

Community Development Department Fee Schedule

PERMIT TYPE	DESCRIPTION	FEES/VALUATION
BUILDING (BLD)		
101-TH	Single Family Townhome	\$8.00/\$1000 of construction value based on current ICC BVD, plus \$50.00 for CC or CO. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
102-SFR	Single Family Detached home	\$8.00/\$1000 of construction value based on current ICC BVD, plus \$50.00 for CC or CO. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
103-DUPLEX	Duplex	\$8.00/\$1000 of construction value based on current ICC BVD, plus \$50.00 for CC or CO. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
104-CONDO	Residential 4-plex	\$8.00/\$1000 of construction value based on current ICC BVD, plus \$50.00 for CC or CO. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
105-CONDO	Condominium	\$8.00/\$1000 of construction value based on current ICC BVD, plus \$50.00 for CC or CO. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
300-NON RES	New commercial construction	\$8.00/\$1000 of construction value based on current ICC BVD, plus \$75.00 for CO or \$50.00 for CC. Minimum fee of \$150.00 plus \$75.00 for CO or \$50.00 CC.
434-REM	Residential remodel	\$8.00/\$1000 of construction value plus \$50.00 for CC. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
434-RES	New residential additions	\$8.00/\$1000 of construction value based on current ICC BVD, plus \$50.00 for CC or CO. Minimum fee of \$100.00 plus \$50.00 for CC or CO.
437-COM	New commercial additions	\$8.00/\$1000 of construction value based on current ICC BVD, plus \$75.00 for CC or CO. Minimum fee of \$150.00 plus \$75.00 for CO or \$50.00 CO.
437-COM-RMDL	Commercial Remodel	\$8.00/\$1000 of construction value plus \$50.00 for CC. Minimum fee of \$150.00 plus \$75.00 for CO or \$50.00 CO.
649-RES-STORE	Residential Storage	\$8.00/\$1000 of construction value plus \$50.00 for CC. Minimum fee of \$100.00 plus \$50.00 for CC or CO.

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DEMOLITION (DEMO)		
645-DEMO	Residential Demolition outside of the historic district	\$50.00 plus \$50.00 for CC. \$1000.00 refundable cash bond required.
645-DEMO-HD	Residential Demolition inside the historic district	\$50.00 plus \$50.00 for CC. \$1000.00 refundable cash bond required.
645-DEMO-MINOR	Residential interior or limited demolition	\$50.00 plus \$50.00 for CC
646-DEMO-MINOR	Commercial interior or limited exterior demolition	\$100.00 plus \$50.00 for CC
646-DEMO-EXT	Commercial demolition, removal of entire building or section	\$100.00 plus \$50.00 for CC. \$1000.00 refundable cash bond required.
BOND	Demolition Bond	\$1,000.00
TRADE COMMERCIAL		
C-ELECTRICAL	Commercial electrical repairs and upgrades	\$125.00
C-GAS	Commercial gas line repairs and upgrades	\$125.00
C-HVAC	Commercial HVAC repairs and upgrades	\$125.00
C-LOW	Commercial low voltage repairs and upgrades	\$125.00
C-PLUMBING	Commercial plumbing repairs and upgrades	\$125.00
C-ROOF	Commercial re-roof	\$125.00
C-Status	Commercial check of disconnected utilities	\$65.00
CHANGE OF OCCUPANCY	Change of Occupancy	\$75.00
IRRIGATION METER COMMERCIAL	Commercial irrigation meter	\$125.00 plus irrigation meter if on city water
TRADE RESIDENTIAL		
R-ELECTRIC	Residential electrical repairs and upgrades	\$30.00
R-GAS	Residential gas line repairs and upgrades	\$30.00
R-HVAC	Residential HVAC repairs and upgrades	\$30.00

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R-LOW	Residential low voltage repairs and upgrades	\$30.00
R-PLUMBING	Residential plumbing repairs and upgrades	\$30.00
R-ROOF	Residential re-roof	\$30.00
R-STATUS	Residential check of disconnected utilities	\$65.00
RESIDENTIAL IRRIGATION METER	Residential irrigation meter	\$10.00 plus irrigation meter if on city water
ANNEXATION (ANEX)		
Annexation-01	Annexation initiated by the property owner	\$100.00
Annexation-02	Annexation initiated by the City of Norcross	N/A
SIGNAGE (SIGN)		
SIGN-COMMERCIAL REAL ESTATE	Commercial real estate sign	No sign permit required.
SIGN-MONUMENT	New monument sign	\$200.00 plus building permit if the monument sign is over 4ft in height or if a new electrical supply will be installed. Requires ARB approval.
SIGN-WALL/PANEL EXCHANGE	Existing panel exchange, new wall, awning with advertisement, projecting, etc.	\$75.00
SIGN-TEMPORARY	Temporary signage	10/\$150 beyond 90 days
TREE REMOVAL (TREE)		
C-TREE	Commercial Tree Removal Permit	N/A
R-TREE	Residential Tree Removal Permit	N/A
DISPLAY (DISP)		
OUTDOOR DISPLAY TEMPORARY	Outdoor display of merchandise not associated with an established business on the subject property for 7 days	\$50.00
TEMPORARY MOBILE PUSH CART	Mobile pushcart activity only associated with a temporary outdoor activity permit	\$100.00
TEMPORARY OUTDOOR ACTIVITIES	Temporary outdoor activities limited to seasonal federal holidays and carnivals	\$50.00

