



Paul Lewallen
Chief City Marshal

City of Cornelia

Marshal's Office

Residential Permit Fees

(One and Two-Family Dwellings and Townhouses Three stories or less)

March 5, 2026

Residential Plans Review

0- 1,500sq ft	\$150.00
1,501- 2,500sq ft	\$200.00
2,501- 5,000sq ft	\$250.00
5,001 and over	\$300.00
Site Plans	\$100.00 + engineer fees

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

Group (2024 IBC)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one and two family	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
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.

New Construction Example-

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

2,000 sq ft single family residence, Type VB construction.

2,000 x \$175.92 x 0.0016= \$562.94

Plan review + Permit fee + Land Disturbance (less 1 acre)

\$200.00 + \$562.94 + \$200.00= \$962.94

Residential Remodel Permit Fees

	\$0.09 sq ft
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Electrical Permit Fee (with no building permit)

Temporary Service Pole	\$50.00
New Electrical Service/ Upgrades/ Change Outs	\$75.00
Solar Photovoltaic System	\$75.00
Generator Installation	\$75.00
EV Charging Station	\$75.00

Plumbing Permit Fee (with no building permit)

New Fixture(s)/ Addition/ Remodeling	\$75.00
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Mechanical Permit Fees (with no building permit)

New HVAC System/ Changeout	\$75.00
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	\$75.00
Fuel Gas Piping Addition	\$50.00



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Other Permit Fees

Fence	\$125.00
Retaining Wall	\$325.00 + engineer fees
Porch/ Decks	\$75.00
Swimming Pool	\$75.00
Demolition (entire structure)	\$100.00 per building
Demolition (interior)	\$50.00
Insulation only	\$50.00
Roofing/ Reroofing	\$75.00
Facade (siding, etc)	\$50.00
Window Replacement	\$50.00
Awnings (greater than 54 inches)	\$50.00
Miscellaneous Permit	\$50.00

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

Penalties

Double permit fee for work without a permit.