

# Triple S Planning Commission Fee Schedule

Effective: January 1, 2017

Updated: March 18, 2020

## ZONING MAP AMENDMENT (ZONE CHANGE) REQUESTS:

A, RE, R-1, RRD, RES	\$ 1,300.00	Less than 5 acres	
	\$ 2,200.00	5 or more acres	
	+ \$ 10.00	Per acre of land under review	
	& \$ 50.00	Certificate of Land Use Restriction	
R-2, R-3, R-4, MHP, CBD, D_C, L_H, A_C, WH, CIV, VCFD	\$ 1,500.00	Less than 5 acres	
	\$ 2,500.00	5 or more acres	
	+ \$ 10.00	Per acre of land under review	
	& \$ 50.00	Certificate of Land Use Restriction	
C-1, C-2, C-3, C-4, P-1, P-2, X-1, X-2	\$ 2,500.00	Less than 5 acres	
	\$ 4,500.00	5 or more acres	
	+ \$ 15.00	Per acre of land under review	
	& \$ 50.00	Certificate of Land Use Restriction	
I-1, I-2	\$ 3,000.00	Less than 5 acres	
	\$ 5,000.00	5 to 25 acres	
	\$ 7,500.00	25 or more acres	
	+ \$ 20.00	Per acre of land under review	
& \$ 50.00		Certificate of Land Use Restriction	
	ROS, CONS, F/C	\$ 1,000.00	Flat fee
		+ \$ 5.00	Per acre of land under review
& \$ 50.00		Certificate of Land Use Restriction	
Postponement or continuance of a Zoning Map Amendment Request requiring a new Public Hearing (when requested by the applicant and as a result of the applicant's action)	50% of the original fee		

## SUBDIVISION REVIEW:

Preliminary Plat	\$ 700.00	Flat Fee for single-family detached residential subdivisions with less than 20 acres & 50 units
	+ \$ 9.00	Per Lot/Dwelling Unit
	+ \$ 7.00	Per adjoining property owner notice fee
	& \$ 50.00	Certificate of Land Use Restriction
	\$ 800.00	Flat Fee for single-family detached residential subdivisions with more than 20 acres & 50 units
	+ \$ 9.00	Per Lot/Dwelling Unit

+ \$	7.00	Per adjoining property owner notice fee
& \$	50.00	Certificate of Land Use Restriction
\$	800.00	Flat Fee for single-family attached residential subdivisions
+ \$	9.00	Per Lot/Dwelling Unit
+ \$	7.00	Per adjoining property owner notice fee
& \$	50.00	Certificate of Land Use Restriction
\$	900.00	Flat Fee for office, commercial, interchange or industrial subdivisions
+ \$	9.00	Per Acre
+ \$	7.00	Per adjoining property owner notice fee
& \$	50.00	Certificate of Land Use Restriction

Preliminary Plat Amendment 50% of the original fee

Final Plat, Minor/Agricultural Plat, Condo Regime Plat	\$	525.00	Flat Fee
	+ \$	9.00	Per Lot/Dwelling Unit
	+ \$	7.00	Per adjoining property owner notice fee for Agricultural Plats
	& \$	50.00	County Clerk Recording Fee

Amendment Plat	\$	325.00	Flat Fee
	+ \$	9.00	Per Lot amended/created
	& \$	50.00	County Clerk Recording Fee

**PLANNED UNIT DEVELOPMENT (PUD) REQUESTS:**

Preliminary PUD (Residential)	\$	2,000.00	Flat Fee
	+ \$	9.00	Per Lot/Dwelling Unit
	+ \$	7.00	Per Adjoining Property Owner Fee
	& \$	50.00	Certificate of Land Use Restriction

Preliminary PUD (Office, Commercial, Industrial)	\$	3,000.00	Flat Fee
	+ \$	10.00	Per Acre
	+ \$	7.00	Per adjoining property owner notice fee
	& \$	50.00	Certificate of Land Use Restriction

Amended Preliminary PUD 50% of the original fee

Final PUD	\$	750.00	Flat Fee
	& \$	50.00	County Clerk Recording Fee

Amended Final PUD	\$	500.00	Flat Fee
	& \$	50.00	County Clerk Recording Fee

**DEVELOPMENT PLAN REQUEST:**

Development Plan	\$ 700.00	Flat Fee
	+ \$ 10.00	Per Acre
Amended Development Plan	50% of the original fee	

**WAIVER & VARIANCE REQUESTS:**

Waiver	\$ 500.00	Flat Fee Per Item or Requirement
	+ \$ 7.00	Per adjoining property owner notice fee
Variance	Refer to Board of Adjustments Fee Schedule	

**UNIFORM APPLICATION REVIEW OF WIRELESS COMMUNICATION FACILITIES & SERVICES**

Commission review as part of a Public Hearing for a new cellular antenna towers	\$ 2,500.00	Flat Fee
Staff review of co-location site for existing cellular antenna towers	\$ 1,250.00	Flat Fee

**DESIGN REVIEW:**

Building Exterior Quality Design Overlay District (BEQ)	\$ 250.00	Flat Fee
Shelbyville Downtown Districts (CBD, D_C, L_H, CIV)	\$ 150.00	Flat Fee
Simpsonville Village Center Form District (VCFD)	\$ 150.00	Flat Fee

