



Per City of Orange Beach Code of Ordinances, Chapter 42, Article 1, Sec. 42-3, the following fees shall be collected by the Community Development Department prior to issuance of any land development or building related permit. Fees listed in this section are in addition to any required Impact, Coastal, or Environmental permit fees.

PLANNING COMMISSION FEES	
Site Plan Review	\$250
Site Plan Modification (Administrative)	\$125
Subdivision Application:	
• Minor Subdivision Approval – Preliminary & Final	\$250 <i>plus</i> \$5 per lot
• Major Subdivision Approval – Preliminary	\$250 <i>plus</i> \$5 per lot
• Major Subdivision Approval – Final	\$200 <i>plus</i> \$4 per lot <i>plus</i> \$2 per linear foot of paved roadway
Planned Unit Development (PUD)	\$1,500
Planned Unit Development Amendment/Modification	\$250 - \$1,500 ( <i>depending on extent of amendment</i> )
Rezoning Application	\$250
Zoning Text Amendment	\$250
Comprehensive Plan Amendment	\$250
Engineering Fees including Traffic Studies <sup>o</sup>	actual costs recovered from applicant
Certified Mail Fees <sup>o</sup>	actual costs recovered from applicant

<sup>o</sup>Note: Consulting review fees & certified mail fees are not included & will vary depending upon the complexity of the project or development. These fees cannot normally be determined upon submission of the application; they will be assessed & billed to the applicant, payable within ten business days.

ZONING BOARD OF ADJUSTMENT FEES	
Appeal	\$100
Variance	\$100

ADMINISTRATIVE FEES	
<i>(All permits listed below this section are subject to these fees.)</i>	
Issuance	\$25
Data Processing	\$10
Penalty (work started without permit)	2x permit fee
Re-inspection	\$25
Floodplain Permit (development in SFHA)	\$25
State Construction Industry Craft Training (CICT) Fee	\$1 per \$1,000 of non-residential construction valuation
<i>This fee is applied to all nonresidential construction per State Legislative Act 2015-308. Nonresidential construction shall include the construction, alteration, maintenance, repair, rehabilitation, remediation, reclamation, or demolition of any building, highway, sewer, structure, sitework, grading, paving or project or any improvement in the State of Alabama, including projects where a single trade is involved, signs, and swimming pools over \$5000.</i>	

SITE/CIVIL REVIEW & PERMIT FEES	
Site Permit Plan Review (Commercial & Multi-Family)	\$1 per \$1,000 valuation
Site Clearing/Tree Removal Permit:	
• One- & Two-Family Dwelling	\$25 <i>plus</i> \$5 per tree
• Commercial & Multi-Family (Subdivision)	\$100 per acre <i>plus</i> \$5 per tree
Stormwater Permit:	
• One- & Two-Family Dwelling	\$50 <i>plus</i> \$50 per ERU <sup>1</sup> of building footprint
• Commercial & Multi-Family	\$100 <i>plus</i> \$100 per ERU <sup>1</sup> of impervious area
Transportation Permit (Commercial & Multi-Family):	
• Up to 10,000 SF of Paved Area	\$100
• 10,000 - 50,000 SF of Paved Area	\$200
• Over 50,000 SF of Paved Area	\$300
Landscaping Permit (Commercial & Multi-Family)	\$100
Walls, Retaining Walls, or Bulkhead Permit:	
• One- & Two-Family Dwelling	\$50
• Commercial & Multi-Family (Subdivision)	\$100
Sign Permit:	
• Permanent Sign	\$100 each
• Temporary Sign	\$25 each

