



Fee Schedule

Building and Neighborhood Services
 109 3rd Avenue South
 Franklin, TN 37064
 615-794-7012 OFFICE 615-591-9066 FAX

Plan Review Fees*	
Total Valuation	Fees
\$0 - \$100,000	\$50.00
\$100,001.00 - \$5,000,000.00	Value x .0005 rounded to the nearest dollar
\$5,000,001.00 and up	\$2,500.00 plus the value over the first \$5,000,000.00 x .0001 rounded up to the nearest dollar
Plan review fee when consultant reviews entire plan	\$200.00 plus 100% consultant
Additional plan review cycles after initial and 1 st re-reviews	50% of calculated plan review fee
*Construction plans reviewed and approved are valid one year from the date of approval.	

Simple Permits (does not include new construction or additions) Projects of limited scope in existing buildings not requiring plan review, including:	
BUILDING - Accessory buildings, demolitions, and renovations.	\$50.00 for each category that applies
ELECTRICAL - installation of 5 devices or less, 3 circuits or less, temporary services, low voltage, and single family detached, residential service releases of < 200 amps	
PLUMBING - installation of 5 devices or less, water and sewer service repair/installation, water heater change outs, gas piping pressure testing	
MECHANICAL - installation of 5 devices or less, gas piping pressure testing, and equipment change-out	
OTHER PERMITS required by the municipal code and administered by Building and Neighborhood Services for which fees are not enumerated.	

Single Family Detached Homes and Additions (new construction)	
Building Permit fees for new construction and additions to detached, single-family dwellings - includes fees for Electrical, Plumbing, and Mechanical permits.	\$.59 per square foot under roof including storage areas accessible by permanent stairways/doorways

All Building and Structures

EXCEPT NEW DETACHED SINGLE-FAMILY DWELLINGS AND ADDITIONS

Building, Plumbing, Mechanical, and Electrical Permit Fees for all buildings and structures except for new detached, single-family dwellings and additions to detached, single-family dwellings. Includes Swimming Pools, renovations, and tenant build-outs that are larger in scope than the Simple Permit criteria. Fees include all inspections that may be required.

Total Valuation	Fees
\$1.00 - \$999.00	\$30.00
\$1,000.00 - \$4,999.00	\$30.00 for the first \$1,000.00 plus \$8.50 for each additional \$1,000.00 or fraction thereof
\$5,000.00 - \$14,999.00	\$64.00 for the first \$5,000.00 plus \$6.75 for each additional \$1,000.00 or fraction thereof
\$15,000.00 - \$39,999.00	\$132.00 for the first \$15,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof
\$40,000.00 - \$99,999.00	\$251.00 for the first \$40,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof
\$100,000.00 - \$499,999.00	\$491.00 for the first \$100,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof
\$500,000.00 - \$999,999.00	\$1,491.00 for the first \$500,000.00 plus \$1.75 for each additional \$1,000.00 or fraction thereof
\$1,000,000.00 and above	\$2,366.00 for the first \$1,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof

Additional Permit and Service Fees

TECHNOLOGY FEE	\$10.00 per permit
Mechanical Refrigeration Permit Fee	minimum of \$27.00 + \$5.25 for each \$1,000 of valuation (equipment and labor)
Refunds Processing Fee	\$50.00
Contractor's Security Deposit (Lot Bond)	\$10,000.00
Violations	\$50.00 per offense per day
Licenses - Mechanical and Plumbing	\$25.00 Annually
Tree Removal Permit	\$25.00
Appeal Fee to the Building and Streets Standard Board of Appeals	\$250.00
Zoning Certification Letter	\$25.00

Inspection Services (multiple fees may apply)

Electrical Occupancy Finals	\$75.00
Service Release > 200 amps	\$0.50 per Amp per service, minimum \$100 per service
Service Release up to and including 200 amps	\$50.00
Special Events/After Hours Inspections (simple permit fee if inspection for special event occurs during office hours)	\$75.00 per hour per employee (min. 2 hours)
Re-inspection Fee	\$50.00

Facilities Tax

Residential – Single-Family Detached Dwellings	\$.89 Per Gross SQ. FT. to include heated and unheated
Non-Residential	\$1.18 Per Gross SQ. FT.
Other Residential – including Condos, Townhomes, Duplexes, and Apartments	\$.71 Per SQ. FT.

