

Permitting and Code Enforcement Approved Fee Schedule 2025-2026

Land Development Permits – (Includes Erosion Control Plan Review) *	11-3435-410-07
New Single Family or Miscellaneous Grading– (up to ½ acre of land disturbance)	\$50.00
Light Commercial – (up to 10,000 sq. ft. per structure and one acre of disturbance)	\$200.00
Large Commercial – (> than 10,000 sq. ft. and up to two acres of disturbance)	\$300.00
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. and all interior renovations)	N/C
Erosion Control Fees – Exceeding the acreage maximums listed above:*	11-3435-410-05
Up to 0.99 acres extra	\$250.00 extra fee
1.0 to 2.99 acres extra	\$350.00 extra fee per acre
3.0 to 4.99 acres extra	\$450.00 extra fee per acre
5.0 or more acres extra	\$550.00 extra fee per acre
Revise/Modify Active Permits	\$50.00 admin. + any new acreage
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)	\$350.00 (Plus 0.40 per sq. ft. > 1,000 <3,000) (>3,000 Sq. Ft. 0.50 per ft.)
Additions, Remodels, Detached Garages, Accessory Bldgs. – (up to 500 sq. ft.)	\$150.00 (Plus 0.25 per sq. ft. over 500 sq. ft.)
Manufactured Home – Singlewide or Camper	\$200.00
Manufactured Home – Doublewide or Triplewide	\$400.00
Residential Pools – Above Ground w/o Deck	\$150.00
Residential Pools – Above Ground with Deck	\$100 for pool plus separate \$100 deck
Residential Pools – Below Ground with Concrete Deck	\$140.00
Residential Pools – Below Ground with Wooden Deck	\$200 for pool plus separate \$100 deck
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 750 sq. ft.)	\$250.00 (Plus 0.40 per sq. ft. over 750 sq. ft.)
Commercial Re-roofing – (up to 5,000 sq. ft.)	\$250.00 (Plus 0.03 per sq. ft. over 5,000 sq. ft.)
Multi-Family (Apartments, Condos, Hotels)	\$500.00 (Plus 0.55 per sq. ft. over 1,000 sq. ft.)
Commercial Pools	Rates calculated by plan reviewer
OTHER BUILDING PERMIT FEES - Residential or Commercial*	
Miscellaneous / Trade Permits – (Electrical, Mechanical, Plumbing-per trip)	\$150.00
Shell Building (Shell Only-No Trades or Interior Partitions) – (up to 1,000 sq. ft.)	\$250.00 (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.	\$150.00 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
Revise/Modify Active Permits	\$50.00 admin. + any new sq. ft
Homeowner's Recovery Fund - \$10	11-3435-410-02
ABC Building and Fire Inspection - \$150	11-3435-410-03
Fire Inspection Fees	11-3435-410-10
Fireworks Display	\$500.00
Tent Inspections	\$100.00
Foster Homes and Day Cares	No Charge
Business License Fire Inspections for Town of Sylva	\$70.00
Flood Damage Prevention Permits	11-3435-410-09
Residential or Commercial Floodplain Permits	\$100.00

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Mobile Home Parks	113435-410-08
Class I (2-11 Units)	\$150.00
Class II (12-24 Units)	\$200.00
Class III (25 or more units)	\$300.00
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 + 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