

**CITY OF BEAUFORT, SOUTH CAROLINA  
DEVELOPMENT REVIEW FEE SCHEDULE  
Effective November 1, 2017**

(1) **OTHER FEES SUPERSEDED**

The following schedules and regulations regarding fees are hereby adopted and supersede all regulations and schedules regarding fees published in the most recent edition of the International Building Code or supplement thereof.

(2) **FEES MANDATORY**

No permit shall be issued until the fees prescribed in this section shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.

(3) **FAILURE TO OBTAIN PERMIT**

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be tripled, but the payment of such tripled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

(4) **RECORD OF FEES COLLECTED**

The Building Official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, the full date and amount thereof.

(5) **MOVING A BUILDING/STRUCTURES**

For the moving of any building or structure, the fee shall be \$150.

(6) **DEMOLITION OF BUILDING/STRUCTURE**

For the moving of any building or structure, the fee shall be \$150  
For the demolition of any building or structure, the fees are as follows:

Complete Demolition Single-Family Structure \$100  
Complete Demolition Commercial & Multifamily Structure \$200

(7) **BUILDING PERMIT FEES**

On all new buildings, structures or alterations requiring a building permit as set forth in the International Building Code and the International Residential Code, the fee shall be paid as required at the time of filing the application in accordance with the schedule shown below.

Plan review fee is paid at the time the plans are submitted.

Building Permit Fee Schedule:

<b>Total Valuation</b>	<b>Base Fee</b>
\$500 or less	No fee, unless an inspection is required, in which case an inspection fee shall be charged.
>\$500 to \$50,000	\$35 for the first \$500, plus \$5.30 for each additional thousand or fraction thereof (round up)
>\$50,000 to \$100,000	\$300 for the first \$50,000, plus \$4 for each additional thousand or fraction thereof (round up)
>\$100,000 to \$500,000	\$500 for the first \$100,000, plus \$3 for each additional thousand or fraction thereof (round up)
>\$500,000 and up	\$1,700 for the first \$500,000, plus \$2 for each additional thousand or fraction thereof (round up)

(8) **PLAN CHECKING FEES**

When a plan is required to be submitted, all fees shall be paid to the building department at the time of submitting plans and specifications for checking. Said plan checking fee shall be equal to one-half of the base fee.

(9) **BUILDING PERMIT VALUATIONS**

If, in the opinion of the Building Official, the valuation of a building, alteration, or structure, appears to be underestimated, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

(10) **PROCEDURE FOR PERMIT REFUNDS**

- (a) Permit holder must return all applicable permit forms and receipts; copies will not be accepted.
- (b) Permit refund will be for total amount paid minus Plan Checking Fee.
- (c) A completed W-9 form is required.

(11) **INSPECTION FEES**

- (a) Plumbing Inspection Fees
  - \$30 for Residential
  - \$40 for Commercial
- (b) Electrical Inspection Fees
  - \$30 for Residential
  - \$40 for Commercial

- (c) Mechanical Inspection Fees
  - \$30 for Residential
  - \$40 for Commercial
- (d) Gas Inspection fees
  - \$30 for Residential
  - \$40 for Commercial
- (e) Miscellaneous Inspections (Includes re-roof, signs, windows, etc.) \$30
- (f) Swimming Pool Inspection Fees
  - Single-Family \$235 (\$200 to be refunded after final inspection is approved)
  - Multifamily & Commercial \$265 (\$200 to be refunded after final inspection is approved)
- (g) Safety Inspection
  - Home Occupation \$30
  - Commercial \$50
  - Short Term Rental \$50

(12) **RE-INSPECTIONS**

If the Building Official or his duly authorized representative shall, upon his inspection after the completion of the work or apparatus, find the same does not conform to and comply with the provisions of this Code, he shall notify the contractor, indicating the corrections to be made, and then he shall again inspect the work or apparatus without further charge; but when extra inspections are due to any of the following reasons, a charge of \$100 shall be made for each re-inspection for commercial and multifamily projects, and a charge of \$50 for all other projects.

- (a) Wrong Address
- (b) Repairs or corrections not made when inspections are called
- (c) Work not ready for inspection when called

All re-inspection fees are required to be paid in advance prior to re-inspection.

(13) **TREE REMOVAL FEES**

The fee for tree removal permits shall be as follows:

	<b><u>Single-Family Lots</u></b>	<b><u>Commercial and Multifamily Lots</u></b>
1 – 2 trees	\$ 20	\$ 35
3 – 5 trees	\$ 40	\$ 55
6 – 10 trees	\$ 60	\$ 75
11 – 15 trees	\$ 80	\$ 95
16 – 20 trees	\$100	\$115
21 – 40 trees	\$150	\$200
41 +	\$200	\$300

(14) **SIGN PERMITS**

For issuing each sign permit, the fee shall be as follows:

Permanent Sign Building Permit Fee (see Section 7) plus Plan Checking Fee (see Section 8) plus Inspection Fee

Master Sign Plan Review Fee \$20 (2 – 4 tenants)  
\$50 (5 – 10 tenants)  
Amendments to Master Sign Plan \$20

There shall be no fee for temporary Special Event Signs for non-profit agencies.

