Minor Plan Revision</b> (After Permit Issuance or Plan Authorization)	N/A	20% of Total Plan Review Fee
<b>Major Plan Revision</b> (After Permit Issuance or Plan Authorization)	N/A	50% Total Plan Review Fee
<b>Miscellaneous Development Fees</b>		
<b>Modification Application</b>		\$100
<b>Sign Location Permit</b>	Wall and Ground Sign	\$150/Sign
	Temporary Sign	\$50/Sign
	Oversized Sign	\$500/Sign
	Sign Permit Renewal	\$125/Sign
	Penalty for any construction/installation prior to Sign Permit issuance	100% of the Sign Permit Fee
<b>Development Certification Letter</b>		\$50
<b>Annual Registration of Telecommunication Towers</b>	\$100/tower for inaugural registration \$50/tower per year for each annual registration thereafter	
<b>Annual Registration of Oversized Signs</b>	\$100/sign for inaugural registration \$50/sign per year for each annual registration thereafter	

<b>Tall Structure Permit Application (Greater than 50 feet in height)</b>	Communication Tower	\$6,000	
	Noncommunication Structure, Steeple, Silo, Tall Building	\$600	
	Amateur Radio Tower	\$600	
	Permitted Use Communication Tower	\$2,000	
	Public Notice Sign Deposit	\$250	
	<b>Unified Development Ordinance Waiver Application</b>	\$250	
<b>Burial Disturbance Permit</b>	<b>Relocation</b>	Five Permits or Less	\$500
		More than Five Permits	\$500 + \$100 for each additional relocation greater than five, not to exceed \$2,500
	<b>Preservation</b>	Five Permits or Less	\$500
		More than Five Permits	\$500 + \$25 for each additional relocation greater than five, not to exceed \$750
<b>Chattahoochee River Corridor Development Certificate Application Fee</b>		\$150	
<b>Land Development Permit Reinspection Fee</b>	First Follow-up Inspection	\$0	
	Second Follow-up Inspection	\$50	
	Third and each Subsequent Follow-up Inspection	\$100	
<b>Penalty for Site Activity prior to issuance of Permit</b> (Land Disturbance, Development, Utility Construction, Grease Trap)		100% of the Permit Fee	

**Water & Sewer Fees**  
**(Effective July 1, 2024)**

Application, Permit, or Service Type	Fee Amount	
<b>Construction Permits</b>		
<b>On-site/Off-site water:</b> A permit is required for installation of on-site and off-site water systems. A single permit may be purchased if plans for both on-site and off-site systems have been approved and are installed at the same time, or a permit for each system can be purchased separately.		
<b>On-site/Off-site sewer:</b> A permit is required for installation of on-site and off-site sewer systems. A single permit may be purchased if plans for both on-site and off-site systems have been approved and are installed at the same time, or a permit for each system can be purchased separately.		
<b>Direct Digital Control/Backflow:</b> A permit is required for each project that requires the installation of a DDC or backflow device for fire protection or meters 3 inches and larger where the contractor taps the main and installs the device in a vault. All devices are included on one permit.	\$200	
<b>Pump Station:</b> A utility construction permit is not required for privately maintained pump stations.		
<b>Force Main:</b> A utility construction permit is not required for privately maintained force mains.		
<b>Fire Hydrant:</b> A permit is required for relocation or addition of one or more fire hydrants on an existing county water main if no other water permit is purchased. Fire hydrant relocation or addition can be included in the construction permit for on-site or off-site water system or DDC permit for the same project.		
<b>Construction Permit Renewal</b>	\$50	
<b>Manhole Core Inspection Permit</b>	\$50	
<b>Grease Trap Permit:</b> A permit is required for each project in incorporated Gwinnett County that requires the installation of a grease trap if no other sewer permit is purchased. Grease trap installation can be included in the construction permit for on-site or off-site sewer for the same project.	\$50	
Penalty to contractor for working without a construction permit.	100% of Applicable Permit Fee	
<b>Plan Review</b>		
<b>Administrative Variance Application</b>	\$100	
<b>Review of City Residential Plan</b>	Minor Subdivision (five or fewer lots)	\$50 + \$15/Lot
	Subdivision Development Permit	\$300 + \$20/Lot
	Final Plat	\$300 + \$20/Lot
<b>Review of City Non-Residential Plan</b>	0 to 1 Acre	\$300
	1.01 to 5 Acres	\$750
	5.01 to 10 Acres	\$1,000
	More than 10 Acres	\$1,500

