

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

BUILDING PERMIT AND MISCELLANEOUS FEES

New Construction of All Types	
Step 1	Determine the Construction Type and Occupancy Group from ICC Building Valuation Data.
Step 2	Find the Construction Cost from ICC Building Valuation Data
Step 3	Multiply the Construction Cost by 0.0065 to determine the Permit Fee (\$6.50 per 1,000 sf).
All fees will be calculated based on current ICC Chart	
Note:	ICC Building Valuation Data will be updated annually.

BUILDING PERMIT AND MISCELLANEOUS FEES	FEE AMOUNT
Residential -Single Family and Multi-Family	Per ICC Building Valuation Table, Min. permit \$100
Commercial, Office, Retail, or Industrial	Per ICC Building Valuation Table, Min. permit \$100
Attached, enclosed garage, carport or porch	Per ICC Building Valuation Table, Min. permit \$100
Open porch, open deck, accessory buildings or remodel	Per ICC Building Valuation Table, Min. permit \$100
Non-residential building -shell only	Per ICC Building Valuation Table, Min. permit \$100
Non-residential building interior finish of existing shell	Per ICC Building Valuation Table, Min. permit \$100
Accessory Buildings	Per ICC Building Valuation Table, Min. permit \$100
Manufactured Home	\$200 per unit
Pool	\$250
Temporary Trailer	\$100
Demolition	
• Residential	\$150
• Commercial	\$250
Renovation-Residential	
• Up to 1200 sf	\$250
• Over 1200 sf	Refer to the ICC Building Valuation Chart for New Residential Structures
Renovation -Commercial	
• Up to 3500 sf	\$1.25/SF
• Over 3501 sf	\$1.50/SF
Electrical	
• 0 to 400 Amps	\$75
• Over 400 Amps	\$150 + \$0.30 per amp
• Outlets, switches, lights	\$0.25 each
• Stove, Surface mount, Oven, Water Heater, Dryer, etc.	\$5.00
Plumbing	\$150 + \$10 per fixture
Gas Permit	\$100
HVAC	
• Residential	\$150 per unit + \$35 a ton greater than 5 tones
• Non-residential	\$150 per unit + \$35 a ton greater than 5 tones
Driveway permit	\$100
Dumpster permit	\$75

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

BUILDING PERMIT AND MISCELLANEOUS FEES	FEE AMOUNT
Sign	
• Electric	\$200
• Non-electric	\$150
• Permit Extension (6 months)	\$50
• Penalty for construction/installation prior to obtaining permit	100% of permits fees
Re-Inspection Fee	
• 1st	Free
• 2nd	\$75
• 3 rd and Subsequent	\$100
Cancellation of Inspection*	\$25 per lot
Compliance Inspection	\$25 per lot
Permit Extension	\$75
House Location Drainage Plan (Gutters & Downspouts)	\$125
Special Event Permit	
• Non-profits	\$20
• All Others	\$50
Certificate of Occupancy	\$100
Temporary Certificate of Occupancy (Non-Residential)	\$75
Vacant Property Registration	
• Initial	\$80
• Renewal	\$100
Electric Vehicle (EV) Charger	
• Residential	\$150 per charger
• Commercial	\$300 per charger
Replacement Permit Card (In-person Only)	
• 1st	\$40
• 2nd	\$70
Permit Renewal/Permit Reissuance	\$100 or 50% of permit value (whichever is greater)
Solar Panels	\$275
Short-Term Rental	
• Application	\$200
• Building Inspection	\$100
• After Hours Inspection (min. 2 hours)	\$100 per hour
Telecommunications	
Cell Towers	
• New Tower	\$3,000
• Co-location/Antennas	\$750
Small Cell Wireless Facility	
• Co-location	\$250
• Replacement	\$500
• New Pole	\$1,250

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

Building Permit Fees cont.

Sign Permit	Fee Amount
Directional	\$100 + \$1.00/sf over 25 SF
Ground Sign	\$100 + \$1.00/sf over 25 SF
Wall Sign	\$100 + \$1.00/sf over 25 SF
Permit Extension	\$50
Penalty for construction/installation prior to obtaining a permit (3 months only)	100% of permit fee

ICC BUILDING VALUATION TABLE AND DATA

Important Point

The Building Valuation Data is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time-period (1 year) is the sum of each building's value (Gross Area X Square Foot Construction Cost) for that time-period (e.g., 1 Year).

