

CITY OF ORANGE BEACH

PERMIT FEE SCHEDULE

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*	actual costs recovered from applicant
Certified Mail Fees*	actual costs recovered from applicant

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	\$25

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 of building footprint
■ Commercial & Multi-Family	\$100 <i>plus</i> \$100 per ERU 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

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BUILDING CONSTRUCTION REVIEW & PERMIT FEES

Building Permit Plan Review (One- & Two-Family Dwelling)	\$0.24 per SF of conditioned space <i>plus</i> \$0.10 per SF of enclosed non-conditioned space
Building Permit Plan Review (Commercial)	\$0.26 per SF of conditioned space <i>plus</i> \$0.16 per SF of enclosed non-conditioned space
Building Permit Plan Review (Multi-Family)	\$0.28 per SF of aggregate gross floor area (excluding parking structures) <i>plus</i> \$0.21 per SF for parking structures
Building Permit (One- & Two-Family Dwelling):	
■ New Construction	\$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	\$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

FIRE SYSTEM PERMIT FEES

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

ROOFING PERMIT FEES

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)

PLUMBING PERMIT FEES

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

GAS (NATURAL OR LP) PERMIT FEES

New Service	\$45
<i>Plus</i> Connection & Fixtures	\$8 each
Manufactured Buildings	\$75

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ELECTRICAL PERMIT FEES

New Service:		<i>Plus Additional Fixtures & Outlets:</i>	
■ 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	

MECHANICAL PERMIT FEES

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

DEMOLITION PERMIT FEES

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

MOVING OF STRUCTURES PERMIT FEES

Manufactured Homes & Buildings	\$100
Block & Tie Inspection Fee	\$50
Other Buildings	\$500
Temporary Storage Containers	\$15 each

**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.



CITY OF ORANGE BEACH

IMPACT FEE SCHEDULE

PER HOUSING UNIT						
	Parks & Recreation	Fire	Police	Transportation	Library	Total
Single Family	\$2,412	\$829	\$243	\$1,859	\$229	\$5,573
All Other Housing	\$1,932	\$664	\$195	\$1,306	\$183	\$4,280
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	\$12,755
Com/Shop Ctr 10,000 – 25,000 SF	N/A	\$3,609	\$1,368	\$5,822	N/A	\$10,798
Com/Shop Ctr 25,001 – 50,000 SF	N/A	\$3,135	\$1,188	\$5,057	N/A	\$9,380
Com/Shop Ctr 50,001 – 100,000 SF	N/A	\$2,618	\$992	\$4,223	N/A	\$7,834
Com/Shop Ctr 100,001 – 200,000 SF	N/A	\$2,241	\$849	\$3,615	N/A	\$6,705
Com/Shop Ctr 200,001 – 400,000 SF	N/A	\$1,904	\$722	\$3,072	N/A	\$5,699
Office/Inst 10,000 SF or less	N/A	\$1,324	\$502	\$2,349	N/A	\$4,174
Office/Inst 10,001 – 25,000 SF	N/A	\$1,072	\$406	\$1,902	N/A	\$3,380
Office/Inst 25,001 – 50,000 SF	N/A	\$914	\$346	\$1,622	N/A	\$2,883
Office/Inst 50,001 – 100,000 SF	N/A	\$779	\$295	\$1,383	N/A	\$2,457
Office/Inst 100,001 – 200,000 SF	N/A	\$664	\$252	\$1,179	N/A	\$2,095
Light Industrial	N/A	\$407	\$154	\$723	N/A	\$1,284
Warehousing	N/A	\$290	\$110	\$514	N/A	\$914
PER ROOM						
	Parks & Recreation	Fire	Police	Transportation	Library	Total
Motel	\$2,106	\$329	\$125	\$584	\$200	\$3,342

*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.

ADDITIONAL INFORMATION:

[Impact Fee Act No. 2006-300](#)

[Orange Beach Impact Fee Study of August 16, 2016](#)

[Impact Fee Ordinance No. 2006-986](#)

[Impact Fee Resolution No. 2669](#)

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