



NEW!

REVIEW, INSPECTIONS, AND OTHER SERVICE FEES

Sec. 47.1. Fees collected by the Departments engaged in *Concurrent Departmental Review*, as established in Chapter 59, the *Land Development and Subdivision Regulations*, shall be those as set forth below or as otherwise provided in Chapters 11, *Building and Building Regulations*; 56, *Streets, Roads, and other Public Property*; 65, *Utilities*; and the *Stormwater Manager Ordinance* (Ordinance 07-07-44), as amended via ordinance or resolution by County Council.

A. **Fee Schedule.** The Fee schedule, attached hereto and incorporated herein by reference as *Exhibit 1*, is hereby adopted for the reference applications, submittal types, inspections, and services, and administered by the Departments engaged in concurrent development plans review as stated below.

EXHIBIT 1: REVIEW, INSPECTIONS, AND OTHER SERVICE FEES		
LAND SUBDIVISION		
<i>*To Be Assessed with All Initial and Major Revisions to Preliminary Plans, Final, Family Subdivision, And Minor and Exempt Plats</i>		
Number of Lots Created	Fee	
	PLANNING AND ZONING	ENGINEERING
2 or fewer (includes boundary surveys, easement plats that are not associated with a preliminary plan, lot line adjustment, and combination plats)	\$25.00	\$200.00
3—10	\$25.00 + \$10.00 per lot	
11 - 50	\$50.00 + \$10.00 per lot	\$200.00 + \$10.00/Lot
51+		\$200.00 + \$20.00/Lot
Infrastructure Construction Plans and Associated Final Plats Seeking to Establish New Easements and/or Rights of Way		
These are submittals that are not directly associated with the subdivision of new lots and include those utilities, drainage, access, or other construction activities that are not located within an existing publicly-maintained roadway right of way. This also includes those final plat submittals that correspond to previously approved infrastructure construction plans and seek to establish new utility, drainage, or other easements or rights of way.		
	PLANNING AND ZONING	ENGINEERING
Infrastructure Construction Plan	\$25 + \$10.00 per disturbed acre	\$200.00 + \$0.50 per linear foot of roadway centerline
Easement or Right-of-Way Plat		
Resubmittal/Minor Revision Fee	All resubmittals and minor revisions to a previously-reviewed or approved Preliminary Plan, Final Plat, or Infrastructure Construction Plan/Associated Plat, seeking to address the comments that were provided by staff on	



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	prior iterations or to contemplate minor revisions are subject to a fee equivalent to <u>50% of the original fee amount</u> that is to be assessed with every resubmittal/revision. Minor revisions include those that do not require that the submittal be re-entertained at the Plan/Plan Review Committee.
Major Revision Fee	All substantive revisions to a previously-reviewed or approved Preliminary Plan or Final Plat will be subject to a fee equivalent to the original fee amount.

OPTIONAL APPROVED PLATS RECORDING DELIVERY COURTESY FEE

	PLANNING AND ZONING
Optional Courtesy Fee for Delivery to Register of Deeds for Recordation of Approved Final Plat	\$25.00 + Separate Register of Deeds Recording Fee. Upon approval of a PLAT, if an applicant desires for the Planning and Zoning Department to deliver the approved PLAT to the Register of Deeds for Recording, the applicant shall make his/her request in writing, submit to the Department a \$25 courtesy fee plus the recording fee in the amount specified by Berkeley County Register of Deeds. The Applicant is responsible for coordinating with the Department to retrieve recorded hardcopies of the recorded plat. A separate postage fee is required if the Applicant desires for the Department to mail the recorded plat to his/her physical address.

SINGLE-SITE DEVELOPMENT PLAN (SITE PLAN)

(NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT)

Administrative AND Review Fees Shall Be Assessed EACH time a plan is submitted for review, including the initial and all subsequent Resubmittals/Revisions

	PLANNING AND ZONING	
SIZE OF PROJECT	ADMINISTRATIVE FEE	REVIEW FEE
Project area is less than 1.0 Acre	\$25	\$50.00
Project Area is 1.0 - 5.00 Acres		\$150
Project Area is 5.00 – 10.00 Acres		\$250
Project Area is greater than 10.00 Acres		\$250 + \$5/Acre



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RESIDENTIAL PLOT PLAN

Single-site development plan (site plan) that accompanies a residential building, mobile home setup, or swimming pool permit seeking to establish a single-family or duplex/two-family dwelling and/or a residential accessory structure or use on an individual lot of record, provided that the subject property is located within a development that is held under a Larger Common Plan of Development or the total disturbance associated with the proposed residential building or use does not exceed the thresholds for which Stormwater Management Plan/Construction Activity Application approval is required by Berkeley County Stormwater or SCDHEC.

PLANNING AND ZONING		
<i>Submittal</i>	<i>Standard Review Fee</i>	<i>Expedited Review Fee</i>
Initial Submittal or Major Revision to Previously-Approved Plot Plan for Stick-Built and Modular Residential Primary Structures	\$50	\$250
Initial Submittal or Major Revision to a Previously-Approved Plot Plan for Mobile Home Setup or Residential Accessory Structures/Uses	\$25	\$125
Minor Revision to Previously Reviewed or Approved Plot Plan, (Excepting Resubmittals Seeking to Address Previously-Issued Comments)	50% of the original review fee	\$125

TECHNICAL DOCUMENT REVIEW

To Be Assessed with Each New or Substantially Revised Submittal

	PLANNING AND ZONING	ENGINEERING
Formal Review of Technical Documentation that is not associated with a Plans submittal that is under review, including but not limited to, technical studies not listed elsewhere, Maintenance Agreements, Development Agreements, or similar materials and major revisions thereof.	\$150	
Traffic Impact Analysis (TIA)	N/A	\$150 + 5% of the 3 rd Party Costs

INSPECTION FEES

PLANNING AND ZONING

ALL DEVELOPMENT TYPES

When required or requested, Inspection Fees shall be assessed with every inspection of a subject property and per Inspector. Inspection Fees shall be paid in full prior to the issuance of authorizations for Occupancy/Commencement of Operations or Plans/Plats Approvals, as applicable.