Stormwater Management Fees (Effective July 1, 2024)		
Application, Permit, or Service Type	Fee Amount	
<b>Plan Review</b>		
<b>Grading Plan Review</b>	Preliminary Plans (three phases; one charge)	\$200
	Residential	
	Commercial	
	Multifamily/Commercial Subdivision	
<b>Soil Erosion, Sedimentation, and Pollution Control Plan Review</b>		\$15/disturbed acre
<b>Residential Drainage Plan Review Fee</b>		\$50
<b>Permit</b>		
<b>Stormwater Permit for Emergency Repairs</b>		\$200
<b>Variances</b>		
<b>Administrative Variance Application</b>	Preliminary Plans	\$100
	Residential	
	Commercial	
	Multifamily/Commercial Subdivision	
<b>Soil Erosion, Sedimentation, and Pollution Control Variance Application</b>		\$200
<b>Stormwater Redevelopment Variance Application</b>	Variance Application	\$200
<b>Stream Buffer Protection Variance</b>	Variance Application	\$200
	Public Notice Sign Deposit	\$250

**Planning & Zoning Fees**  
**(Effective July 1, 2024)**

<b>Rezoning, Special Use Permit, and Change-in-Condition Application Fees</b>				
<b>Single-Family (RA-200, R-LL, R-100, R-75, R-60, R-SR, R-TH, R-IF)</b>				
0 to 5 Acres	5.01 to 10 Acres	10.01 to 20 Acres	20.01 to 100 Acres	Over 100 Acres
\$750	\$1,000	\$1,500	\$2,000	\$2,500 + \$40/acre for each additional acre over 100 acres, not to exceed \$10,000
<b>Multifamily and Special Residential (LRR, MRR, HRR, OSC, TND)</b>				
0 to 5 Acres	5.01 to 10 Acres	10.01 to 20 Acres	20.01 to 100 Acres	Over 100 Acres
\$1,000	\$1,500	\$2,000	\$2,500	\$2,500 + \$40/acre for each additional acre over 100 acres, not to exceed \$10,000
<b>Nonresidential (O-I, C-1, C-2, C-3, M-1, M-2)</b>				
0 to 5 Acres	5.01 to 10 Acres	10.01 to 20 Acres	20.01 to 100 Acres	Over 100 Acres
\$1,000	\$1,500	\$2,000	\$2,500	\$3,000 + \$50/acre for each additional acre over 100 acres, not to exceed \$10,000
<b>Mixed-Use (MU-N, MU-C, MU-R)</b>				
MU-N		\$1,000 + \$100/acre, not to exceed \$10,000		
MU-C		\$2,000 + \$150/acre, not to exceed \$10,000		
MU-R		\$3,000 + \$200/acre, not to exceed \$10,000		

<b>Variance Applications</b>		
<b>Zoning Variance Application</b>	Single-Family Residential	\$250
	Multifamily Residential	\$450
	Nonresidential and Mixed-use	\$700
	Appeal	\$100
<b>Administrative Variance Application</b>	Single-Family Residential	\$250
	Multifamily Residential	\$350
	Nonresidential or Mixed-use	\$600

<b>Miscellaneous</b>	
Public Notice Sign Fee	\$250
Each Concurrent Variance and Waiver (Rezoning, Special Use Permit, and Change-in-Conditions)	\$100
Temporary Outdoor Activity Permit	\$100
Automobile Brokerage Permit	\$300
Zoning Certification Letter (per non-contiguous parcel)	\$50
Moved-In House Application Fee	\$300

**Building Permit Fees**  
**(Effective July 1, 2024)**

**New Construction**

Permit fees for new complete building construction will be calculated using the International Code Council Building Valuation Data at a rate of \$4 per \$1,000 of estimated construction cost.