Road Impact Fees Implementation of Fee Schedule

Land Use Type	Unit	Pre-2011	Effective ¹ 1-Jul-11	Effective ² 1-Jul-12	Effective ³ 1-Jul-13	Effective ⁴ 1-Sep-14
Single-Family Detached	Dwelling	\$2,191.00	\$2,700.00	\$3,514.00	\$4,227.00	\$4,911.00
Multi-Family	Dwelling	\$1,537.00	\$1,844.00	\$2,336.00	\$2,766.00	\$3,112.00
Mobile Home Park	Site	\$1,144.00	\$1,378.00	\$1,752.00	\$2,079.00	\$2,338.00
Congregate Care Facility	Dwelling	\$440.00	\$566.00	\$767.00	\$943.00	\$1,093.00
Hotel/Motel	Room	\$1,126.00	\$1,432.00	\$1,922.00	\$2,350.00	\$2,567.00
Retail/Commercial						
Shopping Center/General Retail	1000 sq. ft.	\$2,681.00	\$3,510.00	\$4,836.00	\$5,996.00	\$6,484.00
Restaurant, Quality	1000 sq. ft.	\$4,964.00	\$6,499.00	\$8,955.00	\$11,104.00	\$12,069.00
Restaurant, Fast Food	1000 sq. ft.	\$7,177.00	\$9,426.00	\$13,023.00	\$16,171.00	\$17,442.00
Office/Institutional						
Office	1000 sq. ft.	\$1,891.00	\$2,430.00	\$3,291.00	\$4,045.00	\$4,632.00
Hospital	1000 sq. ft.	\$2,867.00	\$3,595.00	\$4,760.00	\$5,779.00	\$5,359.00
Nursing Home	1000 sq. ft.	\$996.00	\$1,411.00	\$2,074.00	\$2,654.00	\$3,082.00
Church	1000 sq. ft.	\$1,127.00	\$1,447.00	\$1,958.00	\$2,406.00	\$3,258.00
Elementary/Sec. School	1000 sq. ft.	\$543.00	\$704.00	\$960.00	\$1,185.00	\$1,606.00
Industrial						
Manufacturing	1000 sq. ft.	\$830.00	\$1,067.00	\$1,445.00	\$1,776.00	\$2,030.00
Industrial Park	1000 sq. ft.	\$1,513.00	\$1,944.00	\$2,634.00	\$3,237.00	\$3,636.00
Business Park	1000 sq. ft.	\$2,773.00	\$3,563.00	\$4,828.00	\$5,934.00	\$6,613.00
Warehouse	1000 sq. ft.	\$1,078.00	\$1,222.00	\$1,453.00	\$1,655.00	\$1,893.00
Mini-Warehouse	1000 sq. ft.	\$388.00	\$493.00	\$662.00	\$809.00	\$885.00

¹The impact fees effective July 1, 2011 are calculated at 25 percent of the increase for fees from the current fee schedule to that as indicated being needed by the November 2010 Road Impact Fee Update Study.

²The impact fees effective July 1, 2012, are calculated at 65 percent of increase for fees from the current fee schedule to that as indicated being needed by the November 2010 Road Impact Fee Update Study.

³The impact fees effective July 1, 2013, are the impact fees needed as indicated in the November 2010 Road Impact Fee Update Study.

⁴The impact fees effective September 1, 2014, are the impact fees needed as indicated in the March 2014 Road Impact Fee Update Study.

All Fees are taken from Appendix A - Title 12 of the City of Franklin Municipal Code.