



# *City of Charleston*

## Department of Planning, Preservation & Sustainability

### **FEE SCHEDULE\*** (Effective 1/1/19; updated 3/28/22, 2/1/24)

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#### **ZONING & BOARD OF ZONING APPEALS**

##### **Staff Reviews**

Short Term Rental and Bed & Breakfast (new applications, renewals, and change of ownership)	\$345
Zoning Verification Letter w/ additional info	\$50
Sign Permits	\$100
Sidewalk Café Permit	\$200
Site Plan (no variances or Board review required)	no fee

##### **BZA: Residential property with 2 units or less**

Variances (lot standards, parking, buffers, etc.)	\$150
Use Variance	\$200
Special Exception (not including trees)	\$150
Tree Removal (variances and special exceptions)	\$100 + \$50/tree

##### **BZA: Non-residential & residential property with 3 or more residential units**

Variances, Use Variance & Special Exceptions. Not including tree removals or accommodations. Base fee determined by cost of improvements.	
	\$0-\$500,000
	\$500,001-\$3,000,000
	\$3,000,001+
Tree Removal (variances and special exceptions)	BZA base fee + \$50/tree
Special Exception - Accommodations Use	\$1000 + \$20/room

##### **BZA: Miscellaneous fees**

Appeal or Reconsideration	BZA base fee
Approval Extensions	BZA base fee
Other BZA Reviews	BZA base fee

#### **PLANNING COMMISSION**

Subdivisions Concept Plan (Major Subdivisions. See also TRC.)	\$700
Rezoning	\$150 + \$20/highland acre
Planned Unit Development (including major amendments)	\$800
CY Development Plan	\$150 + \$20/highland acre
Development Agreement	\$500 + \$20/highland acre
	Major Amendment
	\$250
Appeal for Reconsideration	\$150
Road Name Change	\$100

#### **TECHNICAL REVIEW COMMITTEE**

Pre-application Review	no fee
Site Plan	\$710
Early Site Package	\$200
Planned Unit Development (including major amendments)	\$910
Subdivisions	
	Concept Plan (Major Subdivisions)
	\$810
	Preliminary Plat 1-4 lots
	\$100
	Preliminary Plat 5-20 lots
	\$350
	Preliminary Plat 20+ lots
	\$500
	Final Plat
	\$25/lot
Road Construction Plans	\$710



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### BOARD OF ARCHITECTURAL REVIEW & DESIGN REVIEW BOARD

#### Quick Permit Reviews & Other Misc. Reviews (BAR & DRB)

Repairs No Changes & Minor Alterations (minimal scale - staff review policy 11.a & 11.c)	\$25
Paint Color Change	\$30
Awning	\$50
Sign Permits and Murals	\$100
FEMA Variance Processing	\$100
Appeal of Staff Denial	BAR/DRB board base fee
Demolition	
Minor (partial & accessory bldgs)	\$100
Major (whole bldgs)	\$250

#### BAR-Small (projects less than 10,000 sqft)

Major repairs, alterations, new construction. Base fee determined by cost of improvements. Fees are charged for Conceptual Approval, Preliminary Approval, Final Approval, and Final Permit Review by Staff.

\$0-\$10,000	\$200
\$10,001-\$50,000	\$300
\$50,001-\$500,000	\$500
\$500,001-\$2,000,000	\$700
\$2,000,001+	\$900
Demolition	
Minor (partial & accessory bldgs)	\$200
Major (whole bldgs)	\$400

#### BAR-Large (projects greater than 10,000 sqft) and DRB

Major repairs, alterations, new construction. Base fee determined by cost of improvements. Fees are charged for Conceptual Approval, Preliminary Approval, Final Approval, and Final Permit Review by Staff.

\$0-\$25,000	\$400
\$25,001-\$100,000	\$750
\$100,001-\$5,000,000	\$1,000
\$5,000,001-\$15,000,000	\$2,000
\$15,000,001+	\$2,500
Demolition	
Minor (partial & accessory bldgs)	\$500
Major (whole bldgs)	\$800

### PLAT REVIEW COMMITTEE

Boundary Plat/Resurvey	\$25
Property Line Adjustment Plat	\$50
Final Subdivision Plat	\$25/lot

#### \*Notes:

- Fee Schedule is effective 1/1/2019. Updated 3/28/2022 - notes 8-9. Updated 2/1/2024 - STR fee and clarification of BAR fees for quick reviews.
- For applications with more than one request, the total fee shall be calculated using the largest fee plus \$30 per each additional request.
- Fees shall be doubled for after-the-fact requests.
- Applications for projects with at least 50% of the units as affordable housing shall not require fees.
- All special meetings require a \$200 fee in addition to the application fee.
- A review fee is charged **each** time an application is submitted for review.
- Approval extensions of vested rights shall require the same fee paid for the original approval being extended. Extensions for projects granted prior to January 1, 2019 will pay the original fee, which may be different from above.
- Applications for City-owned projects shall not require fees.
- Applications for the purpose of elevating or floodproofing existing residential structures to meet federal, state, or municipal flood protection requirements shall not require fees unless building additions, other than necessary features to provide access to the elevated home, are included.