**Steps to calculate fee:**

**Step 1:** Determine the Construction Type and Occupancy Group from ICC Building Valuation Data

**Step 2:** Find the Construction Cost from ICC Building Valuation Data using total square feet of construction

**Step 3:** Multiply the Construction Cost by 0.004 to determine the permit fee (\$4 per \$1,000 construction value)

Building permit fees will be updated annually on January 1 to reflect the current published ICC chart

Building permit fees for Shell Only Construction will be based on 50% of the calculated building valuation

Building permit fees include Plan Review and Building Inspections

**Green Building Credit**

There will be a 5% Building Permit Fee reduction for construction that complies with the certification methods of:

- LEED certification methods for nonresidential buildings

- EarthCraft Multifamily certification methods for multifamily residential buildings

- EarthCraft House certification methods for single-family residential buildings

There will be a 5% Building Permit Fee reduction for the installation of the following:

- Solar panel installations for nonresidential and residential buildings

- EV charger unit installations for nonresidential and residential developments

**Other Building Permit Fees**

<b>Minor Renovation Projects</b> (valued less than \$75,000)	Residential Renovation Permit	\$125
	Non-residential Renovation Permit	\$150
<b>Extensive Renovation Projects</b> (valued at \$75,000 or greater)	Extensive Renovation Permit	\$4 per \$1,000 of construction value

**Certification of Occupancy**

**Temporary Certificate of Occupancy**

**Certification of Completion**

**Building Permit Extension Fee**

<b>Expired Complete Building Permit Fee</b>	Complete Rough Inspections	25% of total building permit fee
	Partial Rough Inspections	50% of total building permit fee

**Renewal Fee for Expired Building Permits**

**Mobile Home**

**Tenant Change Permit**

**Demolition**

**Vacant Structure**

<b>Boarding-Up Permit</b>	Initial Permit	\$200
	Renewal	\$100

**Construction and Life Safety Codes Variance Application**

**Inspections**

<b>Building Permit Reinspection Fee</b>	First Follow-up Inspection	\$0
	Second Follow-up Inspection	\$50
	Third and each Subsequent Follow-up Inspection	\$100
<b>Compliance Inspection Report</b>	Residential	\$200
	Non-residential	\$500

**Plan Revisions**

**Building Permit Plan Resubmittal Fee**  
(After third review prior to Permit issuance)

25% of Total Building Permit Fee

<b>Building Permit Plan Revision Fee</b> (After Permit issuance)	One to 10 Revised Plan Sheets	\$50
	11 to 30 Revised Plan Sheets	\$100
	More than 30 Revised Plan Sheets	\$150

**Penalty Fees**

**Penalty for Construction Prior to Issuance of Permit**

100% of the Permit Fee

Fire Fees (Effective July 1, 2024)		
Application, Permit, or Service Type	Fee Amount	
<b>Variances</b>		
<b>Administrative Variance Application</b>	\$100	
<b>Revision</b>		
<b>Fire Permit Plan Revision</b>	\$50	
<b>Certificates</b>		
<b>Certificate of Occupancy</b>	Tenant Buildings	\$100
	Tenant Interior Space Alterations	
<b>Certificate of Completion</b>	Shell Building	\$50
	Spec Space	
<b>Temporary Certificate of Occupancy</b>	\$50	
<b>Burn Permit</b>		
<b>Burn Permit</b>	\$500	
<b>Site</b>		
<b>Site Plan Review</b>	\$100	
<b>Shell Fire Permit</b>		
<b>Shell Building, New Building, and Additions (Sprinklered)</b>	Up to 10,000 square feet (floor area)	\$200
	10,001 to 30,000 square feet	\$300
	30,001 to 100,00 square feet	\$0.015/square foot
	Greater than 100,000 square feet	\$0.020/square foot
<b>Shell Building, New Building, and Additions (Non-sprinklered)</b>	Up to 10,000 square feet (floor area)	\$300
	10,001 to 30,000 square feet	\$450
	30,001 to 100,000 square feet	\$0.023/square foot
	Greater than 100,000 square feet	\$0.030/square foot
<b>Interior Finish Fire Permit</b>		
<b>Assembly Occupancy</b> (Sprinklered Building)	Up to 10,000 square feet (floor area)	\$200
	Greater than 10,000 square feet	\$250
<b>Assembly Occupancy</b> (Non-sprinklered Building)	Up to 10,000 square feet (floor area)	\$300
	Greater than 10,000 square feet	\$375
<b>Business, Mercantile, Day Care, and Educational Occupancy</b> (Sprinklered Building)	Up to 10,000 square feet (floor area)	\$200
	10,001 to 25,000 square feet	\$250
	25,001 to 50,000 square feet	\$300
	Greater than 50,000 square feet	\$400
<b>Business, Mercantile, Day Care, and Educational Occupancy</b> (Non-sprinklered Building)	Up to 10,000 square feet (floor area)	\$300
	10,001 to 25,000 square feet	\$375
	25,001 to 50,000 square feet	\$450
	Greater than 50,000 square feet	\$600
<b>Industrial and Storage Occupancy</b> (Sprinklered Building)	Up to 30,000 square feet (floor area)	\$200
	30,001 to 50,000 square feet	\$300
	50,001 to 100,000 square feet	\$350
	Greater than 100,000 square feet	\$400
<b>Industrial and Storage Occupancy</b> (Non-sprinklered Building)	Up to 30,000 square feet (floor area)	\$300
	30,001 to 50,000 square feet	\$450
	50,001 to 100,000 square feet	\$525
	Greater than 100,000 square feet	\$600
<b>Residential Occupancy including Hotel, Lodging/Rooming Houses, Multifamily, Group Homes, and Personal Care Homes</b> (Sprinklered Building)	Up to 10,000 square feet (floor area)	\$200
	10,001 to 25,000 square feet	\$250
	Greater than 25,000 square feet	\$300
<b>Residential Occupancy including Hotel, Lodging/Rooming Houses, Multifamily, Group Homes, and Personal Care Homes</b> (Non-sprinklered Building)	Up to 10,000 square feet (floor area)	\$300
	10,001 to 25,000 square feet	\$375
	Greater than 25,000 square feet	\$450