The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities, which is not included in the Square Foot Construction Cost.

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

ICC BUILDING VALUATION
 (Building Valuation Data shall update in February of every year)

SQUARE FOOT CONSTRUCTION COSTS (SEE A,B,C)

Group	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	96.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
1-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
1-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
1-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
1-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
1-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one and two family (d)	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, Care/Assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20%

c. N.P. = Not permitted

d. Unfinished basements (Group R-3) = \$31.50 per sf

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

LAND DEVELOPMENT FEES

LAND DEVELOPMENT AND CONSTRUCTION FEES	FEE AMOUNT
Architectural and Structural Building Plans	
• Valuation \$0 to \$15,000	\$350
• Valuation \$15,001 to \$100,000	\$700
• Valuation \$100,001 to \$500,000	\$750 + \$2.50 per \$1,000 in excess of \$100,000
• Valuation \$500,001 to \$5,000,000	\$1250 + \$1.50 per \$1,000 in excess of \$100,000
• Valuation equal to or over \$5,000,001	\$5,500 + \$1.25 per \$1,000 in excess of \$100,000
Interior Finish	
• Less than or equal to \$5,000 sf	\$100
• Greater than \$5,000 sf	\$250
Land Development	FEE AMOUNT
Single Family Residential Site Plan	\$100
Fast Track/Combination Plat- 4 lots or less (Residential)	\$200
Preliminary Plat Review	
• Residential	\$500 + \$25/lot
• Non-Residential	\$1,000 + \$50/acre
Final Plat Review	
• Residential	\$250 + \$25/lot
• Non-Residential	\$500 + \$50/acre
2 nd Review	50% of original review fee
3 rd & Subsequent Reviews	100% of original review fee
Final Plat Revision Review	
• Residential & Commercial	50% of original review fee
Subdivision Construction Plan	\$500 + \$10/acre
Commercial Site Plan Review	
• Less than 10 acres	\$150 + \$25/acre
• 10 acres or greater	\$300 + \$10/acre
Lot Division/Combination (Residential Only)	\$250

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

ZONING FEES

ZONING FEES	FEE AMOUNT
Zoning Certification/Verification Letter	
Tier 1 — Simple Zoning Letter: Current Zoning of Subject Property Only	\$50
Tier 2 —Includes Current Zoning of Subject Property; Current Zoning of Adjacent Properties, Future Land Use Map, and Comprehensive Plan Data of subject properties	\$75
Tier 3 —Includes Tier 1 and Tier 2 Information, plus any of the following: • Code Violations on Record for past 2 years • Current Certificate of Occupancy • Compliance with current Zoning Regulations (i.e. use, parking requirements, setbacks, landscaping, etc.)	\$200
Future Land Use Amendment	
Residential/Non-Residential	
0-5.0 acres	\$250 + \$50/acre
5.01 – 10 acres	\$500 + \$50/acre
10.01-20 acres	\$750 + \$50/acre
20.01 – 50.0 acres	\$1250 + \$25/acre
50.01-100 acres	\$2250 + \$25/acre
Over 100 acres	\$3250 + \$25/acre
Rezoning	
Residential-Single Family	
0-5.0 acres	\$300 + \$50/acre
5.01-10 acres	\$600 + \$50/acre
10.01-20.0 acres	\$900 + \$50/acre
20.01-50.0 acres	\$1500 + \$25/acre
50.01-100.0 acres	\$2500 + \$25/acre
Over 100 acres	\$3500 + \$25/acre
Residential Multi-Family	
0-5.0 acres	\$600 + \$50/acre
5.01-10 acres	\$900 + 50/acre
10.01-20.0 acres	\$1200 + \$50/acre
20.1-50.0 acres	\$1800 + \$25/acre
50.01-100.0 acres	\$2800 + \$25/acre
Over 100 acres	\$3800 + \$25/acre
Non-Residential	
0 – 5.0 acres	\$800 + \$50/acre
5.01-10 acres	\$1100 + \$50/acre
10.01- 20.0 acres	\$1400 + \$50/acre
20.01- 50.0 acres	\$2400 + \$25/acre
50.01- 100 acres	\$3400 + \$25/acre
Over 100 acres	\$4400 + \$25/acre
Modification of Zoning Conditions	Same as Rezoning Fees
Text Amendment	\$400
Administrative Variance	\$75 per request
Variance (Board of Adjustment)	\$350 per request + \$100 per additional variance

**ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE**

ZONING FEES cont.

