

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

Tall Structure Permit Application (Greater than 50 feet in height)	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
Unified Development Ordinance Waiver Application			\$250
Burial Disturbance Permit	Relocation	Five Permits or Less	\$500
		More than Five Permits	\$500 + \$100 for each additional relocation greater than five, not to exceed \$2,500
	Preservation	Five Permits or Less	\$500
		More than Five Permits	\$500 + \$25 for each additional relocation greater than five, not to exceed \$750
Chattahoochee River Corridor Development Certificate Application Fee			\$150
Land Development Permit Reinspection Fee	First Follow-up Inspection		\$0
	Second Follow-up Inspection		\$50
	Third and each Subsequent Follow-up Inspection		\$100
Penalty for Site Activity prior to issuance of Permit (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	
Construction Permits		
On-site/Off-site water: 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.		
On-site/Off-site sewer: 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.		
Direct Digital Control/Backflow: 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	
Pump Station: A utility construction permit is not required for privately maintained pump stations.		
Force Main: A utility construction permit is not required for privately maintained force mains.		
Fire Hydrant: A permit is required for relocation or addition of one or more fire hydrants on an existing country 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.		
Construction Permit Renewal	\$50	
Manhole Core Inspection Permit	\$50	
Grease Trap Permit: 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	
Plan Review		
Administrative Variance Application	\$100	
Review of City Residential Plan	Minor Subdivision (five or fewer lots)	\$50 + \$15/Lot
	Subdivision Development Permit	\$300 + \$20/Lot
	Final Plat	\$300 + \$20/Lot
Review of City Non-Residential Plan	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
Plan Review		
Grading Plan Review	Preliminary Plans (three phases; one charge)	\$200
	Residential	
	Commercial	
	Multifamily/Commercial Subdivision	
Soil Erosion, Sedimentation, and Pollution Control Plan Review		\$15/disturbed acre
Residential Drainage Plan Review Fee		\$50
Permit		
Stormwater Permit for Emergency Repairs		\$200
Variances		
Administrative Variance Application	Preliminary Plans	\$100
	Residential	
	Commercial	
	Multifamily/Commercial Subdivision	
Soil Erosion, Sedimentation, and Pollution Control Variance Application		\$200
Stormwater Redevelopment Variance Application	Variance Application	\$200
Stream Buffer Protection Variance	Variance Application	\$200
	Public Notice Sign Deposit	\$250

Planning & Zoning Fees (Effective July 1, 2024)				
Rezoning, Special Use Permit, and Change-in-Condition Application Fees				
Single-Family (RA-200, R-LL, R-100, R-75, R-60, R-SR, R-TH, R-IF)				
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
Multifamily and Special Residential (LRR, MRR, HRR, OSC, TND)				
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
Nonresidential (O-I, C-1, C-2, C-3, M-1, M-2)				
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
Mixed-Use (MU-N, MU-C, MU-R)				
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			

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

Miscellaneous	
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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - Solar panel installations for nonresidential and residential buildings - EV charger unit installations for nonresidential and residential developments 		
Other Building Permit Fees		
Minor Renovation Projects (valued less than \$75,000)	Residential Renovation Permit	\$125
	Non-residential Renovation Permit	\$150
Extensive Renovation Projects (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		\$50
Building Permit Extension Fee		\$25
Expired Complete Building Permit Fee	Complete Rough Inspections	25% of total building permit fee
	Partial Rough Inspections	50% of total building permit fee
Renewal Fee for Expired Building Permits		\$50
Mobile Home		\$75
Tenant Change Permit		\$120
Demolition		\$150
Vacant Structure		\$100
Boarding-Up Permit	Initial Permit	\$200
	Renewal	\$100
Construction and Life Safety Codes Variance Application		\$300
Inspections		
Building Permit Reinspection Fee	First Follow-up Inspection	\$0
	Second Follow-up Inspection	\$50
	Third and each Subsequent Follow-up Inspection	\$100
Compliance Inspection Report	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
Building Permit Plan Revision Fee (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
Variations		
Administrative Variance Application		\$100
Revision		
Fire Permit Plan Revision		\$50
Certificates		
Certificate of Occupancy	Tenant Buildings	\$100
	Tenant Interior Space Alterations	
Certificate of Completion	Shell Building	\$50
	Spec Space	
Temporary Certificate of Occupancy		\$50
Burn Permit		
Burn Permit		\$500
Site		
Site Plan Review		\$100
Shell Fire Permit		
Shell Building, New Building, and Additions (Sprinklered)	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
Shell Building, New Building, and Additions (Non-sprinklered)	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
Interior Finish Fire Permit		
Assembly Occupancy (Sprinklered Building)	Up to 10,000 square feet (floor area)	\$200
	Greater than 10,000 square feet	\$250
Assembly Occupancy (Non-sprinklered Building)	Up to 10,000 square feet (floor area)	\$300
	Greater than 10,000 square feet	\$375
Business, Mercantile, Day Care, and Educational Occupancy (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
Business, Mercantile, Day Care, and Educational Occupancy (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
Industrial and Storage Occupancy (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
Industrial and Storage Occupancy (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
Residential Occupancy including Hotel, Lodging/Rooming Houses, Multifamily, Group Homes, and Personal Care Homes (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
Residential Occupancy including Hotel, Lodging/Rooming Houses, Multifamily, Group Homes, and Personal Care Homes (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		
Non-High-Rise, Multi-Storyed Buildings – All Occupancies	Sprinklered Building	\$32/floor level
	Non-sprinklered Building	\$48/floor level
High-Rise Buildings – All Occupancies		\$1,280
Specialty Fire Permit		
Hazardous Materials – quantities below the exempt amounts		\$64
Hazardous Materials – quantities exceeding the exempt amounts		\$250
Commercial Kitchen Hood/Duct		\$100/hood
Specialized Fire Extinguished Systems including FM-200, Intergen, Halon, Carbon Dioxide, Dry Chemical, Water-Foam, and Water-Mist	Zero to 10 Devices	\$128
	11 to 25 Devices	\$256
	26 to 50 Devices	\$384
	More than 50 Devices	\$512
Specialty Fire Permit (continued)		
New Fire Sprinkler System	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
Modifications to Existing Fire Sprinkler System for Tenant Alterations/Additions	0 to 20 Sprinkler Heads	\$64
	21 to 50 Sprinkler Heads	\$128
	51 to 100 Sprinkler Heads	\$192
	More than 100 Sprinkler Heads	\$256
Fire Standpipe System	Up to four Outlets	\$64
	Each additional group of one to four Outlets	\$32
New Fire Alarm and Detection System	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
Modifications to Existing Fire Alarm and Detection System for Tenant Alterations/Additions	Zero to 20 Devices	\$64
	21 to 50 Devices	\$128
	51 to 100 Devices	\$192
	More than 100 Devices	\$256
Fire Sprinkler Pump		\$250
Fireworks/Pyrotechnics		\$250/event
Tents and Temporary Structures		\$50
Storage Racks	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
Storage Racks with In-Rack Sprinklers	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		
Fire Reinspection Fee	First Follow-up Inspection	\$25
	Second Follow-up Inspection	\$50
	Third and each Subsequent Follow-up Inspection	\$100
Penalty Fees		
Penalty for Construction Prior to Fire Permit Issuance		100% of the Permit Fee