

City of Union City, Georgia

FY2026 Community Development Fee Schedule

PLANNING AND ZONING FEES	CURRENT FEE
Rezoning Application	
Residential < 2 acres	\$500
Residential 3-5 acres	\$1,000
Residential 6-8 acres	\$1,500
Residential 9-11 acres	\$2,000
Residential > 12 acres	\$2,750
Multifamily	\$2,800
Commercial	
Commercial < 2 acres	\$850
Commercial 3-5 acres	\$1,050
Commercial 6-8 acres	\$1,550
Commercial 9-11 acres	\$2,055
Commercial > 12 acres	\$2,060
Industrial/Manufacturing	\$2,560
Mixed Use	\$2,250
PUD	\$2,300
Land Use Amendment	\$800
HD/PUD/MXD Overlay	NA
HD/PUD/MXD Overlay Modification	\$400
Annexation & Zoning	\$500
Annexation	\$200
Conditional Use Permit	\$300
Variance	\$400
Administrative Variance	\$325
Administrative Appeal	\$300
NC Extension/NC Continuance	\$300
Administrative Determination	\$60
Zoning Verification Letter	\$60
PERMITS AND OTHER APPLICATIONS	CURRENT FEE
Administrative Reviews	\$25
Sign Permit - temporary (Banner Sign)	\$35
Sign Permit - wall	\$100
Sign Permit - permanent	\$100 + building permit fee
Fence Permit Residential	\$50
Fence Permit Commerical	\$100
Compliance Inspection - commercial	\$75
House Moving	\$1,000
Street Abandonment	\$1,000
Special Event	\$100
Temporary Use Permit	\$100
Food Truck	\$150
Address Assignment / Modification	\$25
DEVELOPMENT FEES	CURRENT FEE
Land Disturbance Permit	Single Family \$500
Fire Marshall Review	\$150
NPDES FEE	\$50
Land Disturbance Bond	\$3,000
Timber Bond	\$5,000
Inspection Fees	\$70
Soil & Eroision Inspection Fees	\$60
Timber Harvest Permit	\$100
Roadway Permits full lane closure	\$500
Roadway Permits partial lane closure	\$250
Street Name Markers/Intersection	\$85
Traffic Sign Markers/Intersection	\$75
Construction Trailer Permit - no electricity	\$100
Construction Trailer Permit - with electricity	\$150
Construction Trailer Permit extension	\$100
Building Permits (Based on Square Ft- \$100.00 Minimum)	
Building Permit - Res New Construction	CURRENT Fee Schedule Attachment - A
Building Permit - Res Addition/Renovations	CURRENT Fee Schedule Attachment - A
Building Permit - Res Add/Ren Trades	.05 per sq ft of construction
PLAN REVIEW FEES	CURRENT FEE
Exemption Plat	\$350
Preliminary Plat	\$350 + \$5/lot
Final Plat/ Re-Plat	\$350 + \$5/lot
Tree Protection Plan	\$350 + \$5/lot

