



PUBLIC HEARING APPLICATIONS

Applications for Zoning Review

Rezoning, Conditional Use Permits and Sketch Plats	No Fee; with the exception of Communication Towers/Antenna 3rd party review
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Submittals for Board Consideration

Rezoning (ZA)

A1, Ag-Res, Res1, Res2, Res3	\$20 per acre; \$300 minimum
Res4, Res6, MHP	\$30 per acre; \$300 minimum
NS, UV, HB, CBD, HC, BP, O&I, OR, OCMS	\$40 per acre; \$400 minimum
M1	\$40 per acre; \$500 minimum
M2, MINE	\$50 per acre; \$2,500 minimum
MPD	\$30 per acre; \$500 minimum

Conditional Use Permits (CUP)

CUP (including Communication Towers/Antennas)	\$400
Required 3rd party review for Communication Tower/Antenna Conditional Use Permit applications	\$4,500

Home Occupation Permits (HOP)

HOP	\$300
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Sketch Plats

Sketch Plat	\$250
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Zoning Condition Amendments

Zoning Condition Amendments	\$300
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Alternate Design Review

Alternate Design Review	\$275
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Variances

Agricultural and Residential zoning or proposed zoning	\$250 per UDC article; double charge if work has begun
Commercial and Industrial zoning or proposed zoning	\$350 per UDC article; double charge if work has begun

Appeals of Administrative Decisions

Agricultural and Residential zoning districts	\$250
Commercial and Industrial zoning districts	\$350

Appeals of ZBA Decisions

Agricultural and Residential zoning districts	\$250
Commercial and Industrial zoning districts	\$350

LAND DEVELOPMENT PLANS AND PLATS

Land Disturbance Permits (LDP)

Clearing and Grading	\$250
Road Construction	\$250 + \$25 per lot
Site Development	\$30 per disturbed acre; \$250 minimum
Sewer and Water Line	\$250
Lot Grading Plan	\$250 per lot
NOI/National Pollution Discharge Elimination System (NPDES)	\$40 per disturbed acre plus \$40 per disturbed acre paid to the EPD
Bonding	\$350

Subdivision Plats/Recordable Documents

Final Plat – New Submittals are processed by the Department of Engineering	See Department of Engineering's Fee Schedule.
Final Plat – Revision	\$250
Final Plat – Minor	\$5
As-Built Survey	\$0

Sign Application Review

Sign Devices allowed up to 10 days	\$25
Sign Permit Review for all other applications	\$50

BUILDING PERMITS

Determining Valuation – Non-Commercial

Heated square footage multiplied by \$50 = Heated Valuation

Unheated square footage multiplied by \$12.50 = Unheated Valuation

(unheated consists of garage, carport, porch, deck, patio, and unfinished basement)

The sum of Heated Valuation and Unheated Valuation will determine your Total Valuation

Non-Commercial

Total Valuation	Fee
\$1,000 and less	Minimum charge \$18.75
\$1,001 to \$50,000	\$18.75 for the first \$1,000 plus \$6.25 for each additional thousand or fraction thereof
\$50,001 to \$100,000	\$325 for the first \$50,000 plus \$5 for each additional thousand or fraction thereof
\$100,001 to \$500,000	\$575 for the first \$100,000 plus \$3.75 for each additional thousand or fraction thereof
\$500,001 and up	\$2,075 for the first \$500,000 plus \$2.50 for each additional thousand or fraction thereof
Residential HVAC, Plumbing & Electrical Permits	Charge For Each Trade
0 – 1,000 sq. ft.	\$37.50
1,001 – 2,000 sq. ft.	\$50
2,001 – 3,000 sq. ft.	\$62.50
3,001 sq. ft. or greater	\$75

Commercial Plan Review – fees must be paid when plans are submitted

5,000 sq. ft. or less	\$100.00
Over 5,000 sq. ft.	\$.025 per square foot.

Commercial Building Permits

Enclosed Area	\$.15 per sq. ft.
Open Area	\$.07 per sq. ft.
Subcontractor fixture list must be provided at the time of permitting. Fee is based on the calculation of fixtures with a minimum charge of \$50 per subcontractor.	HVAC Permit
	Plumbing Permit
	Electrical Permit

Impact Fees

For Impact Fee Information please visit the Department of Finance website:

www.forsythco.com/Departments-Offices/Finance/Impact-Fees

Other Building Permit Fees

Building Permit Renewal - At least one inspection must have been approved prior to renewal of a permit. Renewals shall be limited to one renewal per permit.	\$100
Building Re-Permit (when inspections including final inspections are remaining or permit has been expired for more than 90 days)	Full Building Permit Fee
Mobile Home Permits	\$93.75
Duplicate Copy of Certificate of Occupancy	\$.10
Co-location (Antenna on Communication Towers)	\$200 per application
Temporary Construction Trailer	\$93.75
Sign Building Permit Fees – fees collected when the permit is issued	\$5 for every \$1,000 in sign value with a minimum fee of \$15; An additional \$50 for all signs that have an electrical connection.

INSPECTIONS

First – time inspections	\$0
1 st Re-inspection	\$25 **
2 nd Re-inspection	\$50 **
3 rd Re-inspection	\$75 **
**Each additional re-inspection (e.g. 1 st , 2 nd , 3 rd , 4 th , etc.) will be charged a fee calculated by the following formula: Previous Inspection Fee + \$25.	

ADMINISTRATIVE FEES

(Must be paid-in-full at the time of request.)

Administrative Variance	\$250; double fee if work has begun
Administrative authorization of reduced parking	\$100
Certificate of Zoning Compliance	\$75
In-Department Copies	
Black and White (8.5" x 11") copies or scans	\$.10 per page
Certified Copies	\$5 plus cost of assembly, retrieval and review of documents per the Georgia Open Records Act.
Copy Center Requests The Copy Center will process customer requests in the order that they are received. Depending on other county priorities in the queue, turnaround times may exceed next-day delivery.	
Black and White (8.5" x 11") copies or scans	\$.10 per page
Black and White (8.5" x 11" to 11" x 17" or greater) copies or scans	\$.50 per page
Black and White (11" x 17" or greater) copies or scans	\$3 per page
Color (8.5" x 11") copies or scans	\$1 per page
GBC Punch and Binding (less than 1 inch thick)	\$2.50 per document
GBC Punch and Binding (greater than 1 inch thick)	\$3.50 per document
All other requests will be determined and agreed upon prior to request being submitted to Copy Center.	
Publications	
Unified Development Code (UDC)	\$25
Comprehensive Plan	\$36.50
PC or ZBA public hearing monthly agenda book	\$15
Long-Term Storage Retrieval	
Non-expedited retrieval <ul style="list-style-type: none"> Note: File(s) requested every Wednesday at 9:30 a.m. for Wednesday afternoon delivery. 	\$15 fee per order + \$5 per each file
Expedited retrieval - requested any other day or time.	\$50 fee per order + \$10 per each file
Open Records Request	
A per-hour charge for processing, researching, and compiling will be added to copy fees as listed above. An Open Records request is not required to obtain routinely available records such as agendas, minutes, plats, ordinances & resolutions.	The hourly fee will be charged at the rate of the lowest paid full-time employee with the necessary skill and training to respond to the request, with no charge for the first fifteen minutes that it takes to respond to the request.
Map Requests	
All map requests are processed by the Forsyth County GIS Department. Please contact Forsyth County GIS Department for availability and pricing.	