PERMIT TYPE	DESCRIPTION	FEES/VALUATION
UTILITY		
UTILITY PERMITS	Permit for work within the city ROW	\$5,000.00 per mile
REPLACEMENT PLACARD		
REPLACEMENT PLACARD	Replacing lost placard	\$25.00
FINE		
FINE	Construction begun without building permit	Permit fee doubled, minimum fee is \$50.00 (excluding CO or CC fees)
RE-INSPECTION FEE	Re-inspection fee for failed first inspection	\$75.00
SPECIAL INSPECTION	Special inspection or re-inspection (necessary for same day as requested)	\$65.00
SIGN FINE	Installation of a sign without a permit	Permit fee doubled
ARCHITECTURAL REVIEW BOARD (ARB)		
ARB-COMM-MAJOR	Architectural Review Board for major reviews	\$500.00
ARB-COMM-MINOR	Administrative COA for minor commercial façade improvements	\$150.00
ARB-COMM-MINOR-COLOR	Administrative COA for change in commercial façade colors within existing shade	\$25.00
ARB-COMM-MAJOR-COLOR	Architectural Review Board for change in commercial façade colors outside of existing shade	\$25.00
ARB-RES-MAJOR	Architectural Review Board for new construction any where in the city or significant improvements to existing structure within the historic district	\$150.00
ARB-RES-MINOR	Architectural Review Board for minor improvements or alterations to existing structure within the historic district	\$25.00

PERMIT TYPE	DESCRIPTION	FEES/VALUATION
ARB-RES-MINOR-COLOR	Architectural Review Board for color changes to existing structure within the historic district	\$25.00
ARB- All Other Administrative COA decisions	COA approvals by the Director per Section 101-61	\$25.00
REZONING (REZ)		
LESS THAN 1 ACRE	Rezone less than one acre	\$500.00
1.0 TO 4.9 ACRES	Rezone 1 to 4.9 acres	\$1,000.00
5.0 TO 9.9 ACRES	Rezone 5 to 9.9 acres	\$1,250.00
10.0 TO 19.9 ACRES	Rezone 10 to 19.9 acres	\$1,500.00
20.0 TO 24.9 ACRES	Rezone 20 to 24.5 acres	\$1,750.00
25 ACRES OR GREATER	Rezone 25 or more acres	\$2,000.00
PRD Rezoning	PRD Rezoning Any Acreage	Single Family Base fee \$1,500 + \$150/unit; Max \$3,000 Multifamily Base fee \$1,500 +\$150/unit; Max \$5,000
SPECIAL USE PERMITS (SUP)		
LESS THAN 1 ACRE	SUP for less than on acre	\$500.00
1 TO 5 ACRES	SUP for 1 to 5 acres	\$750.00
6 TO 10 ACRES	SUP for 6 to 10 acres	\$1,000.00
VARIANCES		
PUBLIC HEARING	Request exception to the city's codes and ordinances before a publicly held board meeting	\$500.00
PUBLIC HEARING, ADDITIONAL VARIANCES	Additional variances on same property submitted in conjunction with a primary variance	\$25.00 for each additional
PUBLIC HEARING; VARIANCES FOR BSL ENCROACHEMNTS FOR SF DWELLINGS WITH EXISTING CO's	Request for a variance to encroach an existing building setback line for single family dwellings with existing certificate of occupancies	\$100.00
PUBLIC HEARING; STREAM BUFFER ENCROACHMENT	Request for a variance approved by the Mayor and City Council to encroach the required 50' stream buffer and / or 75' impervious setback.	\$500.00