	Residential Subdivision: \$300 flat fee + \$50 per lot
	Residential – Single Family Attached: \$300.00 flat fee + \$50.00 per disturbed acre
	Multifamily - \$300.00 + \$50 per disturbed acre
	Resubmittal – (1st) \$200.00 (2nd) – Half of Site Plan Review Fee
Site Plan (New Residential)	\$300 plus \$100 per each additional
Minor Modifications	\$350
Major Modification to Residential	\$600 + 2.00 per lot
Site Plan (Planned Development)	\$300.00 + \$50.00 per disturb acre
Site Plan (Commercial/Industrial/ Miscellaneous)**New or Major Modification	
MISCELLANEOUS FEES AND CHARGES	CURRENT FEE
Zoning Ordinance	
Maps	\$65-34 X44 Large
Development Regulations	\$40
Subdivision regulations	\$40
Sign Ordinance	\$20
Tree Ordinance	\$20
Comprehensive Plan	\$50
Sign Replacement for Petitions & Public Hearings	\$10
Re-advertising Fee	\$150
Donation Box (Per Box)	\$75
Temporary and Permanent Power Release	\$75
FILM FEES	CURRENT FEE
Application Fee Non-Student	\$100
Application Fee Student	\$25
Film Permit Fee Non Student	\$300
Film Permit Renewal Fee Non Student	\$300
Film Permit Fee Student (length of Project)	\$150
Rush Permit Fee Non Student	\$300
Rush Permit Fee Student	\$150
Street Closure Fee (Per day, Per Street)	\$500
Intermittent Street Closure Fee (Per day, Per Street)	\$250
Traffic Control Plan Non Student -Lane and/or Sidewalk	\$150
Traffic Control Plan Non-Student-Street Closure(s) only	\$250
Traffic Control Plan Non Student-Street Closure(s) plus Lane and/or sidewalk closure(s) where the lane and/or sidewalk is not part of or abutting the street being closed	\$300
Traffic Control Plan Student	\$25
Parking Fees (Per space, Per day)	\$20
Parks (Per day)	\$250
Gathering Place Community Center (Per Day)	\$500
BUILDING PERMIT - COMMERCIAL	CURRENT FEE
Updated to be Based on Square Footage of affective area of construction	See Appendix A - Rate Table
Building Permit - Com Addition/Renovation	
Building Permit - Com Add/Res Trades	.08 per sq ft \$150 minimum fee
New Residential CO	\$75
New Commercial CO	\$75
Addition / Renovation CO	\$75
Certificate of Completion	\$75
Demolition (interior)	\$100
Demolition (sf residential)	\$100
Demolition (commercial)	\$500 pluss \$5.00 per acre
Permit Extension	100% of permit
First Reinspection	\$70
Second Reinspection same deficiency	\$100
Residential pool/spa	\$250 plus plan review fee
Commercial pool/spa	\$500 plus plan review fee
Transfer of Permit / Change of Contractor	\$250
Residential Roof	\$100
	0 – 10,000 sq. ft. - \$500.00
	10,001 – 50,000 sq. ft. - \$750.00
	50,000 + sq. ft. - \$1,200.00
Commercial Roof	
Inspection outside Normal Business Hours	\$75 per hour (\$150 minimum)
Garage Sale Fee	\$25
Reissue of Certificate of Completion Certificate of Occupancy	\$50
Fee for work done without a permit	Fee Double
Code compliance / safety inspection	\$100

Fee Schedule Attachment -A

A1-Assembly, theaters, symphony and concert halls

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.95	1.89	1.84	1.77	1.67	1.63	1.72	1.57	1.52
2501-5000	1.84	1.78	1.73	1.67	1.56	1.52	1.61	1.46	1.41
5001-10000	1.70	1.71	1.66	1.60	1.51	1.47	1.55	1.41	1.37
10001 and up	1.62	1.68	1.63	1.57	1.46	1.42	1.51	1.36	1.31

A2-Assembly, nightclubs, banquet halls, casinos, restaurants, taverns and bars

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.64	1.60	1.55	1.51	1.42	1.39	1.46	1.31	1.28
2501-5000	1.53	1.49	1.44	1.41	1.32	1.29	1.36	1.21	1.18
5001-10000	1.42	1.44	1.40	1.36	1.28	1.25	1.32	1.17	1.14
10001 and up	1.33	1.39	1.34	1.30	1.22	1.19	1.26	1.11	1.08

A3-Assembly, general, community halls, libraries, museums, churches, amusement academies, art galleries, bowling alleys, court rooms, dance halls, exhibition halls, funeral parlors, green houses, gymnasiums without spectator seating, indoor swimming pools without spectator seating, indoor tennis courts without spectator seating, lecture halls, pool and billard parlors, waiting areas in transportation terminals

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.57	1.51	1.46	1.40	1.29	1.25	1.34	1.17	1.13
2501-5000	1.46	1.41	1.35	1.29	1.18	1.19	1.23	1.11	1.07
5001-10000	1.35	1.36	1.30	1.25	1.15	1.12	1.20	1.05	1.02
10001 and up	1.27	1.30	1.25	1.19	1.08	1.07	1.13	1.00	0.96

A4/A5-Assembly, arenas, skating rinks, swimming pools, tennis courts, amusement park structures, bleachers, grandstands, and stadiums