(15) **BANNER PERMITS**

Temporary Banner for 5 Days \$25  
Temporary Banner for 15 Days \$50  
Temporary Banner for 30 Days \$75

(16) **TEMPORARY TENT PERMITS**

Temporary Tents over 500 sq ft \$150  
Temporary Canopies over 700 sq ft \$150

(17) **LANDSCAPE IRRIGATION AND OR WELL PERMITS**

Single-Family Lot \$50  
Commercial or Multifamily Lot \$75

(18) **SUBDIVISION FEES**

Lot Recombination/Lot Line Adjustment \$50  
Lot Consolidation \$25  
Minor Subdivision \$50  
Major Subdivision No New Streets: \$500 plus \$10/lot  
Major Subdivisions That Include New Streets:  
5 to 49 lots: \$1,000 + \$10/lot  
50 to 100 lots: \$1,500 + \$10/lot  
101 to 300 lots \$2,000 + \$10/lot  
301+ lots: \$2,500 + \$10/lot

(19) **CERTIFICATE OF APPROPRIATENESS (HRB)**

Staff Review see Section 22 below  
Single-family residential projects (board review) \$100 per meeting  
Multifamily and commercial projects (board review) \$200 per meeting  
Change After Certification \$100  
Demolition (whole structure) \$250

**Post facto applications shall be twice the normal fee.**

(20) **DESIGN REVIEW BOARD (DRB)**

Staff Review see Section 22 below  
Board Review \$200 per meeting

**Post facto applications shall be twice the normal fee.**

(21) **ZONING BOARD OF APPEALS**

(a) Variance: Residential \$200  
Commercial \$300  
(b) Special Exception: \$300  
(c) Administrative Appeal: \$300

(22) **BOUNDARY STREET AND BLADEN STREET REDEVELOPMENT DISTRICTS;  
DEVELOPMENT AGREEMENT DESIGN REVIEW; DEVELOPMENT DESIGN  
REVIEW MINOR; CERTIFICATES OF APPROPRIATENESS MINOR**

**Type 1**

- Improvements not including additions,  $\leq 50\%$  of the value of the structure (not including single-family, or 2/3-unit buildings)

<u>Value</u>	<u>Fee</u>
Improvements $\leq$ \$5,000	\$50
Improvements $>$ \$5,000 but $\leq$ \$25,000	\$75
Improvements $>$ \$25,000 but $\leq$ \$50,000	\$125
Improvements $>$ \$50,000 but $\leq$ \$100,000	\$150
Improvements $>$ \$100,000 but $\leq$ \$250,000	\$500
Improvements $>$ \$250,000 but $<$ 50% of the value of structure	\$1,000

- Any single-family and 2/3-unit residential improvements not including additions,  $< 50\%$  of the value of the structure: \$50

**Type 2**

Any improvement  $< 50\%$  of the value of the structure that includes a building addition.

- Any single-family and 2/3-unit residential addition: \$50
- All other projects: \$500 base fee + \$0.05/sq ft of addition.

**Type 3**

Review for new construction and for improvements  $> 50\%$  of the value of the structure:

- Single-family and 2/3 unit residential: \$100
- $\leq 10,000$  sq ft: \$500 base fee + \$0.05/sq ft of building
- $> 10,000$  sq ft: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 sq ft of building. For the additional square footage over 100,000, \$0.02/sq ft.

(23) **REZONING**

Rezoning to PUD	\$400
Rezoning, non-PUD	\$200 & \$10/per lot

(24) **TEXT AMENDMENT**

Beaufort Code Text Amendment	\$400
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(25) **OTHER FEES**

Trip Storage (Request for documents from storage)	\$50 (plus copying fee)
Flood Hazard Area Verification Letter	\$25
Parking Meter Space Rental	\$5 per day per metered space (for construction projects only)
Fee for Copies (8 1/2 x 11)	30¢ per sheet
Zoning Letter	\$50
Traffic Impact Analysis Report Review Fee	\$750
Design Exception	\$200
Short term rental	\$100
Accessory Dwelling unit	\$50
Administrative Adjustment	\$50
Home Occupation	\$25
Zoning Compliance Letter	\$50
Development Code Interpretation	\$100
Special Board Meeting	\$500
Development Code Text Amendment	\$400