ZONING FEES	FEE AMOUNT
Conditional Use or Special Use Permit	
0 -5 acres	\$500
5.01- 10 acres	\$750
10.01-20.0 acres	\$1,000
20.01-50.0 acres	\$1250
50.01 – 100.0 acres	\$2250
Over 100	\$3250

ALCOHOL SALES FEES

ALCOHOL FEES	FEE AMOUNT
Package Sales	
Application Processing Fee	\$150
Fingerprint Processing (one time)	\$50
Beer Only	\$600
Wine Only	\$600
Beer & Wine (combination)	\$850
Beer, Wine, & Liquor (combination)	\$6,750
Consumption on Premises (Restaurants)	
Application Processing Fee	\$150
Fingerprint Processing (one time)	\$50
Beer Only	\$600
Wine Only	\$600
Beer & Wine (combination)	\$850
Beer, Wine, & Liquor (combination)	\$4250
Responsible for Alcohol Sales and Service	
Alcohol Handler's License Fee (annual)	\$20
Fingerprint Processing (one-time)	\$50
RASS Certification Class (Every 3 Years)	\$70

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

OCCUPATIONAL TAX LICENSE FEES (known as Business License)							
Number of Employees	Fee	Number of Employees	Fee	Number of Employees	Fee	Number of Employees	Fee
1	\$125.00	43	\$1,155.00	85	\$1,987.50	127	\$2,650.00
2	\$175.00	44	\$1,177.50	86	\$2,005.00	128	\$2,662.50
3	\$200.00	45	\$1,200.00	87	\$2,022.50	129	\$2,675.00
4	\$225.00	46	\$1,222.50	88	\$2,040.00	130	\$2,687.50
5	\$250.00	47	\$1,245.00	89	\$2,057.50	131	\$2,700.00
6	\$275.00	48	\$1,267.50	90	\$2,075.00	132	\$2,712.50
7	\$300.00	49	\$1,290.00	91	\$2,092.50	133	\$2,725.00
8	\$325.00	50	\$1,312.50	92	\$2,110.00	134	\$2,737.50
9	\$350.00	51	\$1,332.50	93	\$2,127.50	135	\$2,750.00
10	\$375.00	52	\$1,352.50	94	\$2,145.00	136	\$2,762.50
11	\$400.00	53	\$1,372.50	95	\$2,162.50	137	\$2,775.00
12	\$425.00	54	\$1,392.50	96	\$2,180.00	138	\$2,787.50
13	\$450.00	55	\$1,412.50	97	\$2,197.50	139	\$2,800.00
14	\$475.00	56	\$1,432.50	98	\$2,215.00	140	\$2,812.50
15	\$500.00	57	\$1,452.50	99	\$2,232.50	141	\$2,825.00
16	\$525.00	58	\$1,472.50	100	\$2,250.00	142	\$2,837.50
17	\$550.00	59	\$1,492.50	101	\$2,265.00	143	\$2,850.00
18	\$575.00	60	\$1,512.50	102	\$2,280.00	144	\$2,862.50
19	\$600.00	61	\$1,532.50	103	\$2,295.00	145	\$2,875.00
20	\$625.00	62	\$1,552.50	104	\$2,310.00	146	\$2,887.50
21	\$650.00	63	\$1,572.50	105	\$2,325.00	147	\$2,900.00
22	\$675.00	64	\$1,592.50	106	\$2,340.00	148	\$2,912.50
23	\$700.00	65	\$1,612.50	107	\$2,355.00	149	\$2,925.00
24	\$725.00	66	\$1,632.50	108	\$2,370.00	150	\$2,937.50
25	\$750.00	67	\$1,652.50	109	\$2,385.00	151	\$2,947.50
26	\$772.50	68	\$1,672.50	110	\$2,400.00	152	\$2,957.50
27	\$795.00	69	\$1,692.50	111	\$2,415.00	153	\$2,967.50
28	\$817.50	70	\$1,712.50	112	\$2,430.00	154	\$2,977.50
29	\$840.00	71	\$1,732.50	113	\$2,445.00	155	\$2,987.50
30	\$862.50	72	\$1,752.50	114	\$2,460.00	156	\$2,997.50
31	\$885.00	73	\$1,772.50	115	\$2,475.00	157	\$3,007.50
32	\$907.50	74	\$1,792.50	116	\$2,490.00	158	\$3,017.50
33	\$930.00	75	\$1,812.50	117	\$2,505.00	159	\$3,027.50
34	\$952.50	76	\$1,830.00	118	\$2,520.00	160	\$3,037.50
35	\$975.00	77	\$1,847.50	119	\$2,535.00	161	\$3,047.50
36	\$997.50	78	\$1,865.00	120	\$2,550.00	162	\$3,057.50
37	\$1,020.00	79	\$1,882.50	121	\$2,565.00	163	\$3,067.50
38	\$1,042.50	80	\$1,900.00	122	\$2,580.00	164	\$3,077.50
39	\$1,065.00	81	\$1,917.50	123	\$2,595.00	165	\$3,087.50
40	\$1,087.50	82	\$1,935.00	124	\$2,610.00	166	\$3,097.50
41	\$1,110.00	83	\$1,952.50	125	\$2,625.00	167	\$3,107.50
42	\$1,132.50	84	\$1,970.00	126	\$2,637.50	168	\$3,117.50
Example: #1 = Base (\$125); #2 (\$125 + \$50=175); #3 (\$175 + \$25=200) For every 25 employees to the end and additional \$2.50 drops incrementally							

