PERMIT FEE SCHEDULE
Effective July 1, **2026**
All fees based on cash/check—
add 3% or (min. $2.00) for debit/credit "eCheck fee $2.00

NEW 1-2 FAMILY DWELLINGS (including Modular) or ADDITIONS (including relocated house) or FINISH INTERIOR (basement/bonus/existing shell)

Includes one of each trade: Electrical, Plumbing, Mechanical, Gas

$.48 per SF of gross **finished** area—Basement, Attached Garage/Carport, Storage/Bonus Room
$.30 per SF of gross **unfinished** area—Basement, Storage/Bonus Room

New House Minimum: $700
Addition & Renovations/Finish Interior Minimum: $400

MANUFACTURED HOMES

Includes one of each trade:

Singlewide - $200
Doublewide - $225
Triple wide - $250

Electrical
Plumbing
Mechanical
Gas

Porches/decks included in permit fee

COMMERCIAL BUILDINGS-New/Additions/Renovations

$4.50 per $1,000 of total project cost
Minimums: $700 for building with trades
$500 for building only
$85 for trade only, each trade
$200 Carport/Deck/Porch/Gazebo/Dock/Boat House - $300 with trades"
Office Modular Unit - $500 (Includes electrical, plumbing & Deck/Ramp)

COMMERCIAL PLAN REVIEW FEES		Roof Replacement
Non-engineered	$85	$4.50 per $1,000 max $1,000
0-5000 SF SF	$125	
5,001 – 20,000 SF	$200	
20,000 SF +	$500	

RV Parks: $200 for 5 spots (Electrical & Plumbing)

$400 for 10 spots — $800 for 20 spots
$600 for 15 spots — $1000 for 25 spots

NON-COMMERCIAL STRUCTURES (includes electrical)

Detached Garage/ Boat House (plumbing included.)	$150 min + $.25 per SF over 400 SF (gross area)
Carport/Porch/Deck/Dock	$130
Swimming Pool/Retaining or Sea Wall	$150
Park model/Camper	$150

Building Official will determine permit fees not listed. All fees rounded to nearest dollar.

RES STORAGE BUILDINGS/WORKSHOP
(Includes electrical & plumbing)

400 SF or less $150
401-1200 SF $200
1201+ SF $300
Prebuilt 400 SF or less $100 (with elec. only)

OTHER PERMIT FEES

ABC	$85
Signs	$150
Residential Demolitions (+$500 refundable bond)	$100
Re-inspection	**$100**
Inspection not Ready	$100
Working without Permit	$300+permit fee
Flood Plain (SFHA)	$50
Routine Fire Inspections	$85
Plumbing	$85
Mechanical	$85
Electrical	$85

Permit Fee for Different levels of Work!

1. Full remodel. "Gutted house down to the studs" .48 per sq' or minimum $400
2. A room only ex. Kitchen, bathroom etc. "Gutted down to the studs" .48 per sq' or minimum $400.
3. Rewire, replumb, or new HVAC just simply a trade permit.
4. Finish basement or bonus room. .48 per sq' or minimum $400.
5. If doing new electrical, plumbing, HVAC, & replacing sheetrock insulation will need inspected. .48 per sq' or minimum $400.

north carolina's RUTHERFORD COUNTY
building/fire inspections
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