



TOWN OF THOMPSON'S STATION

FEE SCHEDULE

The following applies to all Fees included in this Fee Schedule:

- Fees may be waived for any non-profit group for review and/or permits.
- Unpermitted activity is subject to doubled fees for review and/or permits.
- All fees shall be paid prior to plan or permit review.

Planning Fees	
Annexation	\$300.00- 5 acres or less \$600.00- more than 5 acres
Rezoning	\$600.00
Planned Development Plan	\$1050.00
Site Plan	\$400.00 plus \$0.02 sq/ft of Gross Floor Area
Construction Documents	\$650.00
Preliminary Plat	\$300.00 plus \$50 per acre
Minor Final Plat	\$250.00
Major Final Plat	\$400.00 plus \$25.00 per lot
Board of Zoning Appeals (BZA) Application	\$100.00
Home Occupation	No Cost
Fence Permit	No Cost
Sign Permit	\$75.00 per sign
Billboard Sign Face Replacement Sign Permit	\$500.00
Temporary Use Permit	\$50.00
ROW Permit	\$250.00
Driveway Permit	\$50.00



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Building Permits	
Administrative Fee- applies to any Staff time spent making changes to the Town's online portal, at the applicant's request.	\$50.00 / hour (\$50 minimum)
Commercial building permit	\$1.00 per square foot - \$100 minimum + a plan review fee of 10% of the permit fee for any plan reviewed by Town Staff
Commercial Remodel	\$1.00 square foot - \$100.00 minimum + a plan review fee of 10% of the permit fee for any plan reviewed by Town Staff
Residential building permit	\$0.78 square foot - \$100.00 minimum + a plan review fee of 10% of the permit fee for any plan reviewed by Town Staff
Residential Remodel	\$0.78 square foot - \$100.00 minimum + a plan review fee of 10% of the permit fee for any plan reviewed by Town Staff
Accessory Structures (without plumbing or mechanical), detached garages, barns, sheds, carports, etc.	\$0.26 per square foot-\$100.00 minimum
Plumbing permit* (existing structure only)	\$0.26 per square foot -\$100.00 minimum
Mechanical permit* (existing structure only)	\$0.26 per square foot -\$100.00 minimum
Fire Sprinkler Permit	\$0.26 per square foot
Plan Re-review fee (Does not apply to updated structural design)	10% of permit fee



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Minor Modification to Plan (after permit issuance, includes any updated/revised structural layouts)	\$100.00
Re-inspection Fee	First- \$50.00 All Subsequent- \$100.00
Demolition	\$100.00
Miscellaneous***	\$100.00
In-Ground Swimming Pool	\$500.00
Above-Ground Swimming Pool (>2-foot depth)	\$50.00
Special Events/After Hours Inspections**	\$100 per employee per hour (\$200 min)
Deck	\$50.00
Retaining Walls	\$150.00 + any pass-through charges
Permit Extension/Renewal (90-day max)	½ Original permit cost
Change of Contractor	\$50.00
Permit Cancellation/Refund	25% of permit cost will be retained by the town
Third-Party Plan Review	Pass through cost per Ordinance 04-001
House/Building Moving	\$250.00
Building Board of Appeals Request	\$300.00

*Plumbing and mechanical permits are for the addition of plumbing or mechanical to an existing structure or a complete removal and replacement of an existing mechanical or plumbing system. Minor 1 to 1 replacement does not require a permit. New building and remodel permits have mechanical, and plumbing included with the permit fee.

**This is for special requests from builder and may not always be available, If the builder would like an inspection performed after hours or same day re-inspection, this option is available if an inspector is available to inspect. A written request is required from the builder/ permit applicant prior to performance of inspection and issuance of this fee.



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***Miscellaneous permit applies to any permit that does not fit a category but requires a permit.

****This fee only applies when a permit applicant requests town assistance for permits and inspections that the permit holder can achieve without town assistance. Example: uploading paper files, cancelling inspections, correcting permit information, etc.

Park Fees	
Parks Event Permit	\$100.00
Large-Scale Impact Park Event	\$2,500.00 plus \$5,000.00 damage deposit