



Paul Lewallen
Chief City Marshal

City of Cornelia

Marshal's Office

Commercial and Multifamily Permit Fees

September 30, 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	360.96	348.39	337.35	324.27	303.54	294.94	313.17	283.31	272.34
A-1 Assembly, theaters without stage	331.90	319.33	308.29	295.21	274.24	265.63	284.12	254.01	243.04
A-2 Assembly, nightclubs	281.26	272.80	264.60	254.37	238.42	231.98	245.62	216.53	208.41
A-2 Assembly, Restaurants, bars, banquet halls	280.26	271.80	262.60	253.37	236.42	230.98	244.62	214.53	207.41
A-3 Assembly, churches	335.11	322.54	311.50	298.42	277.94	269.33	287.32	257.71	246.74
A-3 Assembly, general, community halls, libraries, museums	278.93	266.35	254.32	242.24	220.51	212.90	231.14	200.28	190.31
A-4 Assembly, arenas	330.90	318.33	306.29	294.21	272.24	264.63	283.12	252.01	242.04
B Business	312.15	300.92	289.96	277.56	252.72	243.79	266.86	225.87	215.44
E Educational	298.97	288.31	278.58	266.87	247.78	235.15	257.69	216.87	209.85
F-1 Factory and Industrial, moderate hazard	171.67	163.34	153.02	147.14	131.07	124.79	140.28	110.60	101.94
F-2 Factory and Industrial, low hazard	170.67	162.34	153.02	146.14	131.07	123.79	139.28	110.60	100.94
H-1 High Hazard, explosives	160.14	151.81	142.49	135.61	120.87	113.59	128.75	100.40	N.P.
H-2 3 4 High Hazard	160.14	151.81	142.49	135.61	120.87	113.59	128.75	100.40	90.74
H-5 HPM	312.15	300.92	289.96	277.56	252.72	243.79	266.86	225.87	215.44
I-1 Institutional, supervised environment	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
I-2 Institutional, hospitals	489.97	478.73	467.77	455.38	429.56	N.P.	444.67	402.71	N.P.
I-2 Institutional, nursing home	338.00	326.76	315.81	303.41	280.56	N.P.	292.71	253.71	N.P.
I-3 Institutional, restrained	329.08	317.84	306.89	294.49	272.63	262.70	283.79	266.32	233.35
I-4 Institutional, day care facilities	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
M Mercantile	209.97	201.51	192.31	183.08	166.72	161.29	174.33	144.83	137.71
R-1 Residential, hotels	289.33	279.08	269.24	259.18	237.00	230.71	258.65	213.72	206.19
R-2 Residential, multiple family	241.56	231.31	221.47	211.41	190.52	184.22	210.88	167.24	159.71
R-4 Residential, care/assisted living facilities	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
S-1 Storage, moderate hazard	159.14	150.81	140.49	134.61	118.87	112.59	127.75	98.40	89.74
S-2, low hazard	158.14	149.81	140.49	133.61	118.87	111.59	126.75	98.40	88.74
U Utility, miscellaneous	126.44	119.24	110.43	105.97	94.40	88.43	100.90	75.13	71.79

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.

(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)

$3,500 \times 277.56 \times 0.0016 = \$1,554.34$

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

$\$500.00 + \$300.00 + \$1,554.34 + \$200.00 = \$2,554.34$ + 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
Demolition (entire structure)	\$300.00



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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.