



## TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road  
 Seabrook Island, SC 29455  
 (843) 768-9121

## Zoning Permit Fee Rate Sheet

Project Type	Fee Amount		
	Single-Family/Two-Family & Cluster Home Dwellings	Townhome & Multi-Family Dwellings	Non-Residential
New Construction	Construction Value <sup>1</sup> x 0.15% (Min. \$350)	Construction Value <sup>1</sup> x 0.15% (Min. \$500.00)	Construction Value <sup>1</sup> x 0.15% (Min. \$500.00)
Addition or Modification to Principal Structure	\$250.00	n/a	n/a
Addition or Modification to Principal Structure <10% Current Floor Area (Max 5,000 Sq Ft)	n/a	\$250.00	\$250.00
Addition or Modification to Principal Structure >10% Current Floor Area (Over 5,000+ Sq Ft)	n/a	\$400.00	\$400.00
Major Renovation (>50% FMV) (No Change to Building Footprint)	\$250.00	\$400.00	\$400.00
Minor Renovation (≤50% FMV) (No Change to Building Footprint)	\$50.00	\$250.00	\$250.00
Single Unit Renovation (≤ 50% of Buildings Value)	n/a	\$50.00	n/a
Minor Repairs & Maintenance <sup>2</sup>	No Charge	No Charge	No Charge
Accessory Building, Structure or Site Improvement (≤ 150 Sq Ft) <sup>3</sup>	\$50.00	n/a	n/a
Accessory Building, Structure or Site Improvement (> 150 Sq Ft) <sup>3</sup>	\$150.00	n/a	n/a
Accessory Building, Structure or Site Improvement Single Unit Accessory Structure (≤ 150 Sq Ft) <sup>3</sup>	n/a	\$50.00	n/a
Accessory Building, Structure or Site Improvement Single Unit Accessory Structure (151 to 600 Sq Ft) <sup>3</sup>	n/a	\$150.00	n/a

*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.*



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Project Type	Single-Family/Two-Family & Cluster Home Dwellings	Townhome & Multi-Family Dwellings	Non-Residential
Accessory Building, Structure or Site Improvement (>600 Sq Ft) <sup>3</sup> Planning Commission Review	n/a	\$400.00	\$400.00
Parking Lot Construction/Expansion (No Building)	n/a	\$400.00	\$400.00
Accessory Dwelling Unit	\$350.00	n/a	n/a
New Wireless Communications Tower	n/a	n/a	\$2,500.00
New/Replacement Antenna Installation	n/a	n/a	\$250.00

*1 The valuation of any proposed construction will be based on the greater of the following: 1) the actual contract price indicated on the permit application or 2) the value calculated using the most recent "Square Foot Construction Cost Table," as published by the International Code Council (ICC).*

*2 For purposes of this fee schedule, "minor repairs and maintenance" generally includes service, repairs, and maintenance to existing structures and building systems. (A zoning permit will generally be required for all new installations, modifications and replacements of such structures and systems.)*

*3 For purposes of this fee schedule, "accessory building, structure or site improvement" includes the following:*

*Air conditioning and mechanical equipment (including associated stands);*

*Awnings;*

*Boardwalks and walkovers;*

*Detached garages and carports;*

*Docks;*

*Driveways and walkways;*

*Elevators and lifts;*

*Equipment stands;*

*Fences and walls (including retaining walls);*

*Fire pits;*

*Generators;*

*Outdoor showers;*

*Patios;*

*Playgrounds and play systems;*

*Propane tanks (above and below ground);*

*Ramps;*

*Sheds;*

*Swimming pools and spas;*

*Uncovered decks, stairways and stoops; and*

*Similar structures which are customarily incidental and subordinate to a principal building and located on the same lot as the principal building or use.*

*4 The application fee for the appeal of an administrative decision shall be refundable if the appeal is successful.*

*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.*