

Planning & Development Department

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HOW TO CALCULATE RESIDENTIAL BUILDING PERMIT FEES

A single permit will be issued for new construction and major renovation projects. The prime contractor is responsible for providing the name, business license number, and state license number for the plumber, electrician, mechanical and gas piping subcontractors.

For structures, the valuation of any proposed construction will be determined either by contract price indicated on the permit application or by utilizing the per square foot value determined from the Standard Building Valuation Data table published by the International Code Council, and currently adopted by the City of Rock Hill, whichever is greater. To view the data table from the ICC, you can visit its website at www.iccsafe.org.

The current fee schedule is listed below:

Total Valuation	Fee
\$1,000 and less	\$35.00
\$1,001 to \$200,000	\$35 for the first \$1,000 plus \$5 for each additional \$1,000 or portion thereof, to and including \$200,000
\$201,000 to \$1 million	\$1,030 for the first \$200,000 plus \$3 for each additional \$1,000 or portion thereof, to and including \$1 million
Above \$1 million	\$3,430 for the first \$1,000,000, plus \$2 for each additional \$1,000 or portion thereof
Plan Review Fee*	25% of the permit fee, max. \$16,000 (rounded up to next whole dollar)

* When the valuation of the proposed construction exceeds \$1,000 and a plan is required to be submitted, a plan checking fee is required. Plan checking fee is 25% of the building permit fee with a maximum fee of \$16,000 and is paid at the time the permit is picked up.

The current per square foot values from the Standard Building Valuation Data table from the ICC are as follows for occupancy group R-3, type V-B construction:

Heated sq. ft.	\$150.87
Unheated sq. ft.	\$60.43

To determine the permit fee for a new single family detached home see the example below:

Heated sq. ft. – 3,821	$3,821 \times \$150.87 = \$576,474.27$
Unheated sq. ft. – 654	$654 \times \$60.43 = \$39,521.22$
Total Value	\$615,995.49

This value is applied to the fee schedule above. The calculated Permit Fee is \$2,278 for the example above.

For a single-family home, other fees are added to the permit. Those fees are listed below:

Plan Review Fee - \$570
Grading Fee - \$15
Underground Electric Fee (if on City electric) - \$400

Example	
Grading Fee	\$15
Underground Electric Fee	\$400
Permit Fee	\$2278
Plan Review Fee	\$570
Total	\$3263

Penalty for Work Without a Permit

When work for which a permit is required is commenced before obtaining a permit, the Building Official shall charge a double fee before the issuance of the required permit.