<sup>1</sup>Equivalent Residential Unit (ERU) = 2,000 SF



<b>BUILDING CONSTRUCTION REVIEW &amp; PERMIT FEES</b>	
Building Permit Plans Review:	
• One- & Two-Family Dwelling	\$0.24 per SF of conditioned space <i>plus</i> \$0.10 per SF of enclosed non-conditioned space
• Multi-Family	\$0.28 per SF of aggregate gross floor area (excluding parking structures) <i>plus</i> \$0.21 per SF for parking structures
• Commercial	\$0.26 per SF of conditioned space <i>plus</i> \$0.16 per SF of enclosed non-conditioned space
Building Permit (One- & Two-Family Dwelling):	
• New Construction <sup>2</sup>	\$4 per \$1,000 of valuation (minimum of \$100)
• Alterations	\$4 per \$1,000 of valuation (minimum of \$50)
• Accessory Building	\$4 per \$1,000 of valuation (minimum of \$100)
• Marine Accessory (piers, boathouses, docks)	\$3 per \$1,000 of valuation (minimum of \$25)
• Dune Walkover	\$50
• Swimming Pool or Spa	\$50
Building Permit (Commercial & Multi-Family):	
• New Construction <sup>2</sup>	\$6 per \$1,000 of valuation (minimum of \$100)
• Tenant Build-Out	\$5 per \$1,000 of valuation (minimum of \$50)
• Alterations	\$4 per \$1,000 of valuation (minimum of \$50)
• Accessory Building	\$4 per \$1,000 of valuation (minimum of \$100)
• Marine Accessory (piers, boathouses, docks)	\$3 per \$1,000 of valuation (minimum of \$25)
• Dune Walkover	\$50
• Swimming Pool or Spa	\$100

<sup>2</sup> For new construction, the valuation used to determine the applicable fees shall be calculated from the most current version of the Building Valuation Data published by the International Code Council.

<b>DEMOLITION PERMIT FEES</b>	
One- & Two-Family Dwelling	\$150
Commercial & Multi-Family:	
• Up to 10,000 SF	\$200
• 10,001 - 50,000 SF	\$250
• Over 50,000 SF	\$300

<b>MOVING OF STRUCTURES PERMIT FEES</b>	
Manufactured Homes & Buildings	\$100
Block & Tie Inspection Fee	\$50
Other Buildings	\$500
Temporary Storage Containers	\$15 each

<b>FIRE SYSTEM PERMIT FEES</b>	
Fire Sprinkler Permit (One- & Two-Family Dwelling)	\$50
Fire Sprinkler Permit (Commercial & Multi-Family):	
• 1 - 100 Heads	\$50 <i>plus</i>
• Per 100 Heads or Fraction Thereof over 100	\$30
• Standpipes	\$50 per riser
• Fire Pumps	\$100 each
• Alterations, Maintenance, & Repair	\$50
Fire Alarm Permit (Commercial & Multi-Family):	
• 1 - 100 Devices	\$50 <i>plus</i>
• Per 100 Devices or Fraction Thereof over 100	\$30
• Per Control Panel	\$50 per panel
• Alterations, Maintenance, & Repair	\$50



<b>ROOFING PERMIT FEES</b>	
Re-Roofing:	
• One- & Two-Family Dwelling > 1 Square	\$25
• One- & Two-Family Dwelling Full Re-Roof	\$50
• Commercial & Multi-Family	\$50 <i>plus</i> \$0.14 per SF (\$200 maximum)
New Construction:	
• One-Family Detached Dwelling	\$65
• One-Family Attached & Two-Family Dwelling	\$50 per unit
• Commercial & Multi-Family	\$50 <i>plus</i> \$0.25 per SF (\$500 maximum)

<b>ELECTRICAL PERMIT FEES</b>			
New Service:		<i>Plus</i> Additional Fixtures & Outlets:	
• 0 - 100 amps	\$50	• 1 - 5	\$10
• 101 - 200 amps	\$55	• 6 - 10	\$15
• 201 - 400 amps	\$60	• 11 - 20	\$20
• 401 - 600 amps	\$65	• 21 - 30	\$25
• 601 - 800 amps	\$70	• 31 - 40	\$35
• 801 - 1000 amps	\$75	• 41 - 50	\$40
• 1001 - 1200 amps	\$80	• 51 - 100	\$50
• 1201 - 1400 amps	\$85	• Over 100	\$50 <i>plus</i> \$0.30 per fixture & outlet over 100
• 1401 - 2000 amps	\$90		
• Over 2000 amps	\$100		
Marine Accessory (piers, boathouses, docks):			
• Residential 1 - 5 Outlets	\$25		
• Residential over 5 Outlets	\$35		
• Power Pedestals	\$20 each		
• Boat Lifts	\$30		
Swimming Pools (bonding, pumps, motors)	\$50		
Signs	\$15 each		
Service Equipment or Subpanel Upgrade	\$50 per panel or meter housing		
Temporary Service	\$50		
RV Power Pedestals	\$20 each		
Transfer Switches	\$75		
Low Voltage Systems	\$20		
Motors (not specified elsewhere)	\$10 each		

<b>GAS PERMIT FEES (NATURAL OR LP)</b>	
New Service	\$45
<i>Plus</i> Connection & Fixtures	\$8 each
Manufactured Buildings	\$75

