

City of Tybee Island Development Fee Schedule (EFFECTIVE JULY 1, 2025)

NON-RESIDENTIAL/COMMERCIAL BUILDING PERMIT FEE SCHEDULE	
Non-residential/Commercial Projects under \$75,000 by permit type	NON-RESIDENTIAL/COMMERCIAL FLAT FEES BY PERMIT TYPE
Accessory Structure	\$150
with electrical	\$100
with plumbing	\$100
Antennae (includes co-location)	\$750
Cell Tower (new)	\$2,500
Demolition	\$350
Discovery/Tearout	\$150
Dock/Crossover	\$750
Driveway/Patio	\$150
Electrical	\$150
Generator	\$150
Solar Panels	\$350
Fence	\$150
Infrastructure	\$300
Mechanical	\$150
Miscellaneous Work not covered	\$150
Plumbing	\$150
Relocation of Structure	\$250
Renovation	\$150
Roofing	\$150
Sprinkler (Fire Suppression)	\$150
Swimming Pool	\$500
Temporary Structure	\$100
Well (Deep)	\$300
Well (Shallow)	\$150
Windows and Doors	\$150

Non-residential/Commercial Building Permit Fee for New Construction & Renovations Costing \$75,000+	FEES BY PERMIT TYPE
Cost of Construction up to \$1,000,000 (initial)	\$10.00 per \$1,000 plus inspections (\$3 per \$1,000 inspection fee)
Additional Cost of Construction between \$1,000,000 and \$5,000,000	\$8.00 per \$1,000 plus inspections (\$3 per \$1,000 inspection fee)
Additional Cost of Construction between \$5,000,000 and \$10,000,000	\$4.00 per \$1,000 plus inspections (\$3 per \$1,000 inspection fee)
Additional Cost of Construction in excess of \$10,000,000	\$2.00 per \$1,000 plus inspections (\$3 per \$1,000 inspection fee)

City of Tybee Island Development Fee Schedule **EFFECTIVE JULY 1, 2025**

Non-residential/Commercial Cost of Construction is determined by the greater of the following:

- All labor, materials, profit and overhead.
- Contract cost
- Covered square feet of structure x \$125.00

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RESIDENTIAL BUILDING (SINGLE-FAMILY AND TWO-FAMILY) PERMIT FEE SCHEDULE	
Residential Projects under \$75,000 by permit type	RESIDENTIAL FEES FLAT FEES BY PERMIT TYPE
Accessory Structure	\$100
with electrical	\$75
with plumbing	\$75
Demolition	\$350
Discovery/Tearout	\$75
Dock/Crossover	\$500
Driveway/Patio	\$75
Electrical	\$75
Generator	\$75
Solar Panels	\$250
Fence	\$75
Infrastructure	\$300
Mechanical	\$75
Miscellaneous Work not covered	\$75
Plumbing	\$75
Relocation of Structure	\$250
Roofing	\$75
Sprinkler (Fire Suppression)	\$150
Swimming Pool	\$350
Temporary Structure	\$100
Well (Deep)	\$150
Well (Shallow)	\$75
Windows and Doors	\$75

Residential Building Permit Fee for New Construction & Renovations Costing \$75,000+	FEES BY PERMIT TYPE
Cost of Construction up to \$1,000,000 (initial)	\$8.00 per \$1,000 plus inspections (\$3 per \$1,000 inspection fee)
Additional Cost of Construction between \$1,000,000 and \$5,000,000	\$6.00 per \$1,000 plus inspections (\$3 per \$1,000 inspection fee)
Additional Cost of Construction in excess of \$5,000,000	\$4.00 per \$1,000 plus inspections (\$3 per \$1,000 inspection fee)
New Residential Cost of Construction is determined by the greater of the following:	
<ul style="list-style-type: none"> • All labor, materials, profit and overhead • Contract cost • Covered square feet of structure x \$100.00 	

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OTHER DEVELOPMENT FEES	
Projects by permit type	PROPOSED FEES BY PERMIT TYPE
Buffer Encroachment Permit	\$250
Land Disturbing Activity	\$250
Mural	\$75
Sign-Banner	\$25
Sign-Permanent	\$150
with electrical	\$150
Sign Temporary	\$50
with electrical	\$50
Street Cut (ROW)	\$75 + \$750 performance bond
Tree Removal (Dead/Diseased Tree)	\$0
Tree Removal (Viable Tree)- if mitigation is not needed or if replanting occurs	\$50
Tree Removal (Viable Tree)- if mitigation is required but replanting is not feasible	\$50 plus \$100 per caliper inch removed paid into Tree Preservation Fund