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.80	1.74	1.68	1.63	1.52	1.48	1.57	1.42	1.37
2501-5000	1.69	1.63	1.58	1.52	1.41	1.38	1.46	1.31	1.27
5001-10000	1.57	1.57	1.52	1.46	1.37	1.33	1.41	1.27	1.23
10001 and up	1.49	1.53	1.48	1.42	1.31	1.27	1.36	1.21	1.17

B-Business, Airport traffic control towers, ambulatory care facilities, animal hospitals, kennels and pounds, banks, barber and beauty shops, car wash, civic administration, outpatient clinic, dry cleaning and laundry, educational for students above 12th grade, electronic data processing, food processing establishments, laboratories, motor vehicle show rooms, post office, paint shops, professional services, radio and television stations, telephone exchanges, training and skill development not in a school

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.73	1.68	1.63	1.57	1.45	1.41	1.51	1.32	1.27
2501-5000	1.59	1.54	1.49	1.43	1.33	1.28	1.38	1.19	1.15
5001-10000	1.50	1.51	1.46	1.41	1.30	1.26	1.36	1.18	1.13
10001 and up	1.42	1.47	1.42	1.36	1.24	1.20	1.31	1.11	1.06

E-Educational purposes through the 12th grade, Daycare

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.66	1.61	1.57	1.51	1.43	1.37	1.47	1.28	1.24
2501-5000	1.56	1.51	1.46	1.41	1.32	1.26	1.36	1.17	1.18
5001-10000	1.44	1.45	1.41	1.36	1.28	1.22	1.32	1.14	1.11
10001 and up	1.36	1.41	1.36	1.30	1.22	1.16	1.26	1.07	1.06
F1-Factory and industrial, moderate hazard, aircraft manufacturing, appliances, athletic equipment, automobiles and other motor vehicles, bakeries, beverages over 16% alcohol content, bicycles, boats, brooms and brushes, business machines, cameras and photo equipment, canvas and similar fabric, carpets and rugs, clothing, construction and agricultural machinery, disinfectants, dry cleaning and dyeing, electric generating plants, electronics, engines, food processing, furniture, hemp products, jute products, laundries, leather products, machinery, metals, millwork, motion picture and television filming without spectators, musical instruments, optical goods, paper mill products, photographic film, plastic products, printing or publishing, recreational vehicles, refuse incineration, shoes, soaps and detergents, textiles, tobacco, trailers, upholstering, wood distillation, wood working									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.04	0.99	0.94	0.91	0.83	0.79	0.88	0.71	0.67
2501-5000	0.97	0.93	0.88	0.85	0.77	0.73	0.82	0.65	0.62
5001-10000	0.87	0.90	0.85	0.83	0.75	0.73	0.80	0.65	0.69
10001 and up	0.79	0.83	0.78	0.75	0.67	0.64	0.72	0.56	0.55
F2-Factory and industrial, low hazard, beverages up to 16% alcohol content, brick and masonry, ceramic products, foundries, glass products, gypsum, ice, metal products									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.03	0.99	0.94	0.91	0.83	0.79	0.87	0.71	0.66
2501-5000	0.97	0.93	0.88	0.85	0.77	0.73	0.81	0.65	0.61
5001-10000	0.87	0.89	0.85	0.82	0.75	0.72	0.79	0.65	0.69
10001 and up	0.79	0.82	0.78	0.75	0.67	0.63	0.71	0.56	0.55
H1-High Hazard, explosives, detonable pyrophoric materials, explosives, organic peroxides, oxidizers class 4, unstable reactive materials									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	0.98	0.93	0.88	0.85	0.77	0.73	0.82	0.65	0.00
2501-5000	0.91	0.87	0.82	0.79	0.71	0.67	0.75	0.60	0.00
5001-10000	0.82	0.85	0.80	0.78	0.71	0.67	0.74	0.61	0.00
10001 and up	0.74	0.77	0.72	0.69	0.62	0.58	0.66	0.53	0.00
H2,3,4-High Hazard, Class 1,2 or 3A flammable or combustible liquids, combustible dust, flammable cryogenic fluids, flammable gases, organic peroxides, oxidizers, pyrophoric liquids, solids and gases, unstable reactive materials, water reactive materials, combustible fibers, consumer fireworks, flammable solids, oxidizing gases, corrosives, toxic materials									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	0.98	0.93	0.88	0.85	0.77	0.73	0.82	0.65	0.61
2501-5000	0.91	0.87	0.82	0.79	0.71	0.67	0.75	0.60	0.55
5001-10000	0.82	0.85	0.80	0.78	0.71	0.67	0.74	0.61	0.57
10001 and up	0.74	0.77	0.72	0.69	0.62	0.58	0.66	0.53	0.49

