



Paul Lewallen
Chief City Marshal

City of Cornelia

Marshal's Office

Commercial and Multifamily Permit Fees

March 5, 2026

Commercial Plan Review

0- 2,500sqft	\$250.00
2,501- 5,000sqft	\$500.00
5,001- 15,000sqft	\$650.00
15,001- 25,000sqft	\$1,200.00
25,001- 50,000sqft	\$2,500.00
50,001- 75,000sqft	\$3,000.00
75,001- 100,000sqft	\$4,000.00
100,001sqft +	\$6,000.00
Site Plan (new construction)	\$300.00 + engineer review fees
Site Plan (accessory or additions)	\$100.00
Additions	\$250.00
Remodel (1-10 pages)	\$250.00
Remodel (11 + pages)	\$500.00
Accessory Structures	\$250.00

Commercial New Construction Permit Fees (Includes Additions and Accessory Structures)

Group (2024 IBC)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, Restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and Industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and Industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H-2 3 4 High Hazard	157.75	149.59	140.48	133.77	119.20	119.20	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing home	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = Not Permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq ft.



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 (SEE EXAMPLE ON NEXT PAGE)

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Example = 3,500 sq ft Group B Type IIB

Permit Fee = Square Foot x Construction Cost x Permit Fee Multiplier (0.0016)

3,500 x 274.77 x 0.0016 = \$1,538.71

Plan review + Site Plan + Permit Fee + Land Disturbance (Less than 1 acre)

\$500.00 + \$300.00 + \$1,537.71 + \$200.00 = \$2,537.71 + Other fees (engineer review, fire marshal)

Commercial Remodel Permit Fees

	\$0.19 sq ft
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Electrical Permit Fee (with no building permit)

Temporary Service Pole	\$50.00
New Electrical Service/ Upgrades/ Change Outs	\$100.00
Solar Photovoltaic Systems	\$75.00
Generator	\$75.00
EV Charging Station	\$100.00 per unit

Plumbing Permit Fee (with no building permit)

New Fixture(s)/ Addition/ Remodeling	\$100.00
Piping	\$75.00

Mechanical Permit Fees (with no building permit)

New HVAC System/ Changeout	\$100.00 per unit
Ductwork for Existing HVAC System	\$50.00

Fuel Gas Fees (with no building permit)

New Fuel Gass Appliance	\$75.00 per appliance
New Fuel Gas Piping	\$100.00
Fuel Gas Piping Addition	\$50.00

Commercial Kitchen Hood

	\$3.00 sq ft
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Other Permit Fees (with no building or remodel permit)

Fence	\$125.00
Retaining Wall	\$325.00 + engineer review fees
Porch/ Decks	\$150.00
Façade (Siding, etc)	\$100.00
Window Replacement	\$100.00
Insulation	\$75.00
Wall/ Ceiling Covering	\$50.00
Roofing/ Reroofing	\$125.00
Awning	\$50.00
Swimming Pool	\$100.00



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Demolition (entire structure)	\$300.00
Demolition (interior)	\$150.00
Septic Tank/ Grease Trap	\$100.00 (includes plan review)
Miscellaneous Permit	\$75.00

Land Disturbance

Less than One Acre	\$200.00
More than One Acre	\$200.00 + \$10.00 per acre
Upper Chattahoochee River District	\$25.00
Driveway	\$50.00

Additional Service Fees

Site Visits by Request	\$25.00
Change of contractor during construction	\$25.00
Re-Inspection for 1 st time	\$50.00
Re-Inspection for 2 nd trip	\$100.00
Re-Inspection for 3 rd trip	\$200.00
Stop Work Order	\$50.00
Permit Extension 2 nd request or more	\$100.00

Wireless Telecommunication Facility Permit

New Facility	
New Tower	\$1,500.00
Consulting Services	\$3,500.00
Maximum Combined Fee for New Facility Application and Review	\$5,000.00
Collocation	
Collocation on Existing Tower	\$300.00
Collocation with Height or Width Increase	\$500.00
Consulting Services; Collocation with Height or Width Increase	\$1,500.00
Maximum Combined Fee for Collocation Application and Review	\$2,000.00

Penalties

Double permit fee for work without a permit.