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

OCCUPATIONAL TAX LICENSES FEES cont.
(known as BUSINESS LICENSE)

OCCUPATIONAL TAX LICENSE	FEE AMOUNT
Compliance Inspection	\$100
Prorated after July 1st	50% of Occupational Tax License Fee + \$25 Administrative fee

MISCELLANEOUS FEES

MISCELLANEOUS	FEE AMOUNT
Copies (per page)	
8" X 11" (black & white)	\$0.25
8" X 11" (color)	\$0.75
11" X 17" (black & white)	\$0.75
11"X 17" (color)	\$1.50
Up to 36" X 42" (black & white)	\$15
Up to 36" X 42" (color)	\$25
Maps	
Zoning	\$50
Zoning (certified copy)	\$60
Overlay District	\$50
Overlay District (certified copy)	\$60
Future Land Use	\$50
Future Land Use (certified)	\$60
Unified Development Ordinance	
Full Ordinance	\$60
Full Ordinance (certified)	\$70
Overlay District	\$25
Overlay District (certified)	\$35
Future Land Use	\$25
Future Land Use (certified)	\$35

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT FEE SCHEDULE

Approved this 9 day of September 2025.

ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS

By: 

JaNice Van Ness, Chair & CEO

By: 

Tuwanya Smith, Commissioner Post 1

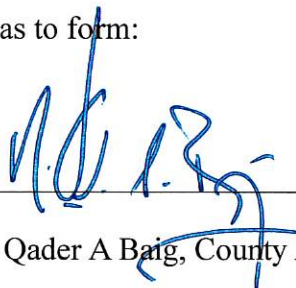
By: 

Dr. Doreen Williams, Commissioner Post 2

Attest
By: 

Jennifer Rutledge, County Clerk

Approved as to form:

By: 

M. Qader A Baig, County Attorney

**Board of Commissioners
Agenda Item Transmittal Form
Resolution Transmittal Form**



Type of Request: Proposed Fee Schedule Update for Planning and Development.

County Clerk Use Only

Resolution #:

Policy 2005-3-11

Submission Information:

Information:

as amended

Contact Name:

LaShawn Gardiner, Director of Planning and Development

Summary of Request:

Department:

Planning & Development

Notes and Comments:

Rockdale County Department of Planning and Development Fee Schedule

8/26 Defund

9/19 Approved

**Board of Commissioners
Agenda Item Transmittal Form
Policy Transmittal Form**



Type of Request: Department of Planning and Development Fee Schedule Update.		County Clerk Use Only Policy #:
Submission Information: Contact Name: LaShawn Gardiner, Director of Planning and Development Department: Planning & Development	Information: Department of Planning & Development Fee Schedule Update	

Notes and Comments:
Revisions made based on sections of UDO.