

Planning & Development Dept. - Permit Application Center

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 www.cityofrockhill.com



FEE SCHEDULE

****Effective as of July 1, 2020**

Zoning & Site Plan Review

Antenna and/or Co-location on Existing Tower	\$50
Communication Tower*	
Commercial	\$250
Non-Commercial	\$50
* Building permit and/or electrical permit fees may also be required as necessary	
Home Occupation Permit	\$50
Rezoning/ Zoning Map Amendment	
Less than 5 acres	\$500
For each additional acre	\$50 (Max. \$2,000)
Planned Developments (PD) less than 5 acres	\$1,000
For each additional acre	\$50 (Max. \$2,500)
Subdivision Review	
Minor Subdivision Plat/ Plat Exemption Review - 5 lots or less	\$25 (\$5 each additional lot)
Preliminary Plat Review- 10 lots or less	\$200 (\$20 each additional lot)
Final Plat Review- 10 lots of less	\$100 (\$10 each additional lot)
Site Plan Review	
Commercial Site Plan Review- less than 2 acres	\$300 Major or Minor Site Plan
For each additional acre	\$25 (Max. \$1,000)
Residential Site Plan Review (not 1-2 family)- less than 2 acres	\$300 Major or Minor Site Plan
For each additional acre	\$25 (Max. \$1,000)
Residential Site Plan Review for 1 - 2 family dwellings	\$20
Temporary Use Permit	\$50
Zoning Appeals/ Special Exception/ Variance	
Residential	\$100
Commercial	\$300
Zoning Compliance Permit for Accessory Structures	\$20
Zoning Compliance Verification Request	\$25 Per Parcel
Zoning Interpretation Request	\$25

Infrastructure & Grading Fees

Encroachment Permit	\$25
Grading/ Erosion Control Permit	
Commercial/ Industrial/ Residential Subdivisions	\$250 Per Disturbed Acre or portion thereof (rounded up to next whole acre)
Single Residential Lot*	\$15
*Note: if lot was covered by prior NPDES permit and N.O.I. has expired, lot is considered part of a "Larger Common Plan". See info below.	
Projects disturbing one (1) acre or more or part of a "Larger Common Plan" (LCP) are subject to NPDES general permit coverage. An additional \$125 fee is due made payable to SCDHEC. This fee should be submitted to the City with the SCDHEC N.O.I. (Notice of Intent) application.	
Projects disturbing less than one acre and not part of a "larger common plan" must submit a N.O.I. with sections I, II, III, IVA and VIB completed. No SCDHEC fee is required.	
Water/ Sewer/ Roadway/ Drainage Plan Review Fee	\$25 Plus \$0.01 per l.f. of water/sewer/ roadway Round up to nearest whole dollar

Building Permit Fees

Building Permit Fee Schedule (Also applies to Signs, Electrical, Gas, Mechanical, Plumbing, Swimming Pools)

Based on total valuation of project. For new construction the ICC Construction cost table is used to determine valuation. Please note, the permit fee is doubled when work is started without a permit. Add Plan Review Fee below when applicable.

Valuation of Project

\$1000 and less	\$35
\$1001 - \$200,000	\$35 For the first \$1,000 plus \$5 for each additional \$1,000 or portion thereof, to and including \$200,000
\$201,000 to \$1,000,000	\$1,030 For the first \$200,000 plus \$3 for each additional \$1,000 or portion thereof, to and including \$1,000,000
\$1,001,000 and above	\$3,430 For the first \$1,000,000 plus \$2 for each additional \$1,000 or portion thereof

Plan Review Fee * 25% of the permit fee, maximum of \$16,000 (rounded up to the next whole dollar)

* When the valuation of the proposed construction exceeds \$1,000 and a plan is required to be submitted, a plan checking fee is required. Plan checking fee is 25% of the building permit fee with a maximum fee of \$16,000 and is paid at the time the permit is picked up. One and two-family dwellings are exempt from the plan checking fee.

Construction Trailer Permit		\$50
Demolition Permit Fee*		
0 - 100,000 cubic feet		\$50
100,001 cubic feet and over		\$0.50 Per 1,000 cu. ft.
*Grading permit fees may also apply		
Inspection Fees		
Re-Inspection Fees for Construction Projects	Commercial	Residential
First Failed Inspection	\$50	\$25
Additional Failed Inspection (at same site for same violation)	\$100	\$50
Failed Final Inspection	\$150	\$100
Zoning and Building Code Compliance Inspections		
High-Impact Business Uses		\$50
Low-Impact Business Uses		\$35
Structure Moving Permit		\$100
Temporary Sign Permit Fee		\$100 Annually, or as stated on the application
Tent Permit Fee		\$35

Water and Sewer Fees

Fire Hydrant Flow Test Request	\$100
Sewer Utility Tap Fees	
4" Tap	\$1,460
All other size sewer connections	Done by contractor at contractor's price.
Sewer Capacity Fees (Sewer Basin Fees)	
I-77, Red River Rd., Rawlinson Rd. & Tools Fork districts	See Sewer Basin Fees Schedule or contact the PAC.

Water Utility Tap Fees

For water service connection taps two (2) inches and less, the City shall charge consumers the amounts set forth in the following schedule of rates; provided however, that in areas annexed to the City pursuant to any petition for annexation initiated between January 1, 1988 and December 27, 1988, the applicable water service fee shall be set at the rate specifically in effect at the date of

Tap and Meter:

3/4" water connection	\$1,150
3/4" irrigation splice-in*	\$550
1" water connection	\$1,425
2" water connection	\$2,630
2" water connection onsite	\$1,525

*Residential only, commercial must have separate tap, can not splice. Note: All other size water connections will be done by contractor at contractor's price.

Meter Only:

3/4" meter only	\$170
1" meter only	\$244
2" meter and setter only	\$1,350
3" meter and strainer only	\$2,550 deposit (Check with Utilities for current price)*
4" meter and strainer only	\$2,750 deposit (Check with Utilities for current price)*

*All meters larger than two (2) inches are sold at cost and adjustments made when actual cost is determined with a deposit
Note: 2" domestic water meters or larger require a backflow prevention device to be installed. Any irrigation meter requires a backflow prevention device to be installed. Backflow prevention devices are required to be installed by a licensed plumber and tested before a meter will be set.

Repair Fees:

Replace broken water meter box	\$250
Relocate water meter box within 10 ft.	\$440

Impact Fees

The chart below illustrates the fee schedule for impact fees, as adopted by City Council on September 26, 2016. Note that the total impact fee for a typical single family house is \$3,924. An additional impact fee is not required for a single family irrigation meter on a ¾"

Fire

Development Type

Single-Family Residential Detached	\$744 per dwelling unit
Multi-Family Residential	\$546 per dwelling unit
Commercial & Institutional	\$616 Per 1,000 square feet, 1000 sq. ft. minimum
Industrial & Manufacturing	\$369 Per 1,000 square feet, 1000 sq. ft. minimum

Water & Sewer

Meter Size	Water	Sewer	Combined
3/4"	\$1,070	\$2,110	\$3,180
1"	\$2,675	\$5,275	\$7,950
1 ½"	\$5,350	\$10,550	\$15,900
2"	\$8,560	\$16,880	\$25,440
3"	\$17,120	\$33,760	\$50,880
4"	\$26,750	\$52,750	\$79,500
6"	\$53,500	\$105,500	\$159,000
8"	\$85,600	\$168,800	\$254,400
10"	\$133,750	\$263,750	\$397,500
12"	N/A	N/A	N/A