

Estimated Fees for Building Structures in Franklin, TN Updated November, 2015

City of Franklin Fee	15,000 SF	100,000 SF	250,000 SF	20,000 SF	10,000 SF	100,000 SF	Department
	Retail Bldg	Office Bldg	Office Bldg	Apartment Building	Tenant Build Out	Tenant Build Out	
FMPC Site Plan Review	\$600	\$2,300	\$5,300	\$500	~	~	Planning
Grading, Water & Sewer Plans Rev	\$900	\$900	\$900	\$900	~	~	Utility Billing
Stormwater & Grading Permit Fee	\$100	\$100	\$100	\$100	~	~	Engineering
Utility Permit Fee	\$100	\$100	\$100	\$100	~	~	Engineering
Plan Review Fee ¹ (+ Consultant Review Fee)	\$200	\$200	\$200	\$200	\$189	\$1,257	Building
Water Tap Fee	1" meter size	2" meter size	3" meter size	2" meter size			Water
System Development Fee (SDF)	\$3,612	\$11,558	\$25,284	\$11,558			
Access Fee	\$4,746	\$15,187	\$33,222	\$15,187			
Installation of meter and box	\$897	\$2,223	\$3,654	\$2,223			
Irrigation Meter (plus install)	\$4,725	\$7,875	\$9,450	\$7,875			
Application Fee	\$25	\$25	\$25	\$25			
Water Tap Fee Subtotal	\$14,005	\$36,868	\$71,635	\$36,868	~	~	
Fire Line Tap Fee	\$3,000	\$3,000	\$4,000	\$3,000	~	~	Water
Sewer Tap Fee	1" meter size	2" meter size	3" meter size	2" meter size			Water
System Development Fee (SDF)	\$5,775	\$18,480	\$40,425	\$18,480			
Access Fee	\$8,400	\$26,880	\$58,800	\$26,880			
Installation of meter and box	\$1,240	\$1,240	\$1,240	\$1,240			
Effluent Disposal Fee (EDF)	\$1,800	\$5,760	\$12,600	\$5,760			
Application Fee	\$25	\$25	\$25	\$25			
Sewer Tap Fee Subtotal	\$17,240	\$52,385	\$113,090	\$52,385	~	~	
Building Permit Fee	\$3,291	\$21,366	\$51,741	\$3,816	\$1,184	\$4,257	Building
Road Impact Fee ²	\$97,260	\$463,200	\$1,158,000	\$62,240	~	~	Building
Facilities Tax	\$17,700	\$118,000	\$295,000	\$14,200	~	~	Building
Williamson County Privilege Tax ³	~	~	~	\$40,000	~	~	County
Electrical Permit Fee	\$631	\$3,152	\$7,880	\$1,927	\$374	\$3,738	Building
Mechanical Permit Fee	\$401	\$6,029	\$15,072	\$456	\$144	\$1,440	Building
Plumbing Permit Fee	\$338	\$890	\$2,226	\$730	\$56	\$560	Building
TOTAL	\$155,766	\$708,490	\$1,725,244	\$217,422	\$1,947	\$11,252	
Used Values (Construction Cost)	\$1,740,000	\$16,200,000	\$40,500,000	\$2,160,000 20 Units	\$377,000	\$2,513,000	

Sample Building/Site Characteristics:	
Retail Building:	15,000SF
Construction Cost:	\$1,740,000
Cost per SF:	\$116
City Water:	1" meter
<i>based on lowest occupancy</i>	
City Sewer:	1" water meter
Fire Line Tap:	6" line
Office Building:	100,000 SF
Construction Cost:	\$16,200,000
Cost per SF:	\$162
City Water:	2" meter
<i>based on lowest occupancy</i>	
City Sewer:	2" water meter
Fire Line Tap:	6" line
Office Building:	250,000 SF
Construction Cost:	\$40,500,000
Cost per SF:	\$162
City Water:	3" meter
<i>based on lowest occupancy</i>	
City Sewer:	3" water meter
Fire Line Tap:	8" line
Apartment Building:	20,000 SF
Construction Cost:	\$2,160,000
Cost per SF:	\$108
# of Units	One building: 20 apts
City Water:	2" meter
<i>based on lowest occupancy</i>	
City Sewer:	2" water meter
Fire Line Tap:	6" line

¹ Consultant Fees for NEW buildings over 10,000 sqft, ² Calculated Using Road Impact Fees effective September 1, 2014.

³ Privilege Tax for Residential projects, payable to Williamson County.

Other Potential Permits or Fees Include: Engineering Inspections, Street Cut Permits, Dumpster Permits, Tree Removal Permits, Payment in Lieu of Parkland Dedication.



For a more accurate estimate, please submit the attached Fee Estimate Request to:

Lynn Osland: Development Services Operations Analyst

Email: lynn.osland@franklin.tn.gov Phone: 615-550-6986 Address: 109 3rd Avenue South, Franklin, TN 37064



Fee Estimate Request



For a detailed estimate please provide the following information to:

Lynn Osland, Development Services Operations Analyst
Email: lynn.osland@franklintn.gov Phone: 615-550-6986
Address: 109 3rd Avenue South, Franklin, TN 37064

Information for Building Permit and Planning Review fees:

Number of Lots: _____ Number of Units: _____

Building Size (Approx.): _____ ft² Cost of Construction: _____

Construction Type (circle all that apply): New Tenant Build out Addition Renovation Other

Building Use: List all, including the number of units (ex: Hotel, Retail, Office, etc.):

Information for Water & Sewer fees:

Building on a new location or a pre-existing lot _____ Subdivision _____

Using City Water? Yes No Fire Meter? Yes No Irrigation? Yes No

Required Water Meter Size: _____ Required Water Line Size: _____ Required Sewer Line Size: _____

*** Estimate provided is an approximation. A more precise estimate will be given after plan submission, as some fees cannot be determined until a site is selected and plans are created. ***