



HOW ARE BUILDING PERMIT FEES CALCULATED?

SINGLE-FAMILY ADDITIONS/ALTERATIONS

This is a question that is often asked when home remodels are contemplated. Building permit fees are determined by using the value of the project and applying that value to a fee table¹. The value of the project is determined by the square footage being added and/or the fair market value where the remodel does not add square footage. There are also other fees that need to be included, so to help estimate these costs the following information is provided.

BUILDING PERMIT FEES

Home Additions

The value of an addition and/or remodel to an existing single-family building is determined by the fair market cost (value) of the project. This would be the cost that a contractor would charge for the project (used even if the homeowner is doing their own work). Additions (new square footage) to a house have a current fair market cost of \$122.46² per square foot and \$48.73² per square foot for a garage addition.

If the project involves both an addition and remodel of the existing house, the cost per square foot for the addition should be used, plus an honest assessment of fair market value of the remodel work.

If the project does not involve any additions, an honest assessment of fair market value of the remodel work is used for the value.

The valuation is applied to a permit fee table (see below) that determines the building permit fee.

Fees associated with additions:

BUILDING PERMIT FEES

\$0.00 to \$500.00 valuation.....	\$58.60
\$501.00 to \$2,000.00 valuation.....	\$58.60 for the first \$500.00 and \$3.73 for each additional \$100.00 or fraction thereof

¹ Fee and Valuation Tables can change annually, check for updates.

² These factors are determined by a nationally-recognized construction cost index (the International Code Council [ICC] Building Valuation Data Table).

\$2,001.00 to \$25,000.00 valuation.....	\$114.55 for the first \$2,000.00 and \$16.73 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$499.34 for the first \$25,000.00 and \$12.12 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$802.34 for the first \$50,000.00 and \$8.28 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$1,216.34 for the first \$100,000.00 and \$6.64 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$3,872.34 for the first \$500,000.00 and \$5.60 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 and over valuation	\$6,672.34 for the first \$1,000,000.00 and \$3.73 for each additional \$1,000.00 or fraction thereof

- Plan Check fee (70 percent of building permit fee)
- State Surcharge (12 percent of building permit fee)
- Erosion Control (applies only to additions)
 - Value of project:
 - \$0 to \$25,000..... \$75
 - \$25,001 to \$50,000 \$100
 - \$50,001 to \$100,000 \$150
 - \$100,001 and over \$150 plus \$125 per \$100,000 of valuation or fraction thereof over \$100,000.
- School Construction Excise Tax (\$1.23 per square foot of new living area. [This is not applicable to non-living spaces such as garages, decks, or storage areas.]
- METRO Construction Excise Tax (If valuation is over \$100,000 the fee is .12 percent of the value)
- Development Code Review Fee . \$75 (applies only to additions)
- Engineering Plan Review Fee..... \$75 (applies only to additions)
- Electrical (if applicable, see fee schedule below)
- Plumbing (if applicable, see fee schedule below)
- Mechanical (if applicable, see fee schedule below)

Decks, Carports, Covered Porches, and Patio Covers

Building permits for decks, carports, covered porches, and patio covers are based on the valuation as determined by using fifty percent of the value of a private garage cost-per-square-foot-factor from the ICC Building Valuation Data Table² (\$48.73 x .50 = \$24.37/sq. ft.) times the area of the structure.

BUILDING PERMIT FEES

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- METRO Construction Excise Tax (If valuation is over \$100,000 the fee is 0.12 percent of the value)
- Development Code Review Fee . \$75 (applies only to additions)
- Engineering Plan Review Fee..... \$75 (applies only to additions)
- Electrical (if applicable, see fee schedule below)
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ELECTRICAL PERMIT FEES

Limited Energy, residential..... \$46.42

Services or feeders – installation, alteration or relocation:

200 amps or less \$115.83
 201 amps to 400 amps..... \$137.89
 401 amps to 600 amps..... \$229.34
 Utility Reconnect Only \$91.72

Branch circuits – new, alteration, or extension per panel:

A. Fee for branch circuits with purchase of service or feeder fee, each branch circuit \$4.26
 B. Fee for branch circuits without purchase of service or feeder fee, first branch circuit..... \$81.14
 Each additional branch circuit..... \$4.26

Miscellaneous (Service or feeder not included):

Each Pump or Irrigation Circle \$91.72
 Signal Circuit(s) or a Limited Energy Panel, Alteration, or Extension \$91.72

State Surcharge equals 12 percent of the electrical permit fee.