**ZONING VERIFICATION LETTER & ZONING CERTIFICATION LETTER FROM ZONING ADMINISTRATOR:**

Standard letter from Zoning Administrator verifying zoning of site	\$ 50.00	Flat Fee
Research & letter from Zoning Administrator regarding zoning history of site	\$ 100.00	Flat Fee
Zoning Administrator Signature for Day Care Facilities, New & Used Car Sales Lots, Etc.	\$ 25.00	Flat Fee

**SPECIAL MEETING REQUEST:**

Special Meeting	\$ 2,500.00	Flat Fee Plus Normal Application Fee
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**COPIES, MAPS, DOCUMENTS & PUBLICATIONS:**Photocopies (B&W)

8 1/2 x 11	\$ 0.25	Per Page
8 1/2 x 14	\$ 0.25	Per Page
11 x 17	\$ 0.50	Per Page
18 x 24	\$ 1.00	Per Page
24 x 36	\$ 2.00	Per Page

Maps (Printed)

18 x 24 or larger \$ 5.00 Each

Documents & Publications

Zoning Regulations \$ 30.00  
Subdivision Regulations \$ 20.00  
Comprehensive Plan \$ 40.00  
Shelbyville Bypass Study \$ 20.00  
Shelbyville East End Small Area Plan \$ 20.00  
Simpsonville Village Center Small Area Plan \$ 20.00  
Shelbyville Seventh Street Corridor Plan \$ 15.00  
Shelby County Bicycle & Pedestrian Master Plan \$ 25.00  
Zoning Permit Monthly Report (e-mailed) \$ 80.00 Annual Fee or \$10 .00 Monthly

**SEASONAL TEMPORARY COMMERCIAL DISPLAY REVIEW:**

Seasonal Temporary Commercial Displays \$ 300.00 Per Permit

**SIGN PERMIT FEES:**

All Permanent Signs \$ 2.50 Per Square Feet (Minimum \$50.00)

Temporary Signs \$ 40.00 Each Sign

**ZONING PERMIT FEES:**

Dwelling Units \$ 175.00 0001 to 1499 square feet  
\$ 225.00 1500 to 1999 square feet  
\$ 275.00 2000 to 2499 square feet  
\$ 325.00 2500 to 2999 square feet  
\$ 375.00 3000 to 3499 square feet  
\$ 425.00 3500 to 3999 square feet  
\$ 475.00 4000 to 4499 square feet  
\$ 525.00 4500 to 4999 square feet  
\$ 575.00 5000 to 5499 square feet  
\$ 625.00 5500 to 5999 square feet  
\$ 675.00 6000 to 6499 square feet  
\$ 725.00 6500 to 6999 square feet  
\$ 775.00 7000 to 7499 square feet  
\$ 825.00 7500 to 7999 square feet  
\$ 875.00 8000 to 8499 square feet  
\$ 925.00 8500 to 8999 square feet  
\$ 975.00 9000 to 9499 square feet  
\$ 1,025.00 9500 plus square feet

Cost of Construction for Each Structure \$ 30.00 \$1.00 to \$2,999  
\$ 40.00 \$3,000 to \$5,999  
\$ 50.00 \$6,000 to \$7,999  
\$ 60.00 \$8,000 to \$9,999  
\$ 70.00 \$10,000 to \$14,999

\$ 80.00	\$15,000 to \$19,999
\$ 90.00	\$20,000 to \$24,999
\$ 100.00	\$25,000 to \$29,999
\$ 110.00	\$30,000 to \$34,999
\$ 120.00	\$35,000 to \$39,999
\$ 130.00	\$40,000 to \$44,999
\$ 140.00	\$45,000 to \$49,999
\$ 150.00	\$50,000 to \$54,999
\$ 160.00	\$55,000 to \$59,999
\$ 170.00	\$60,000 to \$64,999
\$ 180.00	\$65,000 to \$69,999
\$ 190.00	\$70,000 to \$74,999
\$ 200.00	\$75,000 to \$79,999
\$ 210.00	\$80,000 to \$84,999
\$ 220.00	\$85,000 to \$89,999
\$ 230.00	\$90,000 to \$94,999
\$ 250.00	\$95,000 to \$99,999
\$ 300.00	\$100,000 to \$199,999
\$ 350.00	\$200,000 to \$299,999
\$ 450.00	\$300,000 to \$399,999
\$ 500.00	\$400,000 to \$499,999
\$ 600.00	\$500,000 to \$599,999
\$ 650.00	\$600,000 to \$699,999
\$ 800.00	\$700,000 to \$799,999
\$ 900.00	\$800,000 to \$899,999
\$ 1,000.00	\$900,000 to \$999,999
\$ 1,500.00	\$1,000,000*

\*\$1,500 for the first \$1,000,000 plus the amount for the fraction of the remaining construction cost.  
For example a project costing \$3,300,000 the permit will cost \$4,950.

Swimming Pools	\$ 50.00	Above-ground
	\$ 100.00	In-ground
Temporary Structures	\$ 40.00	Each Structure
Telecommunication Tower Maintenance/Equipment Structure	\$ 100.00	Each

**NOTES:**

1. All fees are non-refundable and must be paid in full at time of application.
2. All fees shall be made payable to the Triple S Planning Commission unless otherwise noted.
3. \$50.00 CLUR fee shall be made payable to the Shelby County Clerk's Office.
4. The square footage of a building is calculated in a way that will include all floor areas including multi-story buildings, basements, garages, porches, etc.
5. \$50.00 recording fee shall be made payable to the Shelby County Clerk's Office.
6. Any structure started prior to permit being issued the permit fee will be doubled.