\$100 (Per Inspector) + Current Federal Mileage Rate Per Miles of Travel to/from the Subject Site + \$50 Per Hour After 2 Hours Per Inspector



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ENGINEERING		
1 -10 Lots	Over 10 Lots or Roadway	Re-Inspection
\$300.00	\$300.00 plus \$0.75 per linear foot of roadway centerline	\$200.00 per inspection
PLANNING COMMISSION - ADMINISTRATIVE FEES		
FEES SHALL BE PAID IN FULL BY THE ESTABLISHED MEETING DEADLINE		
*Application for Waiver or Appeal to the Planning Commission		\$150
*Application for Road Name Change		\$250
*Request for Rezoning to a Base Zoning District		\$250
Request for Text Amendment to the Zoning and Development Standards Ordinance or the Subdivision and Land Development Regulations Ordinance		
*Request for Text or Map Amendment to the Adopted Comprehensive Plan		
PLANNED DEVELOPMENT DISTRICTS		
*Request for Rezoning to a New Planned Development (PD) District		\$1,000 plus \$5.00 Per Acre Per Department Engaged in Review
*Requests for Major Amendment to an adopted Planned Development District		*Revenues collected to be distributed proportionately to the Department(s) engaged in Review
*Requests for Minor Amendment to a Previously-Adopted Planned Development District		10% of the New PD Application Fee
BOARD OF ZONING APPEALS (BZA) – ADMINISTRATIVE FEES		
FEES SHALL BE PAID IN FULL BY THE ESTABLISHED MEETING DEADLINE		
Requests for Special Exception, Appeal, or Variance		\$150
*Applications for rezoning, Future Land Use Map amendment, road name change, waiver, variance, appeal, and/or special exception, shall be submitted by the property owner(s) or the authorized agent(s) of the property owner(s). If two or more parcels (identified by separate TMS numbers) are involved in a request and owned by the same person(s), one application and fee may be accepted. However, if two or more parcels (identified by separate TMS numbers) are involved, and they are not owned by the same person(s), separate applications and fees shall be submitted by the owner(s) of each parcel.		
OTHER PERMITS/AUTHORIZATIONS		
ZONING PERMIT		RESERVED
TEMPORARY USE PERMIT		\$100
CONDITIONAL USE PERMIT		\$50



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(When Formal Single-Site Development Plan Review Is Not Required) *Includes Home Occupation, Family Daycare Home, Residential Chickens, and other Conditional Uses Established in the Ordinance	
TOWER PERMIT	New Tower: Refer to Fees Established for Single-Site Development Co-Location: \$50
SMALL WIRELESS FACILITIES	\$75.00 for each small wireless facility, except that the fee for small wireless facilities addressed in a consolidated application shall be \$75.00 each for the first five small wireless facilities and \$50.00 for each additional small wireless facility up to a maximum of 20 small wireless facilities except where exempted in §11.7.2(C)(8) of the Zoning and Development Standards Ordinance.
ZONING VERIFICATION LETTER	\$25/Parcel (Capped at \$150 per Letter)
SIGN PERMIT	\$100 Per Application
COMMERCIAL BUILDING PERMIT COORDINATION AND ADMINISTRATIVE FEE	\$50
HARDCOPIES OF ADOPTED ORDINANCES OR PLANS	
<i>Fees shall be assessed in accordance with the County's Freedom of Information Act (FOIA) Schedule of Fees</i>	

- B. **Amendments.** Amendments to the fees established in *Exhibit 1* shall be made by County Council in a resolution after a public hearing is held, the date and time for which shall be advertised in a newspaper of general circulation at least fifteen (15) days in advance.
- C. **Development Plan/Plat Phasing.** Phasing shall not be piecemeal and in a manner to circumvent the assessment of fees. If a plan or plat submittal is processed and subsequently-broken into one or more phases, each phase shall be treated as a new, separate submittal and a fee, equivalent to the initial fee amount, shall be assessed for each.
- D. **Penalty Fees.** Fees shall be doubled for "after-the-fact" requests.
- E. **Exemptions.** Projects initiated by Berkeley County or its Contractors on publicly maintained or owned infrastructure or facilities shall not require fees.



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- F. **Expedited Review Services Fees.** Expedited Plans Review is available for qualifying submittals that conform to the requirements established in *Chapter 59, the Land Development and Subdivision Regulations of Berkeley County*. Expedited Review Services Fees shall qualify for two rounds of review; unless approvable, the third resubmittal will be held to the standard review times. The fee shall be \$2,500 per Department Engaged in Review or, the 3rd Party Review Costs + 15%, as applicable, plus the Standard Review and Administrative Fees (per submittal). If staff is unavailable to deliver the expectations of expedited review, as established in *Chapter 59, The Land Development and Subdivision Regulations of Berkeley County*, the applicant will be notified within two (2) days upon receipt of a completed application and given the option to proceed with 3rd Party Review Services. Unless an extension is agreed upon by the Applicant, should any of the Departments engaged in Plans review fail to meet the deadlines established in *Chapter 59, The Land Development and Subdivision Regulations of Berkeley County*, the Applicant will receive a full monetary refund of the Expedited Review Services Fees remitted; the standard review fees will remain applicable.