City of Berlin
Building & Zoning
Fee Schedule
Last Updated: November 2026

A. RESIDENTIAL -1 & 2 Family	**Fees**
New Construction - Residential (1 & 2-Family)	.18 per sq. ft. or $750 Minimum
New Construction - Additions	.18 per Sq. ft. or $100 Minimum
New Construction Electrical work	.06 per sq. ft. or $80 Minimum
New Construction Plumbing work	.06 per sq. ft. or $80 Minimum
New construction HVAC work	.06 per sq. ft. or $80 Minimum
Erosion Control	$75.00
Alterations	$7 per thousand of valuation or $100.00 minimum
Fences	$80.00
Above Ground Pool	$90.00
In-Ground Pool	$120
Accessory Structure <=200 sq. ft.	$75.00
Accessory Structure & Garage >200 sq. ft. (plus zoning and plan review)	.15 per sq. ft. or $150 Minimum
Decks (Plus plan review and zoning)	.20 per sq. ft. or $125 Minimum
Reroofing & Residing	$6 per thousand of valuation or $80.00 minimum
Permission to Start (Early Start)	$100
State Seal for new homes	$40.00 (Subject to change by state)
Zoning Review for new home and additions	$60.00 new; $30.00 additions/garages
Plan Review	1-Story $60.00 2-Story $85.00 Lean-to addition, Decks, Garages $25.00
Bond (Bond returned after occupancy permit issued)	Valuation of the project is over $15,000 then $1,500.00
Electrical Fees for Alterations	Services Upgrades $85, All others $7 per thousand $80 min.
Plumbing Fees for Alterations	$7 per thousand of valuation or $80.00 minimum
Hot Water heater replacement	$50.00
Lateral repair, replacement, or relocation	$60.00
HVAC Fees	equipment replacement $80, and New System $80.00
Minimum Fee (Building, Plumbing, HVAC, & Electrical)	$80.00
Solar (PV) System (ground or roof mounts)	$7 per thousand or $100 Minimum

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	$.14 per sq. ft.
h. Special Occupancies (Outdoor Pools, Towers, Tents, etc .)	$.11 per sq. ft.
i. The above referenced permits (a-h)	$ 100.00 minimum
Erosion Control	New Structure $150.00 Additions $100.00
Alterations , Reroof & Residing	$7.00 per thousand of valuation or $100.00 minimum
Early Start Permit (Footings and Foundations per SPS 361.32)	$100.00
Electrical Fees for Commercial Buildings and Additions	$50.00 plus $.06 per sq. ft. $100 Minimum
Electrical Fees for Commercial Alterations	$7.00 per thousand of valuation or $100.00 minimum
Electrical Fees for Commercial Service upgrades	$100.00

Plumbing Fees for Commercial Buildings and Additions	$50.00 plus $.06 per sq. ft. $100 Minimum
Plumbing Fees for Commercial Alterations	$7.00 per thousand of valuation or $100.00 minimum
HVAC Fees for Commercial Buildings and Additions	$50.00 plus $.06 per sq. ft. $100 Minimum
HVAC Fees for Commercial Alterations	$7.00 per thousand of valuation or $100.00 minimum
Lateral repair, replacement, or relocation	$60.00 per lateral
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 (plus zoning and plan review)	$.20 per sq. ft. or $125.00 minimum
Other	$100.00 minimum
Temporary Structure (180 day limit)	$100.00 (Greenhouses, Wedding tents)

C. Miscellaneous

ADA temporary ramp	$50.00
Storage Tank Removal Fee	$75.00
Razing Fee	Single Family $100.00, Garages $75.00, Commercial/ Industrial $150
Moving Structure	Buildings other than Garage $500.00, Accessory Structure under 750 Sq. ft. $100.00
Fire Protection or Sprinkler work	$1.00 per head ; $100.00 Minimum
Signs	$50.00 plus .50 per sq. ft.
Windows & Doors (no structural work)	$80.00
Fireplace and wood burner.	$80.00
Permit Extension Fee (can be done one time)	$80.00
*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)	$350.00

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	
Driveway (concrete or blacktop)	Interior of Lot $10, Terrace portion only $40
Commercial Parking Lot	$150.00

G. Zoning Fees

Board of Appeals Variance	$500.00
Board of Appeals Conditional Use Permit	$300.00
Plan Commission Rezoning	$300.00
Plan Commission Commercial Zoning Site Plan Review	$300.00
Plan Commission Zoning Code Amendment (Map & Text)	$300.00
Plan Commission Comprehensive Plan Amendment (Map & Text)	$300.00
Certified Survey Map Review	$125.00

*Permits are good for One Year. *Double Fees are due if work is started before the permit is issued.