PLUMBING PERMIT FEES

Catch Basin/Area Drain..... \$20.31 per fixture*
 Drywells/Leach Line/Trench Drain..... \$20.31 per fixture*
 Footing Drain..... \$20.31 per fixture*
 Manufactured Home Utilities \$20.31 per fixture*
 Manholes \$20.31 per fixture*
 Rain Drain Connector \$20.31 per fixture*
 Sanitary Sewer (1st 100 ft)..... \$52.99
 Each Additional 100 ft..... \$43.68
 Storm Sewer (1st 100 ft)..... \$52.99
 Each Additional 100 ft..... \$26.50
 Water Service (1st 100 ft)..... \$52.99
 Each Additional 100 ft..... \$43.68
 Back Flow Preventer..... \$43.68 per fixture
 Absorption Valve \$20.31 per fixture*
 Backwater Valve \$20.31 per fixture*
 Clothes Washer \$20.31 per fixture*
 Dishwasher..... \$20.31 per fixture*
 Drinking Fountain \$20.31 per fixture*
 Ejectors/Sump \$20.31 per fixture*
 Expansion Tank..... \$20.31 per fixture*
 Fixture/Sewer Cap \$20.31 per fixture*
 Floor Drain/Floor Sink/Hub Drain..... \$20.31 per fixture*
 Garbage Disposal \$20.31 per fixture*
 Hose Bib \$20.31 per fixture*
 Ice Maker..... \$20.31 per fixture*

Interceptor/Grease Trap	\$20.31 per fixture*
Primer.....	\$20.31 per fixture*
Roof Drain (commercial).....	\$20.31 per fixture*
Sink, Basin, Lavatory	\$20.31 per fixture*
Sump.....	\$20.31 per fixture*
Tubs/Shower/Shower Pan.....	\$20.31 per fixture*
Urinal.....	\$20.31 per fixture*
Water Closet.....	\$20.31 per fixture*
Water Heater.....	\$20.31 per fixture*
One and Two Family Dwelling Re-Pipe.....	\$144.95
Other	\$20.31 per fixture*
Medical Gas Piping	See Fee Schedule
Minimum Fee.....	\$96.64

* If total of fixtures above is less than \$96.64, the minimum fee is applicable.

State Surcharge12 percent of plumbing permit fee

MECHANICAL PERMIT FEES

Air Handling Units	\$33.39 per appliance
Air Conditioning	\$46.75 per appliance
Alteration of Existing HVAC System	\$33.39 per appliance
Heat Pump.....	\$61.06 per appliance
Install/Replace Furnace	
Up to100,000 Btu.....	\$46.75 per appliance
Over 100,000 Btu	\$54.91 per appliance
Install/Replace/Relocate Heaters	
Suspended, Wall, or Floor Mounted.....	\$46.75 per appliance
Vent for Appliance other than Furnace	\$33.39 per appliance
Appliance Vent	\$23.32 per appliance
Dryer Exhaust.....	\$33.39 per appliance
Hood.....	\$33.39 per appliance
Exhaust Fan Connected to a Single Duct.....	\$23.32 per appliance
Gas Piping: 1 to 4 Outlets	\$14.15
Each Additional Outlet	\$4.03
Fireplace	\$33.39 per appliance
Wood Stove.....	\$33.39 per appliance
Other	\$23.32 per appliance
Minimum Fee.....	\$97.63

* If total of fixtures above is less than \$92.10, the minimum fee is applicable.

State Surcharge12 percent of mechanical permit fee