



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)

September 30, 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	241.56	231.31	221.47	211.41	190.52	184.22	210.88	167.24	159.71
R-3 Residential, one and two family	226.80	220.77	215.47	210.87	203.82	196.56	215.12	189.52	177.63
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.

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 \$177.63 x 0.0016= \$568.42

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

\$200.00 + \$568.42 + \$200.00= \$968.42

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.