Supplemental Fire Permit		
<b>Non-High-Rise, Multi-Storied Buildings – All Occupancies</b>	Sprinklered Building	\$32/floor level
	Non-sprinklered Building	\$48/floor level
<b>High-Rise Buildings – All Occupancies</b>		\$1,280
Specialty Fire Permit		
<b>Hazardous Materials – quantities below the exempt amounts</b>		\$64
<b>Hazardous Materials – quantities exceeding the exempt amounts</b>		\$250
<b>Commercial Kitchen Hood/Duct</b>		\$100/hood
<b>Specialized Fire Extinguished Systems including FM-200, Intergen, Halon, Carbon Dioxide, Dry Chemical, Water-Foam, and Water-Mist</b>	Zero to 10 Devices	\$128
	11 to 25 Devices	\$256
	26 to 50 Devices	\$384
	More than 50 Devices	\$512
Specialty Fire Permit (continued)		
<b>New Fire Sprinkler System</b>	Up to 10,000 square feet (floor area)	\$128
	10,001 to 30,000 square feet	\$224
	30,001 to 75,000 square feet	\$288
	75,001 to 125,000 square feet	\$416
	125,001 to 200,00 square feet	\$576
	Greater than 200,00 square feet	\$768
<b>Modifications to Existing Fire Sprinkler System for Tenant Alterations/Additions</b>	0 to 20 Sprinkler Heads	\$64
	21 to 50 Sprinkler Heads	\$128
	51 to 100 Sprinkler Heads	\$192
	More than 100 Sprinkler Heads	\$256
<b>Fire Standpipe System</b>	Up to four Outlets	\$64
	Each additional group of one to four Outlets	\$32
<b>New Fire Alarm and Detection System</b>	Up to 10,000 square feet (floor area)	\$128
	10,001 to 30,000 square feet	\$224
	30,001 to 75,000 square feet	\$288
	75,001 to 125,000 square feet	\$416
	125,001 to 200,000 square feet	\$576
	Greater than 200,000 square feet	\$768
<b>Modifications to Existing Fire Alarm and Detection System for Tenant Alterations/Additions</b>	Zero to 20 Devices	\$64
	21 to 50 Devices	\$128
	51 to 100 Devices	\$192
	More than 100 Devices	\$256
<b>Fire Sprinkler Pump</b>		\$250
<b>Fireworks/Pyrotechnics</b>		\$250/event
<b>Tents and Temporary Structures</b>		\$50
<b>Storage Racks</b>	Up to 500 square feet (floor area)	\$0
	501 to 12,000 square feet	\$100
	12,001 to 20,000 square feet	\$150
	20,001 to 500,000 square feet	\$200
	Greater than 500,00 square feet	\$300
<b>Storage Racks with In-Rack Sprinklers</b>	Zero to 20 Sprinkler Heads	\$64
	21 to 50 Sprinkler Heads	\$128
	51 to 100 Sprinkler Heads	\$192
	More than 100 Sprinkler Heads	\$256
Inspections		
<b>Fire Reinspection Fee</b>	First Follow-up Inspection	\$25
	Second Follow-up Inspection	\$50
	Third and each Subsequent Follow-up Inspection	\$100
Penalty Fees		
<b>Penalty for Construction Prior to Fire Permit Issuance</b>		100% of the Permit Fee