



The following current schedule of fees is applicable to all residential building permit applications submitted to the Sea Pines Commercial Architectural Review Board. For multi-unit residential buildings, each unit is considered a dwelling for calculation of fees.

Application fees are nonrefundable and must be received prior to Sea Pines CARB review of plans.

SEA PINES CARB APPLICATION FEES (12/31/2025)

Application Type	Fee
New Construction	
Residential (Multifamily)	\$200 + \$10 per unit
Hotel/Motel	\$500
Non-Residential (other than Hotel/Motel)	\$200 + \$10/room
Horizontal Construction Only - No new buildings	\$100
Additions or Major Alterations	
Additions or Major Alterations Preliminary Review	\$200
Additions or Major Alterations Final Review	\$500
Other Additions or Supplemental Applications	
Beach Walkway	\$100
Bulkheads	\$100
Decks	\$100
Demolition of Existing Structure(s)	\$200
Docks	\$100
Driveways & Hardscape Changes	\$100
Exterior/Building Changes (Doors, Lights, Shutters, etc.)	\$100
Fences & Walls	\$100
Gazebos	\$100
Landscaping	\$100
Request for Plans	\$100
Outdoor Kitchen/Grill Station	\$100
Pools	\$100
Variance Request	\$200
Porch Enclosures	\$200
Signs	\$100
Tree Removal Request	\$100
Tree Replacement Fee (per tree)	\$100

Note: Fees for applications not listed above, will be set by the Administrator at submission. Last Updated: (12/31/2025)