

**Jackson County Office of Permitting and Code Enforcement
Approved Fee Schedule 2017-2018**

Land Development Permits – (Includes Erosion Control Plan Review) *	11-3435-410-07
New Single Family – (up to ½ acre of land disturbance)	\$50.00
Light Commercial – (up to 10,000 sq. ft. per structure and one acre of disturbance)	\$125.00
Large Commercial – (> than 10,000 sq. ft. and up to two acres of disturbance)	\$250.00
Manufactured Home– (New site with < ½ acre of disturbance)	\$30.00
Manufactured Home – (Being placed on previously existing site)	N/C
Additions – (Exceeding 500 sq. ft.)	\$30.00
Additions – (< 500 sq. ft.)	N/C
Erosion Control Fees – Exceeding the acreage maximums listed above:*	11-3435-410-05
Up to 0.99 acres extra	\$200.00 extra fee
1.0 to 2.99 acres extra	\$300.00 extra fee per acre
3.0 to 4.99 acres extra	\$400.00 extra fee per acre
5.0 or more acres extra	\$500.00 extra fee per acre
Erosion Control Penalties	11-3435-410-06
Building Permits*	11-3435-410-01
RESIDENTIAL FEES*	
New Single Family Structure – (up to 1,000 sq. ft. – Trades Included)	\$300.00 (Plus 0.33¢ per sq. ft. over 1,000 sq. ft.)
Additions, Remodels, Detached Garages, Accessory Bldgs. – (up to 500 sq. ft.)	\$150.00 (Plus 0.25¢ per sq. ft. over 500 sq. ft.)
Miscellaneous / Trade Permits – (Electrical, Mechanical, Plumbing-per trip)	\$70.00
Manufactured Home – Singlewide or Camper	\$100.00
Manufactured Home – Doublewide or Triplewide	\$200.00
COMMERCIAL FEES*	
New Commercial Structure – (up to 1,000 sq. ft. – Trades Included)	\$400.00 (Plus 0.45¢ per sq. ft. over 1,000 sq. ft.)
Commercial Additions, Remodels, Accessory Bldgs. – (up to 500 sq. ft.)	\$195.00 (Plus 0.35¢ per sq. ft. over 500 sq. ft.)
Commercial Miscellaneous / Trade Permits – (Electrical, Mechanical, Plumbing-per trip)	\$100.00
Commercial Re-roofing – (up to 5,000 sq. ft.)	\$250.00 (Plus 0.03¢ per sq. ft. over 5,000 sq. ft.)
OTHER BUILDING PERMIT FEES – Residential or Commercial*	
Shell Building (Shell Only-No Trades or Interior Partitions) – (up to 1,000 sq. ft.)	\$200.00 (Plus 0.15¢ per sq. ft. over 1,000 sq. ft.)
Decks, Porches as additions – up to 300 sq. ft. per level + 0.15¢ per sq. ft. over 300 sq. ft.	\$100.00 per story level
Demolition Permit	\$70.00
Change of contractor/Change of occupancy	\$50.00
Reinstate Expired Permit	\$50.00
Re-inspection fee	\$70.00
Homeowner’s Recovery Fund – \$10	11-3435-410-02
Fire Inspection Fees	
Fireworks Display	\$300.00
Tent Inspections	\$75.00
Foster Homes and Day Cares	No Charge
Business License Fire Inspections for Town of Sylva	\$70.00
ABC Alcohol Sales	11-3435-410-03
ABC Building and Fire Inspection	\$150.00
Flood Damage Prevention Permits	
Residential or Commercial	\$100.00
Mobile Home Parks	
Class I (2-11 Units)	\$75.00
Class II (12-24 Units)	\$125.00
Class III (25 or more units)	\$250.00

*Penalty for beginning work without required permits – Double the Permit Fee

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Pool Permits* **	11-3435-410-01
Residential Pools – Above Ground w/o Deck	\$70 (1 trip)
Residential Pools – Above Ground with Deck	\$70 for pool plus separate \$100 deck permit
Residential Pools – Below Ground with Concrete Deck	\$140 (2 trips)
Residential Pools – Below Ground with Wooden Deck	\$140 for pool plus separate \$100 deck permit
Commercial Pools	Rates calculated by plan reviewer
Copy Fees	11-3435-410-01
Single black & white copies	0.25¢ / page
Copy an entire file	\$5.00 flat fee plus 0.15¢ / page
Print reports on green bar paper	\$5.00 flat fee for 10 pages plus 0.50¢ / page over 10 pages
E-mail monthly reports	No fee
E-mail additional reports other than monthly reports	\$5.00
Color copies (8-½" x 11")	\$1.00 / page

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**Additional Land Development Application fees may be required.