ADDITIONAL FEES (AS APPLICABLE)	
Projects by permit type	PROPOSED FEES BY PERMIT TYPE
Engineering Services Review	Varies with each concurrence
Inspection per permit type (under \$75,000)	\$25
Inspection (over \$75,000)	\$3 per \$1,000
Reinspection (each additional after two failures)	\$50
Plan Review	\$250
Work without a permit	\$250 + double all fees
Returned Check	\$35

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PLANNING AND ZONING FEES	
Projects by application type	PROPOSED FEES BY APPLICATION TYPE
Variance-Residential	\$250
Variance- Non-residential/Commercial	\$750
Site Plan	\$500
Site Plan Amendment (minor)	\$75
Special Review	\$500
Map Amendment	\$1,000
Text Amendment	\$1,000
Major Subdivision	\$500
Minor Subdivision	\$250
Subdivision Amendment	\$75
Appeal	\$0

WATER & SEWER UTILITY FEES	
Capital Cost Recovery per water meter	\$2,000.00
Water Tap	
¾"	\$670.00
1"	\$938.40
1 ½"	\$1,693.00
2"	\$2,007.60
Above 2" determined by city manager and city engineer	
Sewer Stub	
4"	\$550.00
6"	\$818.40
8"	\$1,573.00
Aid to Construction (Chapter 70 Section 70-33 (c))	
New construction (residential)	\$1 per square foot
Addition (residential and commercial)	\$0.50 per square foot
New construction (commercial)	\$4.00 per gallon per day of anticipated use (see table)

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Aid to Construction (Chapter 70 Section 70-33 (c))		
Type of Structure	Water Usage in Gallons Per Day	Aid to Construction at \$4.00 Per Usage Unit
Apartment, and other dwelling units*	\$1.00 per foot above 1,200 square feet; \$1200 minimum	
Assembly hall	3 per seat	\$12.00
Barbershop/beauty parlor	125 per chair	\$500.00
Boardinghouse**	100 per room	\$400.00
Bowling alley	50 per lane	\$200.00
Church without day care or kindergarten	5 per seat	\$20.00
Clinic	150 per exam room	\$600.00
Correction institution	125 per bed	\$500.00
Country club, recreation	25 per member	\$100.00
Facilities only:		
Day care center, no meals	15 per person	\$60.00
Dental office	200 per chair	\$800.00
Department store	10 per 100 sq. ft.	\$40.00
Drug store:	500 per store	\$2,000.00
Fountain service - add	1500 per store	\$6,000.00
Meals - add	50 per seat	\$200.00
Food service establishments with restrooms and kitchen:**		
Restaurant, less than 24 hours per day operation	32 per seat	\$128.00
Cafeteria, less than 24 hours per day operation	63 per seat	\$252.00
Restaurant, 24 hours per day operation	100 per seat	\$400.00
Drive-in restaurant	50 per car space	\$200.00
Carry-out only	75 per 100 sq. ft.	\$300.00
Hospital	250 per bed	\$1,000.00
Hotel, no kitchen	100 per room	\$400.00
Kindergarten, no meals	15 per person	\$60.00
Kitchen for day care, kindergarten	20 per person	\$80.00
Laundry, self service	200 per machine	\$800.00
Laundry, commercial	1,000 per machine	\$4,000.00
Mobile home park	300 per site	\$1,200.00
Motel, no kitchen	100 per room	\$400.00
Nursing/personal care home	150 per bed	\$600.00
Office	30 per 200 sq. ft.	\$120.00

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Physician's office	200 per exam room	\$800.00
Prison	60 per person	\$240.00
Residential construction	\$1.00 per square foot of heated and/or cooled space*	
Schools:		
Boarding	100 per person	\$400.00
Day, restrooms only	15 per person	\$60.00
Day, restrooms and cafeteria	20 per person	\$80.00
Day, restrooms, gym, cafeteria	25 per person	\$100.00
Service stations:		
Car wash only	1,000 per stall	\$4,000.00
Fuel and oil only	300 per pump	\$1,200.00
Full service	850 plus 300 per pump	\$3,400.00 and \$1,200.00
Shopping center	10 per 100 sq. ft.	\$40.00
Stadium	2 per seat	\$8.00
Tavern, bar, cocktail lounge - no meals	30 per seat	\$120.00
Theater	5 per seat	\$20.00
Travel trailer park:		
With independent water and sewer connection	175 per site	\$700.00
Without independent water and sewer connection	35 per site	\$140.00

*\$1,200.00/unit minimum; \$1.00 per foot above 1,200 square feet.

**Add 500 gallons per machine to amount indicated if laundry or dishwashing machines are to be installed.