

# FEE SCHEDULE

City of Charleston ♦ Department of Planning, Preservation and Sustainability  
 ♦ Effective January 1, 2005 ♦

## Planning Commission

Rezoning	\$150 + \$20 per highland acre
Concept Plan or Preliminary Subdivision	
<10 lots	\$100
<50 lots	250
<100 lots	350
≥100	500
Final Subdivision	\$25 per lot
Planned Unit Development	
Conceptual	\$100
Master Plan	200 + 20 per highland acre
Major Amendments	250
CY Development Plan	\$150 + \$20 per highland acre
Development Agreement	\$500 + \$20 per highland acre
Major Amendments	250
Appeal For Reconsideration	\$150
Road Name Change	100

## Technical Review Committee

See Application Form

## Board of Architectural Review

Demolition	
Minor (partial & accessory bldgs)	\$100
Major (whole bldgs)	250
Repairs, Alterations & New Construction	
<\$5,000 (cost of improvements)	\$50
<\$25,000	75
<\$50,000	125
<\$100,000	150
<\$500,000	200
<\$1,000,000	300
<\$5,000,000	450
<\$8,000,000	600
<\$15,000,000	1,200
≥\$15,000,000	2,000
Repair – No Changes	25
FEMA Variance Processing	50
Paint Color Change	30
Awning	50
Appeal of Staff Denial	50

## Board of Zoning Appeals

Variances for a residential property with 2 units or less	
Setback Variances	\$60
Tree Removal Variances	70 + 50 per tree
Other (except use variance)	70
Variances for non-residential and residential properties with 3 or more residential units (except use variance)	
<\$150,000 (cost of improvements)	\$100
<\$500,000	150
<\$1,000,000	200
<\$2,000,000	250
<\$5,000,000	300
≥\$5,000,000	400
Tree Removal Variances	Base fee + 50 per tree
Use Variances	\$200
Special Exceptions, except hotels	150
Special Exception for a hotel use	200 + 20 per room
Appeal or Reconsideration	150

## Design Review Board

Repairs, Alterations and New Construction	
<\$5,000 (cost of improvements)	\$50
<\$25,000	75
<\$50,000	125
<\$100,000	150
<\$500,000	200
<\$1,000,000	300
<\$5,000,000	450
<\$8,000,000	600
<\$15,000,000	1,200
≥\$15,000,000	2,000
Paint Color Change	30
Awning	50
Appeal of Staff Denial	50
Repairs – No Changes	25
Demolition	(same fee as BAR)

## Miscellaneous Fees

Bed and Breakfast (new application)	\$200
Bed and Breakfast (change of ownership)	100
Property Line Adjustment	50
Resurvey	25
Zoning Verification Letter w/additional info.	50
Sign Permits	
<75 square feet of total sign area	50
≥75 square feet of total sign area	100
Sidewalk Café Application	200

### Notes

- For applications with more than one request, the total fee shall be calculated using the largest fee plus \$30 per additional request.
- Fees shall be doubled for after-the fact requests.
- Applications for projects providing affordable housing shall not require fees.
- All special meetings require a \$200 fee in addition to the application fee.