

Fee Schedule

**APPENDIX
E**

Town of Seabrook Island
Development Standards Ordinance



Fee Schedule

Table E-1. Fee Schedule	
Service	Fee Amount
Zoning Permit Fees (Including Site Plan Review)	
A. Residential Zoning Permit: Single-Family & Duplex	
1. New Construction	\$200.00
2. Addition	\$150.00
3. Major Renovation (> 50% Fair Market Value)	\$200.00
4. Minor Renovation (≤ 50% Fair Market Value)	\$25.00
5. Minor Repairs & Maintenance	No Charge
B. Residential Zoning Permit: Multi-Family	
1. New Construction	\$350.00
2. Addition	\$250.00
3. Major Renovation (> 50% Fair Market Value)	
a. Administrative Review Only	\$250.00
b. Planning Commission Review	\$350.00
4. Minor Renovation (≤ 50% Fair Market Value)	
a. Administrative Review Only	\$25.00
b. Planning Commission Review	\$150.00
5. Minor Repairs & Maintenance	No Charge
C. Non-Residential Zoning Permit	
1. New Construction	\$350.00
2. Addition	\$250.00
3. Major Renovation (> 50% Fair Market Value)	
a. Administrative Review Only	\$250.00
b. Planning Commission Review	\$350.00
4. Minor Renovation/Upfit (≤ 50% Fair Market Value)	
a. Administrative Review Only	\$25.00
b. Planning Commission Review	\$150.00
5. Minor Repairs & Maintenance	No Charge
6. Wireless Communication Towers and Antennae	
a. New Wireless Communications Tower	\$1,000.00
b. New/Replacement Antenna Installation	\$100.00
D. Accessory Use / Structure Permit	
1. HVAC equipment and associated stands; generator equipment and associated stands; uncovered decks, patios and steps; boardwalks and docks; driveways and walkways; swimming pools and spas; fire pits; retaining walls; fences; propane tanks; and similar structures.	\$50.00
E. Change of Use / Occupancy Permit	
1. Change of Use / Occupancy Permit	\$50.00
F. Home Occupation Permit	
1. Home Occupation Permit	\$25.00
G. SHORT-TERM RENTAL Permit	
1. SHORT-TERM RENTAL Permit - New	\$250.00
2. SHORT-TERM RENTAL Permit - Renewal	\$250.00
3. Modification of Existing SHORT-TERM RENTAL Permit	
a. Change of Owner, Agent or Local Contact	\$25.00
b. All Other Modifications	\$100.00

Table E-1. Fee Schedule	
4. Reinstatement of Suspended SHORT-TERM RENTAL Permit	\$125.00
5. Late Application Fee (Received After Deadline)	\$100.00
H. Temporary Use Permit	
1. Events & Activities ≤ 10 Days in Duration	\$35.00
2. Events & Activities > 10 Days in Duration	\$100.00
3. Temporary Use Renewal	\$35.00
I. Sign Permit	
1. Freestanding Sign	\$20.00 + \$1.00 Per Sq. Foot
2. Building Sign (Awning, Door, Wall, Window, etc.)	\$20.00
3. Reface or Repair of Existing Sign	\$20.00
4. Temporary Sign	\$10.00
J. Tree Removal Permits	
1. Protected Tree Removal Permit	\$25.00 Per Tree
2. Post Facto Tree Removal Permit	\$250.00 Per Tree
K. Post Facto Surcharge	
A "Post Facto Surcharge" equal to 100% of the permit amount shall be assessed in instances where work has commenced prior to obtaining a required permit. This surcharge shall be in addition to any other fines penalties which may be assessed, if applicable. The surcharge shall not apply to SHORT-TERM RENTAL Permits, which are subject to the Late Application Fee, or Tree Removal Permits, which are subject to a separate post facto fee.	
Building Permit and Inspection Fees	
A. Building Permits & Inspections (Charleston County)	
Pursuant to Section 6-2 of the Town Code, all fees imposed by Charleston County for permitting and inspection services are adopted by reference and shall be paid directly to the County.	
Subdivision Plat Review and Recording Fees	
A. Plat Review Fees	
1. Exempt Plat	\$50.00
2. Preliminary Plat	
a. Minor Subdivision (≤ 10 Lots)	\$300.00
b. Major Subdivision (> 10 Lots)	\$300.00 + \$10.00 Per Lot
3. Final Plat	
a. Minor Subdivision (≤ 10 Lots)	\$150.00
b. Major Subdivision (> 10 Lots)	\$150.00 + \$10.00 Per Lot
B. Recording Fees	
1. Plat Recording Fee	\$100.00 + \$25.00 Per Page
Boundary, Map and Text Amendment Fees	
A. Boundary Amendments	
1. Application for Annexation	
a. CP Zoning Designation	No Charge
b. All Zoning Designations Except CP and MU	\$250.00
c. MU Zoning Designation	\$1,250.00 + \$10.00 Per Acre
B. Map Amendments (Rezoning)	
1. Application for Rezoning	
a. CP Zoning Designation	No Charge
b. All Zoning Designations Except CP and MU	\$250.00
c. MU Zoning Designation	\$1,250.00 + \$10.00 Per Acre
Board and Commission Review Fees Commission Review Fees	
A. Board of Zoning Appeals	

Table E-1. Fee Schedule	
1. Application for Appeal of Administrative Decision	\$150.00
2. Application for Special Exception	\$300.00
3. Application for Variance	\$300.00
B. Planning Commission	
1. Application for Address Change	\$25.00
2. Application for Appeal of Administrative Decision	\$150.00
3. Application for Encroachment Permit (Curb Cut)	
a. New Curb Cut	\$500.00
b. Modification of Existing Curb Cut	\$250.00
4. Application for Lot Variance	\$150.00
5. Application for Street Name Change	\$150.00 + \$25.00 Per Address
Other Services	
A. Copies (Printed)	
1. Comprehensive Plan	\$25.00
2. Development Standards Ordinance	\$25.00
3. Zoning Map (Large Copy)	\$25.00
4. Black & White Copies	
a. 8.5 inches x 11 inches	\$0.10 Per Page
b. 11 inches x 17 inches	\$0.20 Per Page
5. Color Copies	
a. 8.5 inches x 11 inches	\$0.25 Per Page
b. 11 inches x 17 inches	\$0.50 Per Page
B. Field Verification Fee	
1. At the Zoning Administrator's discretion, a field verification fee may be charged in lieu of submitting a property survey in instances when the Zoning Administrator reasonably believes that compliance may be determined by field verification.	\$75.00
C. Outside Professional Services & Consultants	
1. The Zoning Administrator may engage outside professional service providers and consultants (such as architects, attorneys, engineers and other professionals) when such services are deemed necessary to review or evaluate an application or request.	Actual Cost + 10% Administrative Fee
D. Verification Letters	
1. Flood Zone Verification Letter	\$20.00
2. Zoning District Verification Letter	\$20.00