<b>MECHANICAL PERMIT FEES</b>	
New Installation	\$100 per unit
Equipment Only (Change-Outs/Replace Existing System)	\$65 per unit
Repairs or Alterations to Existing System	\$3 per \$1,000 of valuation
Ductwork Only	\$30 per unit
Chillers or Boilers	\$250 per unit
Commercial Hoods	\$150 each
Refrigeration (Commercial Coolers or Freezers)	\$65 per unit
Manufactured Buildings	\$75 per unit

<b>PLUMBING PERMIT FEES</b>	
Fixtures (connected to drain or supply lines)	\$5 each
Sewer (new, extension, or replacement)	\$25
Repair or Replace Drain Waste Vent (DWV)	\$65
Manufactured Building	\$75



**IMPACT FEES**

Pursuant to City of Orange Beach Code of Ordinances, Chapter 42, Article VI, impact fees are imposed against new development for the purpose of funding or recouping the costs of governmental infrastructure necessitated by and attributable directly to new development.

**PER HOUSING UNIT**

	Parks & Recreation	Fire	Police	Transportation	Library	TOTAL
Single Family	\$2,412	\$829	\$243	\$1,859	\$229	<b>\$5,573</b>
All Other Housing	\$1,932	\$664	\$195	\$1,306	\$183	<b>\$4,280</b>

**PER 1,000 SQUARE FEET OF FLOOR AREA\***

	Parks & Recreation	Fire	Police	Transportation	Library	TOTAL
Com/Shop Ctr 10,000 SF or less	N/A	\$4,263	\$1,616	\$6,876	N/A	<b>\$12,755</b>
Com/Shop Ctr 10,001 – 25,000 SF	N/A	\$3,609	\$1,368	\$5,822	N/A	<b>\$10,798</b>
Com/Shop Ctr 25,001 – 50,000 SF	N/A	\$3,135	\$1,188	\$5,057	N/A	<b>\$9,380</b>
Com/Shop Ctr 50,001 – 100,000 SF	N/A	\$2,618	\$992	\$4,223	N/A	<b>\$7,834</b>
Com/Shop Ctr 100,001 – 200,000 SF	N/A	\$2,241	\$849	\$3,615	N/A	<b>\$6,705</b>
Com/Shop Ctr 200,001 – 400,000 SF	N/A	\$1,904	\$722	\$3,072	N/A	<b>\$5,699</b>
Office/Inst 10,000 SF or less	N/A	\$1,324	\$502	\$2,349	N/A	<b>\$4,174</b>
Office/Inst 10,001 – 25,000 SF	N/A	\$1,072	\$406	\$1,902	N/A	<b>\$3,380</b>
Office/Inst 25,001 – 50,000 SF	N/A	\$914	\$346	\$1,622	N/A	<b>\$2,883</b>
Office/Inst 50,001 – 100,000 SF	N/A	\$779	\$295	\$1,383	N/A	<b>\$2,457</b>
Office/Inst 100,001 - 200,000 SF	N/A	\$664	\$252	\$1,179	N/A	<b>\$2,095</b>
Light Industrial	N/A	\$407	\$154	\$723	N/A	<b>\$1,284</b>
Warehousing	N/A	\$290	\$110	\$514	N/A	<b>\$914</b>

\*The nonresidential development categories in the impact fee schedule apply to a majority of the new construction anticipated within the City of Orange Beach. Nonresidential development categories are based on land use classifications from the book Trip Generation (Institute of Transportation Engineers, 2003). For unique developments, the City may allow, or require, documentation of reasonable demand indicators to facilitate an impact fee determination, consistent with the methodologies and cost factors documented in the impact fee report.

**PER ROOM**

	Parks & Recreation	Fire	Police	Transportation	Library	TOTAL
Motel	\$2,106	\$329	\$125	\$584	\$200	<b>\$3,342</b>

**ADDITIONAL INFORMATION:**

- Impact fees shall not exceed 1% of the fair market value of each service unit.
- Impact fees shall be collected prior to the issuance of a Building Permit.
- Impact fee amounts due in excess of \$10,000.00 may be deferred to a future date upon submission of a Deferral Request Form.
- In no event shall a certificate of occupancy be issued until all impact fees are paid in full.
- Impact fees are not refundable.
- The above Schedule of Impact Fee chart is in effect per City Resolution No. 2669.

Orange Beach Impact Fee Study of August 16, 2016

Alabama Legislative Act # 2006-300

Alabama Legislative Act # 2008-486