

City of Berlin Fee Schedule

A. RESIDENTIAL -1 & 2 Family

New Construction & Additions - Residential (1 & 2-Family)	\$75.00
New Construction Electrical work	\$.11 per sq. ft.
New Construction Plumbing work	.03 per sq. ft.
New construction HVAC work	.03 per sq. ft.
Erosion Control	\$75.00
Alterations	\$5 per thousand of valuation or \$50.00 minimum
Fences and Pools	\$50.00
Accessory Structure <=200 sq. ft.	\$50.00
Accessory Structure & Garage >200 sq. ft.	.11 per sq. ft. or \$75.00 minimum
Decks	.11 per sq. ft. or \$50.00 minimum
Reroofing & Residing	\$5 per thousand of valuation or \$50.00 minimum
Permission to Start (Early Start)	\$100
State Seal for new homes	\$40.00
Zoning Review for new home and additions	\$60.00 new; \$30.00 additions/garages 1-Story \$60.00 2-Story \$85.00
Plan Review	Lean-to addition, Decks, Garages \$25.00 Valuation of the project is over \$15,000 then \$1,000.00
Bond (Bond returned after occupancy permit issued)	
Electrical Fees for Alterations	<10 openings \$30, Services Upgrades \$50, All others \$5 per thousand \$50 min.
Plumbing Fees for Alterations	\$5 per thousand of valuation or \$50.00 minimum
Hot Water heater replacement	\$30.00
Lateral repair, replacement, or relocation	\$50.00
HVAC Fees	equipment replacement \$50, Add on air conditioning- \$50.00, and New System \$80.00
Minimum Fee (Building, Plumbing, HVAC, & Electrical)	\$50.00

B. COMMERCIAL

New Structure ** Addition	
a. Multi-Family (3 family or more), Motels, CBRF	\$.20 per sq. ft.
b. Mercantile, Restaurants, Taverns, Assembly Halls, Offices	\$.16 per sq. ft.
c. Schools, Institutional, Hospitals	\$.20 per sq. ft.
d. Manufacturing and Industrial. (Office area to follow fees in b.)	\$.14 per sq. ft.
e. Vehicle Repair and Vehicle Storage	\$.20 per sq. ft.
f. Warehouse, Mini Warehouse, Building Shells* for Multi-Tenant Buildings	\$.14 per sq. ft.
h. Special Occupancies (Outdoor Pools, Towers, Tents, etc .)	\$.11 per sq. ft.
i. The above referenced permits (a-h)	\$ 75.00 minimum
Erosion Control	New Structure \$100.00 Additions \$75.00
Alterations , Reroof & Residing	\$6.00 per thousand of valuation or \$75.00 minimum
Early Start Permit (Footings and Foundations per SPS 361.32)	\$100.00
Electrical Fees for Commercial Buildings and Additions	\$35.00 plus \$.04 per sq. ft.
Electrical Fees for Commercial Alterations	<10 openings \$40.00
Electrical Fees for Commercial Alterations	\$7.00 per thousand of valuation or \$75.00 minimum

Plumbing Fees for Commercial Buildings and Additions	\$35.00 plus \$.04 per sq. ft.
Plumbing Fees for Commercial Alterations	\$7.00 per thousand of valuation or \$75.00 minimum
Lateral repair, replacement, or relocation	\$50.00 per lateral
HVAC Fees for Commercial Buildings and Additions	\$35.00 plus \$.04 per sq. ft.
HVAC Fees for Commercial Alterations	\$7.00 per thousand of valuation or \$75.00 minimum
Zoning Review for new commercial buildings and additions	\$75
Commercial Plan Review -new projects ,<25,000 cubic ft (otherwise registered or state review)	\$100
Bond (Bond returned after occupancy permit issued)	Valuation of new construction project is over \$15,000 then \$1,500
Accessory Structure, Decks	\$.11 per sq. ft. or \$75.00 minimum
Other	\$75.00 minimum
Temporary Structure (180 day limit)	\$30.00 (Greenhouses, Wedding tents)
C. Miscellaneous	
ADA temporary ramp	\$25.00
Storage Tank Removal Fee	\$50.00
Razing Fee	Single Family \$100.00, Garages \$75.00, Commercial/ Industrial \$150
Moving Structure	Buildings other than Garage \$100.00 Garage Structure \$75.00
Fire Protection or Sprinkler work	\$1.00 per head ; \$75.00 Minimum
Signs	\$50.00 plus \$.50 per sq. ft.
Windows & Doors (no structural work)	\$30.00
Fireplace and wood burner.	\$35.00
Permit Extension Fee (can be done one time)	\$50.00
*Permits are good for One Year	
*Double Fees are due if work is started before the permit is issued.	
D. Manufactured Dwelling or Home basic on slab (includes service, lateral hookup, Slab insp) + (decks, attached garage, basement) + Zoning; (seal required) + Erosion Control (if basement)	\$300.00
E. Occupancy Permits	
1 & 2 Family new homes or additions to living areas	\$50.00
Multi-Family	\$50.00 plus \$10 per unit
Commercial/ Industrial	\$100.00
F. Driveway Permits	
Interior of Lot portion only	\$10.00
Terrace portion of driveway only	\$40.00
G. Zoning Fees	
Board of Appeals	\$200.00
Plan Commission Rezoning	\$300.00
Plan Commission Conditional Use Permit	\$200.00

Approved April 15, 2020