H5-Hazardous Production Material									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.73	1.68	1.63	1.57	1.45	1.41	1.51	1.32	1.27
2501-5000	1.63	1.58	1.52	1.46	1.34	1.30	1.41	1.21	1.16
5001-10000	1.50	1.51	1.46	1.41	1.30	1.26	1.36	1.18	1.13
10001 and up	1.42	1.47	1.42	1.36	1.24	1.20	1.31	1.11	1.06
I1-Institutional, supervised environment, alcohol and drug centers, assisted living facilities, congregate care facilities, group homes, halfway houses, residential boarding care facilities, social rehabilitation facilities									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.59	1.54	1.50	1.45	1.34	1.31	1.45	1.23	1.19
2501-5000	1.48	1.43	1.39	1.34	1.24	1.21	1.34	1.17	1.13
5001-10000	1.37	1.38	1.35	1.30	1.20	1.17	1.30	1.10	1.07
10001 and up	1.29	1.33	1.29	1.24	1.13	1.11	1.24	1.05	1.02
I2-Institutional, hospitals, foster care facilities, detoxication facilities, nursing homes, and psychiatric hospitals									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	2.58	2.53	2.48	2.43	2.31	0.00	2.38	2.18	0.00
2501-5000	2.40	2.35	2.30	2.25	2.20	0.00	2.20	2.07	0.00
5001-10000	2.31	2.26	2.21	2.16	2.10	0.00	2.11	1.98	0.00
10001 and up	2.23	2.18	2.13	2.08	2.10	0.00	2.03	1.97	0.00
I3-Institutional, restrained, correctional centers, detention centers, jails, prerelease centers, prison, reformitories									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.99	1.93	1.88	1.82	1.71	1.66	1.77	1.58	1.52
2501-5000	1.88	1.83	1.77	1.72	1.60	1.56	1.66	1.47	1.41
5001-10000	1.74	1.75	1.70	1.65	1.54	1.50	1.60	1.42	1.37
10001 and up	1.66	1.73	1.67	1.61	1.50	1.46	1.56	1.37	1.31
I4-Institutional, day care facilities									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.59	1.54	1.50	1.45	1.34	1.31	1.45	1.23	1.19
2501-5000	1.48	1.13	1.10	1.34	1.24	1.21	1.34	1.17	1.13
5001-10000	1.37	1.38	1.35	1.30	1.20	1.17	1.30	1.10	1.07
10001 and up	1.29	1.33	1.29	1.24	1.13	1.11	1.24	1.05	1.02
M-Mercantile, department stores, drug stores, markets, public access greenhouses, motor fuel dispensing facilities, retail or wholesale stores, sales rooms									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.28	1.24	1.19	1.14	1.06	1.02	1.09	0.93	0.90
2501-5000	1.18	1.17	1.13	1.08	0.99	0.96	1.03	0.87	0.84
5001-10000	1.08	1.10	1.06	1.02	0.95	0.92	0.98	0.85	0.82
10001 and up	1.00	1.06	1.01	0.97	0.89	0.86	0.92	0.77	0.74
R1-Residential, boarding houses, congregate living facilities, hotels, motels, all transient									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB

0-2500	1.60	1.55	1.51	1.46	1.36	1.33	1.46	1.24	1.21
2501-5000	1.50	1.45	1.40	1.36	1.25	1.22	1.36	1.18	1.15
5001-10000	1.38	1.40	1.35	1.32	1.22	1.19	1.32	1.16	1.13
10001 and up	1.30	1.34	1.30	1.26	1.15	1.12	1.26	1.12	1.09
R2-Residential, multiple family, apartments, congregate living facilities/boarding houses/hotels and motels non transient, convents, dormitories, fraternities, sororities, monistaries, live work units, vacation timeshare properties									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.38	1.33	1.28	1.23	1.13	1.09	1.24	1.00	0.93
2501-5000	1.27	1.22	1.18	1.17	1.06	1.03	1.17	0.94	0.87
5001-10000	1.17	1.19	1.14	1.10	1.01	0.98	1.10	0.91	0.85
10001 and up	1.09	1.12	1.07	1.06	0.95	0.92	1.06	0.84	0.77
R3-Residential, one- and two-family, care facilities 5 or fewer, boarding houses/convents/dormitories/fraternities/sororities/monisteries 16 or fewer occupants, congregate living facilities 10 or fewer occupants, boarding houses and lodging houses transient									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.32	1.28	1.26	1.24	1.20	1.16	1.22	1.13	1.07
2501-5000	1.21	1.18	1.18	1.16	1.12	1.08	1.14	1.05	0.99
5001-10000	1.15	1.12	1.09	1.07	1.04	1.00	1.05	0.97	0.91
10001 and up	1.11	1.08	1.08	1.06	1.02	0.98	1.04	0.95	0.90
R4-Residential, care/assisted living facilities, alcohol and drug centers, congregate care facilities, group homes, halfway houses, residential boarding care facilities, social rehabilitation facilities not more than 16 people									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	1.59	1.54	1.50	1.45	1.34	1.31	1.45	1.23	1.19
2501-5000	1.48	1.44	1.39	1.34	1.24	1.21	1.34	1.17	1.13
5001-10000	1.37	1.38	1.35	1.30	1.20	1.17	1.30	1.10	1.07
10001 and up	1.29	1.33	1.29	1.24	1.13	1.11	1.24	1.05	1.02
S1-Storage, moderate hazard, aerosol products, aircraft hanger, bags, cloth, burlap and paper, bamboo and rettan, baskets, belting, books and paper, boots and shoes, buttons, cardboard and boxes, clothing, cordage, dry boat storage, furniture, furs, glue, mucilage, paste, grains, horns and cones, leather, linoleum, lumber, motor vehicle repair garage, photo engravings, resilient flooring, self storage facilities, silks, soaps, sugar, tires, tobacco, upholstery, mattresses, wax candles									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	0.97	0.93	0.87	0.85	0.76	0.73	0.81	0.64	0.60
2501-5000	0.91	0.87	0.81	0.78	0.70	0.67	0.75	0.59	0.55
5001-10000	0.81	0.84	0.79	0.77	0.70	0.67	0.74	0.67	0.64
10001 and up	0.73	0.77	0.71	0.69	0.61	0.58	0.66	0.52	0.49

S2-Storage, low hazard, asbestos, storage of beverages up to 16% alcohol, cement, chalk and crayons, dairy products, dry cell batteries, electrical coils, electrical motors, empty cans, food products, foods in noncombustible containers, fresh fruits and vegetables, frozen foods, glass, glass bottles, storage of gypsum board, inert pigments, ivory, meats, metal cabinets, metal desks, metal parts, metals, mirrors, distribution transformers, parking garages, porcelain and pottery, stoves, talc and soap stones, washers and dryers

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	0.96	0.92	0.87	0.84	0.76	0.72	0.81	0.64	0.60
2501-5000	0.90	0.86	0.81	0.78	0.70	0.66	0.75	0.59	0.54
5001-10000	0.81	0.83	0.79	0.77	0.70	0.66	0.74	0.60	0.56
10001 and up	0.73	0.76	0.71	0.69	0.61	0.57	0.65	0.52	0.48

U-Utility, miscellaneous, agricultural buildings, aircraft hangers accessory to one or two family dwelling, barns, carports, communication equipment structures, fences or 6 feet in height, grain silos accessory to one or two family dwellings, live stock shelters, private garage, retaining walls, sheds, stables, tanks, and towers

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
0-2500	0.77	0.74	0.69	0.67	0.61	0.57	0.64	0.50	0.48
2501-5000	0.71	0.67	0.64	0.61	0.55	0.52	0.59	0.45	0.43
5001-10000	0.65	0.68	0.65	0.62	0.57	0.54	0.60	0.47	0.45
10001 and up	0.57	0.58	0.57	0.55	0.49	0.46	0.52	0.39	0.37