



**City of Tega Cay**  
**Development Services & Impact**  
**Fee Schedule**  
 Effective October 1, 2025

DESCRIPTION		FEE
<b>ZONING &amp; LAND DISTURBANCE</b>	<b>Zoning Compliance Permit</b>	
	Residential New Construction- <i>requires land dist. And building permit</i>	\$350
	Residential Additions (ex. Garages)- <i>requires land dist. And building permit</i>	\$300
	Pool- <i>requires land dist. And building permit</i>	\$300
	Waterfront Construction- <i>May require land dist. And building permit</i>	\$75 Tega Cay
	Commercial Use	\$0.50 per building square foot (\$2,500 min. & \$40,000 max.)
	Sign- <i>may require land dist. And building permit</i>	\$150
	Fence- <i>may require land dist. And building permit</i>	\$50
	Home Occupation	\$75
	All Others (ex. Decks, sheds, sign refacing)- <i>may require land dist. And building permit</i>	\$50
	<b>Land Disturbance Permit</b>	
	Residential New Construction	\$350
	Residential Additions, (ex. Garages and Additions) <i>150 sq. ft. or more of disturbance</i>	\$300
	Pool	\$300
	Commercial	\$250 per disturbed acre
	All Others (ex. Decks, sheds.) <i>less than 150 sq. ft. of disturbance</i>	\$75
	<b>Other Zoning Fees</b>	
	Commercial Occupancy Permit	\$100 per tenant
	Fast Track Permit Processing ( <i>issuance within two work days after receipt of all required documentation</i> )	150% of the standard Permit Fees
	Work Without Permit	200% of the standard Permit Fee
Board of Zoning Appeals	\$350	
Rezoning Petition	\$350	

***Many projects require multiple permits depending on the proposed scope of work.  
 Please call City Hall if you have any permitting questions.***

*\*A 2% bank fee will be added to all construction, zoning, and development fee transactions of \$2,000 or more paid by credit card in person or over the phone.*

DESCRIPTION		FEE
<b>B</b>	<b>Building Permit (Residential)</b>	

Up to \$15,000 Project Total Cost Valuation *	\$100
\$15,000 and Over Project Total Cost Valuation *	0.80% of the Project Total Cost Valuation *
Residential Plan Review **	25% of the Building Permit Fee
<b>Building Permit (Commercial – New Construction/Upfit) (&lt;\$15,000,000)</b>	
Up to \$15,000 Project Total Cost Valuation *	\$100
\$15,000 to \$14,999,999 Project Total Cost Valuation *	0.60% of the Project Total Cost Valuation *
Commercial Plan Review **	25% of the Building Permit Fee
<b>Building Permit (Commercial – New Construction/Upfit) (≥\$15,000,000)</b>	
\$15,000,000 and over Project Total Cost Valuation *	0.60% of the Project Total Cost Valuation *
Commercial Plan Review **	10% of the Building Permit Fee
Administrative Review	\$100
Fast Track Permit Processing (issuance within two work days after receipt of all required documentation)	150% of the standard Permit and Plan Review Fees
Work Without Permit	200% of the standard Permit Fee
Working While Under a Stop Work Order	\$1,000.00/occurrence (each day shall constitute a new occurrence)
<b>Revision to Approved Plans</b>	
Single Family, Duplexes, & Accessory Structures	Major Revision -\$100 Minor Revision-\$50
All other Building Types	Major Revision-\$400 Minor Revision-\$200
<b>***Note: “Major Revisions shall include structural modifications, life/safety items, the review of alarm/sprinkler plans, and any other revision which the Building Official estimates will take more than (1) hour of total staff time to complete. All other revisions shall be considered “minor revisions.” All fees shall be per occurrence.***</b>	
<b>Reinspection</b>	
First	\$50
Second	\$75
Third	\$100
Fourth and Subsequent	Discretion of the Building Official
Board of Building Appeals	\$350
Safety Inspection	\$50
<b>Demolition</b>	
Residential	\$100
Commercial (up to 50,000 cu.ft.)	\$250
Commercial (50,000 – 150,000 cu.ft.)	\$400
Commercial (over 150,000 cu.ft.)	\$400 + \$0.50 / 1,000 cu.ft.
* Total Cost Valuation to be by owner or contractor. The City may compare the proposed cost to the current Building Valuation Data provided by the International Code Council and other methods of construction cost estimating.	
** A Plan Review is required on each new structure or addition, and is applicable to all occupancy types. In “tract housing” where plans may be duplicated, a Review Fee is required on each separate residence. The listed Plan Review Fee includes up to two document review sessions. If three or more review sessions are required, additional charges of \$150/hour will be assessed.	

DESCRIPTION		FEE
ENGIN NEER	Storm Water Plan Review - Residential	\$300
	Commercial	\$500
	Landscape Plan Review	\$200

DESCRIPTION		FEE
DEVELOPMENT	<b>Subdivision</b>	
	Administrative Review	\$75
	<b>Major Subdivision (more than 3 lots including original)</b>	
	Sketch Plan	\$100
	Preliminary Plat	\$600+ \$20 per lot
	Final Plat	\$1,000
	<b>Minor Subdivision (less than 3 lots including original)</b>	
	Final Plat	\$600
	<b>Planned Development</b>	
	Sketch/Concept Plan	\$100
	Master Site Plan	\$1,000
	<b>Commercial</b>	
	Site Plan	\$500
	<b>Other</b>	
	Legal (re-vegetation, street acceptance bonds, LOC's, etc.)	\$7,500
	Infrastructure Acceptance (streets, etc.)	\$500 / inspection
Revision to an Approved Plat	\$300	
Compliance Letter	\$50	
Large Zoning Map ( <i>Size D – 24" x 36"</i> )	\$100	
Small Zoning Map ( <i>Size C – 18" x 24"</i> )	\$75	

The listed Development Plan Fees include up to two document review sessions. If three or more review sessions are required, additional charges of \$1200 will be assessed for each review.

Residential Impact Fees (per Housing Unit)					
Type	Parks & Recreation	Police	Fire	Public Works	TOTAL
Single Family Unit	\$5,019	\$754	\$1,820	\$331	\$7,924
Multi-family Unit	\$2,956	\$444	\$1,072	\$194	\$4,666

Nonresidential Impact Fees (per 1,000 sq ft)					
Type	Parks & Recreation	Police	Fire	Public Works	TOTAL
Industrial	\$0	\$226	\$554	\$62	\$842
Commercial	\$0	\$1,163	\$2,852	\$322	\$4,337
Office & Institutional	\$0	\$516	\$1,265	\$143	\$1,924

Water & Sewer Impact Fees, All Development Types (per Meter)			
Meter Size (inches)	Water	Wastewater	TOTAL
0.75	\$1,002	\$1,209	\$2,211
1.00	\$1,674	\$1,973	\$3,647

1.50	\$3,339	\$3,865	<b>\$7,204</b>
2.00	\$5,345	\$6,144	<b>\$11,489</b>
3.00	\$10,701	\$12,230	<b>\$22,931</b>
4.00	\$16,719	\$19,068	<b>\$35,787</b>
6.00	\$33,429	\$38,055	<b>\$71,484</b>

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