PERMIT TYPE	DESCRIPTION	FEES/VALUATION
ADMINISTRATIVE	Administrative Variance application	\$100.00
ADMINISTRATIVE	Additional variances on same property submitted in conjunction with a primary variance	\$25.00 for each additional
CERTIFICATES		
CERTIFICATE OF OCCUPANCY (RESIDENTIAL)	Residential CO	\$50.00
CERTIFICATE OF OCCUPANCY (COMMERCIAL)	Commercial CO	\$75.00
CERTIFICATE OF COMPLETION (RESIDENTIAL)	Residential CC	\$50.00
CERTIFICATE OF COMPLETION (COMMERCIAL)	Residential CC	\$50.00
CERTIFICATE OF OCCUPANCY (MODEL HOME)	CO for Model Home, valid for 1 year	\$50.00
RESIDENTIAL TEMPORARY CERTIFICATE OF OCCUPANCY	Temporary Certificate of Occupancy for residential property	\$50.00
COMMERCIAL 90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY	Temporary Certificate of Occupancy for commercial property	\$1,300.00
RESIDENTIAL TEMPORARY CERTIFICATE OF COMPLETION	Temporary Certificate of Completion for residential property	\$50.00
COMMERCIAL 90 DAY TEMPORARY CERTIFICATE OF COMPLETION	Temporary Certificate of Completion for residential property	\$50.00
BUILDING PLAN REVIEW FEES		
Residential Plan Review Fee	Plan Review Single Family Residential	\$100.00
TRADE PLAN REVIEW FEE	Plan review for single trade	\$100.00
MINOR PLAN REVIEW FEE	Plan review for minor renovations	\$100.00
AMENDMENTS	Amendments to previously approved plans	\$100.00

PERMIT TYPE	DESCRIPTION	FEES/VALUATION
COMMERCIAL DEMOLITION PLAN REVIEW	Plan review for Demo	\$200.00
Multiply the total square footage of the building time \$25.00. Then take the resulting dollar amount and look at the following schedule for the fee to be paid.		
BUILDING PLAN REVIEW (MAJOR I)	\$0.00 to \$500,000.00	\$500.00
BUILDING PLAN REVIEW (MAJOR II)	\$500,001 to \$5,000,000.00	\$0.45/\$1,000.00 in excess of \$5,000.00
BUILDING PLAN REVIEW (MAJOR III)	\$5,000,001 or greater	\$2,425.00 plus (\$0.35/\$1,000.00) for \$1,000.00 over \$5M
HISTORIC DEMOLITION PLAN REVIEW	For a building determined to be subject to 103-191 (3) and not exempt under 103-191(8), the property shall be heard before the ARB and M&C	\$150.00 or \$500.00 for ARB review only.
DEVELOPMENT PLAN REVIEW (RESIDENTIAL)		
SKETCH OR CONCEPT PLAN	Proposed plans for new residential development	\$250.00 or \$5.00 per lot, whichever is greater
PRELIMINARY PLAT (INCLUDES ONE ENGINEERING SITE VISIT)		\$500.00 or \$10.00 per lot, whichever is greater
FINAL PLAT (INCLUDES ONE ENGINEERING SITE VISIT)		\$500.00 or \$7.00 per lot, whichever is greater
EXEMPTION PLAT		\$500.00 or \$7.00 per lot, whichever is greater
AMENDMENTS	REVISIONS TO APPROVED PLANS	\$100.00
DEVELOPMENT PLAN REVIEW (NON-RESIDENTIAL)		
CONCEPT PLAN	Proposed plans for new commercial development	\$300.00
PRELIMINARY PLAT (LAND SUB-DIVISION ONLY)		\$250.00
PRELIMINARY PLAN (WITH CONSTRUCTION DOCUMENTS)		\$500.00
FINAL PLAT PLAN REVIEW		\$550.00

PERMIT TYPE	DESCRIPTION	FEES/VALUATION
SITE DEVELOPMENT REVIEW		\$950.00
AMENDMENTS		\$100.00
LAND DISTURBANCE PERMIT		
CLEARING, GRADING, GRUBBING PERMIT		
1 ACRE		\$40.00
3 ACRES		\$115.00
5 ACRES		\$190.00
DEVELOPMENT PERMIT (MINIMUM FEE OF \$100.00 APPLIES TO ALL CATEGORIES)		
RESIDENTIAL		\$50.00 per lot or \$100.00 per acres, whichever is greater
MULTI-FAMILY		\$50.00 per unit or \$100.00 per acres, whichever is greater
NON-RESIDENTIAL		\$100.00 per acre
RE-PERMITTING FEES		
AFTER EXPIRATION DATE (6 MONTHS/180 DAYS FROM ISSUANCE)		Re-permit full job
NO ACTIVITY AFTER SIX MONTHS (ABANDONED)		Re-permit full job
ZONING CONFIRMATION LETTER	Statement of allowable uses and zoning for a specific property	\$40.00
WAIVER OF DEVELOPMENT REGULATIONS	Exemption from development regulations	\$300.00
FILMING PERMIT FEE		
FILMING PERMIT FEE	Permit for filming within the City of Norcross	\$320 Per day up to 3 days. After 3 days requires Mayor and Council Approval. \$500.00 for Mayor and City Council Public Hearing.
VACANT OR FORECLOSED PROPERTY REGISTRATION FEE		

PERMIT TYPE	DESCRIPTION	FEES/VALUTION
VACANT OR FORECLOSED PROPERTY REGISTRATION FEE	Registration of foreclosed or vacant property / buildings	\$100.00
NOISE CONTROL SPECIAL USE PERMIT		
NOISE CONTROL SPECIAL USE PERMIT APPLICATION FEE	Application for a public hearing for the consideration of a noise control special use permit.	\$25.00