

Community Development Fee Schedule

Building Department

Cherokee County has adopted the ICC Building Valuation Construction Cost for permitting fee calculations.

The Square Foot Construction Costs from the August ICC Building Valuation Data publication shall be applied to calculate Construction Costs beginning October 1st of each calendar year. The ICC Construction Cost will vary by occupancy use group and the type of construction.

Certain building types are not addressed by the ICC Construction Cost table. In this case the Building Official may use another national index, such as R.S. Means Square Foot Costs, current edition, or data collected periodically by Cherokee County to establish a Construction Cost.

A permit applicant may also request a custom Construction Cost from the Building Official by submitting documentation to support the request. The Building Official may have up to 5 business days to determine a custom Construction Cost or reject the request.

See chart on Development Service Center webpage for current valuations and pricing.

Permit Formulas

Construction Cost per sq. ft is calculated from ICC Square Foot Construction Cost X Regional Factor
(see Building Valuation Data sheet for amounts)

Residential Building Permits

(New homes & additions)

Sq.ft. Area X Construction Cost per sq.ft. X Department Multiplier = Permit Fee

Commercial Building Permits

(New buildings, additions and industrialized buildings)

Sq.ft. Area X Construction Cost per sq.ft. X Department Multiplier = Permit Fee

Manufactured Home Location Permits

(Only HUD homes are permitted in Cherokee County)

Sq.ft. Area X Construction Cost per sq.ft. X Department Multiplier = Permit Fee

Swimming Pool Permits

(Residential & Commercial)

Sq.ft. Area of Water X Construction Cost per sq.ft. X Department Multiplier = Permit Fee

Renovations

Sq.ft. Area X Construction Cost per sq.ft. X Department Multiplier = Permit Fee

*Current Department Multiplier *as of 8/5/2025**

Residential = 0.0035 (\$3.50 per square foot)

Commercial = 0.004 (\$4.00 per square foot)

Budget values, percentages of fee support for each department and the total construction value may be updated from time to time by the Board of Commissioners, which will change the dept. multiplier.

*Current Regional Factor *as of 8/5/2025**

Residential = 0.88

Commercial = 0.89

Additional Permit Types

Service Permits

(Electrical, mechanical, plumbing, power reconnection)

Flat Permit Fee= \$50.00

Specialty Permits

(Demolition, Driveways, & Retaining Walls)

Flat Permit Fee = \$50.00

Temporary Permits

(Construction Trailers, Sales Trailers, Temp. Industrialized Buildings & Special Events)

Flat Permit Fee = \$50.00 ***For special events with alcohol add \$100.00**

Small Wireless Facility

\$100.00 per application for collocation on an existing pole

\$250.00 per application for replacement pole

\$1,000.00 per application for new pole

Annual right of way occupancy rate is \$100.00 per existing or replacement pole and \$200.00 per new pole

Minimum Building Permit Fee

The following minimum fee shall apply to all building permits:

Minimum Building Permit Fee = \$50.00

Building Reinspection Fees

\$25.00 for first re-inspection

\$50.00 for second re-inspection

\$100.00 for third and additional re-inspections

If an inspection is needed by the Arborist for CO purposes, and the inspection should fail, a \$50.00 reinspection fee shall be added to the building permit

Certificate of Occupancy

Flat Permit Fee = \$50.00

Residential Impact Fees/Commercial Impact Fees

Impact fees for Residential and Commercial projects are due upon issuance of the building permit. Fees are adopted by the Board of Commissioners. See chart listed on the Development Service Center website for current calculations.

Land Development Plan Review/Permitting

Digital Uploading Fee

Non-refundable fee based on the total acreage of the project:

0-10 acres	\$150.00
10-50 acres	\$200.00
50 acres and over	\$250.00
Final plat	\$100.00
Lot grading plan	\$50.00

Plan Review Fee

Non-refundable fee based on the total acreage of the project:

0-1.00 acre	\$255.00
1.001-10.00 acres	\$310.00
10.001-50.00 acres	\$450.00
50.001-100.00 acres	\$750.00
100.001 acres and over	\$1,075.00

Plan review per re-submittal fee after 2 reviews \$50.00 per review

Plan Review- Revision after Permit \$100.00

Final Plat

Valid for one year

Review and permit fee	\$150.00
Re-inspection for a failed inspection	\$100.00

The fee for any re-inspections after that will double each time a re-inspection takes place. Fees shall be paid prior to approval of final plat.

Revision After Signatures (per revision) \$100.00

Internal Review Fee

Valid for one year for exceptionally small projects \$150.00

Land Disturbance Permit Fee

Valid for one year from the date project is approved:

Residential	\$250.00 +\$1.00 per linear foot of residential streets
Commercial	\$250.00 +\$700.00 per disturbed acre, minimum fee of \$1,000.00
Small Projects	\$80.00 per disturbed acre

Lot Grading Plan

Plan Review \$150.00

Plan review per re-submittal fee after 2 reviews \$50.00 per review

Permit Fee (not to include tertiary lots) \$ 75.00

Erosion Control Permit

Permit Fee	\$75.00
Renewal Permit Fee	\$25.00

NPDES Permit Fee

All projects greater than one disturbed acre \$40.00 per disturbed acre

(An additional \$40.00 per disturbed acre must be paid to the State when submitting NOI)

Residential Bridge Structural Review

Applicants shall pay \$2,500.00 up front for plans to be submitted for a 3rd party review. Applicant will be responsible for the total cost of 3rd party review.

