



City of Charleston

Department of Planning, Preservation & Sustainability

FEE SCHEDULE* (Effective 1/1/19; updated 3/28/22, 2/1/24)

page 1

ZONING & BOARD OF ZONING APPEALS

Staff Reviews

Short Term Rental and Bed & Breakfast (new applications, renewals, and change of ownership)	\$345
Zoning Verification Letter w/ additional info	\$50
Sign Permits	\$100
Sidewalk Café Permit	\$200
Site Plan (no variances or Board review required)	no fee

BZA: Residential property with 2 units or less

Variances (lot standards, parking, buffers, etc.)	\$150
Use Variance	\$200
Special Exception (not including trees)	\$150
Tree Removal (variances and special exceptions)	\$100 + \$50/tree

BZA: Non-residential & residential property with 3 or more residential units

Variances, Use Variance & Special Exceptions. Not including tree removals or accommodations. Base fee determined by cost of improvements.	
	\$0-\$500,000
	\$500,001-\$3,000,000
	\$3,000,001+
Tree Removal (variances and special exceptions)	BZA base fee + \$50/tree
Special Exception - Accommodations Use	\$1000 + \$20/room

BZA: Miscellaneous fees

Appeal or Reconsideration	BZA base fee
Approval Extensions	BZA base fee
Other BZA Reviews	BZA base fee

PLANNING COMMISSION

Subdivisions Concept Plan (Major Subdivisions. See also TRC.)	\$700
Rezoning	\$150 + \$20/highland acre
Planned Unit Development (including major amendments)	\$800
CY Development Plan	\$150 + \$20/highland acre
Development Agreement	\$500 + \$20/highland acre
	Major Amendment
	\$250
Appeal for Reconsideration	\$150
Road Name Change	\$100

TECHNICAL REVIEW COMMITTEE

Pre-application Review	no fee
Site Plan	\$710
Early Site Package	\$200
Planned Unit Development (including major amendments)	\$910
Subdivisions	
	Concept Plan (Major Subdivisions)
	\$810
	Preliminary Plat 1-4 lots
	\$100
	Preliminary Plat 5-20 lots
	\$350
	Preliminary Plat 20+ lots
	\$500
	Final Plat
	\$25/lot
Road Construction Plans	\$710



City of Charleston

Department of Planning, Preservation & Sustainability

FEE SCHEDULE* (Effective 1/1/19; updated 3/28/22, 2/1/24)

page 2

BOARD OF ARCHITECTURAL REVIEW & DESIGN REVIEW BOARD

Quick Permit Reviews & Other Misc. Reviews (BAR & DRB)

Repairs No Changes & Minor Alterations (minimal scale - staff review policy 11.a & 11.c)	\$25
Paint Color Change	\$30
Awning	\$50
Sign Permits and Murals	\$100
FEMA Variance Processing	\$100
Appeal of Staff Denial	BAR/DRB board base fee
Demolition	
Minor (partial & accessory bldgs)	\$100
Major (whole bldgs)	\$250

BAR-Small (projects less than 10,000 sqft)

Major repairs, alterations, new construction. Base fee determined by cost of improvements. Fees are charged for Conceptual Approval, Preliminary Approval, Final Approval, and Final Permit Review by Staff.

\$0-\$10,000	\$200
\$10,001-\$50,000	\$300
\$50,001-\$500,000	\$500
\$500,001-\$2,000,000	\$700
\$2,000,001+	\$900
Demolition	
Minor (partial & accessory bldgs)	\$200
Major (whole bldgs)	\$400

BAR-Large (projects greater than 10,000 sqft) and DRB

Major repairs, alterations, new construction. Base fee determined by cost of improvements. Fees are charged for Conceptual Approval, Preliminary Approval, Final Approval, and Final Permit Review by Staff.

\$0-\$25,000	\$400
\$25,001-\$100,000	\$750
\$100,001-\$5,000,000	\$1,000
\$5,000,001-\$15,000,000	\$2,000
\$15,000,001+	\$2,500
Demolition	
Minor (partial & accessory bldgs)	\$500
Major (whole bldgs)	\$800

PLAT REVIEW COMMITTEE

Boundary Plat/Resurvey	\$25
Property Line Adjustment Plat	\$50
Final Subdivision Plat	\$25/lot

*Notes:

- Fee Schedule is effective 1/1/2019. Updated 3/28/2022 - notes 8-9. Updated 2/1/2024 - STR fee and clarification of BAR fees for quick reviews.
- For applications with more than one request, the total fee shall be calculated using the largest fee plus \$30 per each additional request.
- Fees shall be doubled for after-the-fact requests.
- Applications for projects with at least 50% of the units as affordable housing shall not require fees.
- All special meetings require a \$200 fee in addition to the application fee.
- A review fee is charged **each** time an application is submitted for review.
- Approval extensions of vested rights shall require the same fee paid for the original approval being extended. Extensions for projects granted prior to January 1, 2019 will pay the original fee, which may be different from above.
- Applications for City-owned projects shall not require fees.
- Applications for the purpose of elevating or floodproofing existing residential structures to meet federal, state, or municipal flood protection requirements shall not require fees unless building additions, other than necessary features to provide access to the elevated home, are included.