



FEE SCHEDULE

TYPE	AMOUNT			
Rezoning				
Single Family Residential	\$150			
Med/HD Multi-family Residential	\$200			
Commercial/Industrial	\$300			
Conditional Land Use	\$400			
Variance				
Standard Variance	\$150			
Zoning Verification Letter	\$20			
Concept Plan Review (all types)	City Staff		Planning Commission	
	\$25		\$100	
Residential Plan Review	< 1 acre	1 < 2 acres	2 < 4 acres	≥ 4 acres
Professional Engineering Review ^{1,2}	\$350	\$450	\$500	\$600
PUD, Residential Subdivision				
Professional Engineering Review ^{1,2}	\$450 + \$25 per unit (per acre)			
Commercial Plan Review	< 1 acre		≥ 1 acres	
Professional Engineering Review ^{1,2}	\$500		\$500 + \$50 per additional 0.5 acre	
Each Resubmittal for Professional Engineering Review (all types)^{1,2}	\$200			
Land Disturbance Permit	400 ft² < 0.25 acre	0.25 < 2 acres	2 < 4 acres	≥ 4 acres
	\$100	\$200	\$300	\$400
GA EPD E&SC Permit	\$80/acre			
Paving Development	\$250 < 1 acre; \$50 per additional half acre or fraction thereof			

Note: This summary of fees supersedes any and all fees previously identified in any existing ordinance, and may not be inclusive of all required fees established by the City of Lookout Mountain.

FEE TYPE	AMOUNT	
Bonds		
E&SC Maintenance Bond	Cash bond up to, but not exceeding \$3,000 per acre or fraction thereof of the proposed land-disturbing activity	
Performance Bond	Not less than 110% of the estimated construction cost of improvements	
Final Plat (each review)	\$250 < 1 acre; \$50 per additional half acre or fraction thereof	
Building Plan Review³ (interior and exterior)	Single-Family Residential	Non-Single Family Residential
	10% of building permit fee (\$50 min, \$500 max)	50% of building permit fee
Building Permit^{3,4} (value of construction)	Residential and Commercial (interior and exterior)	
\$1,000 or less	\$50	
\$1,001 to \$50,000	\$25 for the first \$1,000 plus \$15 for each additional \$1,000 or fraction thereof to and including \$50,000	
\$50,001 to \$100,000	\$500 for the first \$50,000 plus \$10 for each additional \$1,000 or fraction thereof to and including \$100,000	
\$100,001 to \$500,000	\$1,000 for the first \$100,000 plus \$9 for each additional \$1,000 or fraction thereof to and including \$500,000	
\$500,001 to 1,000,000	\$5,000 for the first \$500,000 plus \$8 for each additional \$1,000 or fraction thereof to and including \$1,000,000	
\$1,000,001 and Up	\$10,000 for the first \$1,000,000 plus \$7 for each additional \$1,000 or fraction thereof	

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ADDITIONAL FEES		
Starting Work without a Permit	200% of original permit fee	
Permit Extensions	\$50 for 3 months	
Transfer of permit/Change of Contractor	\$200	
Structure Move	\$200	
Demolition Fee	Interior (building or tenant space) \$100 Single Family Residential house \$150 Commercial Building \$200	
Plumbing, Electrical Mechanical Inspections and Re-Inspections^{5,6}	\$40/Inspection + \$25 Admin Fee/Trade	
Inspections Outside of Normal Business Hours	\$75 (\$150 min)	
Temporary Construction Trailer (not including electric)	\$100	
Sewer Tap Installation Fee	\$2,500	
Certificate of Occupancy	Residential	Non-residential
	\$50 home, condo, townhouse/\$25 tenant	\$100
Signs	≤ 24 sq. ft.	> 24 sq. ft.
Wall Mounted/Free Standing Sign	\$100	\$200
Copy of Map, Ordinance, etc.	\$0.25 for 8 ½" by 11"/\$0.50 for 8 ½" by 14"	

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Implementation Notes:

- 1. Professional engineering (P.E.) review is required if new development or redevelopment project: (1) involves land development activities of 1 acre or more; (2) occurs within 200 feet of a perennial or intermittent stream; (3) creates, adds or replaces 5,000 sq. ft. of impervious surface; (4) is part of a larger common plan of development regardless of building schedule; and/or (5) is defined by the City to be a hotspot land use.*
- 2. Professional Engineering Plan Review Fee includes review of all stormwater, water and wastewater requirements - 90% of permit fee + 10% Admin Fee*
- 3. Building permits are required for all interior and exterior residential and commercial construction activities of new and renovated properties that include structural modification of the building frame, electrical, plumbing and/or mechanical equipment (e.g., HVAC). The building permit fee includes all structural and stormwater inspections.*
- 4. Value of construction is based on project contract documents.*
- 5. Plumbing, Electrical and Mechanical Fees - \$40 per Inspection + \$25 Admin Fee per Trade*
- 6. Current business licenses are required for all contractors working for the City of Lookout Mountain. A license from the State Licensing Board for Residential-Basic Contractor, Residential-Light Commercial (Multi-Use) Contractor and General Contractors is required for any contractor whose work costs more than \$2,500.*