Licensing

Occupation Tax Certificate

Owner (s) \$30.00 each

***The owner, if sole proprietorship or paid by salary, commission or profit, and any paid family members working for the business will be counted as a full-time employee.**

Full time employee \$30.00 each

***Per employee up to a maximum of 200 employees and a maximum fee of \$6,000.00**

Part time employee \$15.00 each

Alcoholic Beverage License

Application fee \$500.00

Beer license fee \$1,000.00

Wine license fee \$1,000.00

Liquor license fee \$5,000.00

Sunday sales (on premises) \$500.00

Sunday sales (off premises) \$250.00

Manager's permit \$100.00

Ancillary wine tasting license \$100.00

Fingerprint fee \$50.00

Special event serving alcohol \$100.00 + \$50.00 for special event permit

Distilled spirits package store initial fee \$135,000

(a portion of this fee can be applied to development/rezoning costs)

Solicitors

Background check \$25.00

Permit application fee (includes solicitor's badge \$40.00

***Solicitor permits are issued for 90 days from the date of issuance. Background checks are good for one year.**

Transient Merchant

Owner (s) \$30.00 each

Full time employee \$30.00 each

Part time employee \$15.00 each

Pawnbroker and Precious Metals and Gems Dealer

Permit fee	\$50.00
Background check	\$15.00
Employee permit I.D. fee	\$10.00
Occupation tax certificate fee	See under occupation tax certificate section

Motorized Cart Registration

1 year registration	\$15.00
3 year registration	\$45.00
5 year registration	\$75.00

Short-term Rental Registration

\$50.00 per property
\$50.00 per year for renewal

Planning & Land Use

Digital Upload Fees

All projects/reviews submitted through the Cityview portal will be charged a \$50.00 Digital Upload Fee at the time of submission.

Rezoning Applications

Single Family Residential

0-100 acres \$500.00 + \$25.00/ concurrent variance + advertising fees

101+ acres \$750.00 + \$25.00/addt'l acre + \$25.00/concurrent variance + advertising fees

Multi-Family Residential

0-100 acres \$750.00 + \$25.00/ concurrent variance + advertising fees

101+ acres \$1000.00 + \$25.00/addt'l acre + \$25.00/concurrent variance + advertising fees

Commercial and Industrial

0-100 acres \$750.00 + \$25.00/ concurrent variance + advertising fees

101+ acres \$1000.00 + \$25.00/addt'l acre + \$25.00/concurrent variance + advertising fees

Special Use Permit

Application \$750.00 + \$25.00/ concurrent variance + advertising fees

Amendment/Modification of Zoning Conditions/Other

Application \$300.00 + \$25.00/ concurrent variance + advertising fees

Variance/Appeal

Variance (Residential) \$250.00 + \$25.00/addt'l variance + advertising fees

Variance (Commercial) \$350.00 + \$25.00/addt'l variance + advertising fees

Appeal \$250.00 + advertising fees

Legacy Lot

Administrative fee \$100.00 + advertising fees

Advertising Fees

Public Hearing Sign \$50.00 per sign & per advertisement

Legal Ads Varies per advertisement

Note: Additional advertising fees may be incurred should the applicant request postponement of their case or fail to appear at the public hearing.

Zoning Certification

Administrative fee	\$50.00 (per parcel)
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Cell Tower (new building, co-locations)

Review fee	\$150.00
Building Permit fee	Based on Valuation of Cell Tower
Plan review per re-submittal fee after 2 reviews	\$50.00

Minor Subdivision Review

Review fee	\$100.00
Plan review per re-submittal fee after 2 reviews	\$50.00

Sign Permits

Commercial/Industrial

1 sq. ft. to 100 sq. ft.	\$100.00 + \$0.75/sq.ft. second side
101 sq. ft. to 150 sq. ft	\$200.00 + \$0.75/sq.ft. second side
151 sq.ft. and greater	\$300.00 + \$0.75/sq.ft. second side

Agriculture or Residential

Less than 3 acres	\$100.00 + \$0.75/sq.ft. second side
Greater than 3 acres	\$200.00 + \$0.75/sq.ft. second side

Subdivision Monuments

All permits	\$100.00
Plan review per re-submittal fee after 2 reviews	\$50.00

Neighborhood Plan and Architectural Review

Plan Review	\$50.00
Plan review per re-submittal fee after 2 reviews	\$50.00

Planning and Zoning Plan Review Department Review Only

Plan Review	\$50.00
Plan review per re-submittal fee after 2 reviews	\$50.00

This Fee schedule only includes fees that are charged by the Community Development Agency. This does not include fees that are charged by the Fire Marshal's Office, Sheriff's Office, or any other Agency within the county.

Updated 8/5/2025