

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 |

* 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.

° For commercial new construction, an Alabama State Craft Training Fee will be applied. This fee is equal to \$1 per \$1000 of valuation.

FIRE SYSTEM PERMIT FEES

| | |
|--|-------------------|
| Fire Sprinkler Permit (One- & Two-Family Dwelling) | \$50 |
| Fire Sprinkler Permit (Commercial & Multi-Family): | \$250 <i>plus</i> |
| ■ 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): | \$250 <i>plus</i> |
| ■ 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) |

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 |

| 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 |

| ELECTRICAL PERMIT FEES | |
|---|---|
| New Service: | Plus 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 plus \$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 |

| 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 |
| Plus Connection & Fixtures | \$8 each |
| Manufactured Buildings | \$75 |

**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](#)

