

Estimated Fees for Building Structures in Franklin, TN Updated June, 2018

City of Franklin Fee	15,000 SF	100,000 SF	250,000 SF	20,000 SF	10,000 SF	50,000 SF	Department
	Retail Bldg	Office Bldg	Office Bldg	Apartment Building	Tenant Build Out	Tenant Build Out	
FMPC Site Plan Review	\$600	\$2,300	\$5,300	\$500	~	~	Planning
Grading, Water & Sewer Plans Rev	\$900	\$900	\$900	\$900	~	~	Utility Blling
Stormwater & Grading Permit Fee	\$100	\$100	\$100	\$100	~	~	Engineering
Utility Permit Fee	\$100	\$100	\$100	\$100	~	~	Engineering
Plan Review Fee ¹ (+ Consultant Review Fee)	\$200	\$200	\$200	\$200	\$150	\$900	Building
Water Tap Fee	1" meter size	2" meter size	3" meter size	1 1/2" meter size			Water
System Development Fee (SDF)	\$3,612	\$11,558	\$25,284	\$8,619			
Access Fee	\$4,746	\$15,187	\$33,222	\$11,390			
Installation of meter and box	\$897	\$2,223	\$3,654	\$1,444			
Irrigation Meter (plus install)	\$4,725	\$7,875	\$9,450	\$6,300			
Application Fee	\$25	\$25	\$25	\$25			
Water Tap Fee Subtotal	\$14,005	\$36,868	\$71,635	\$27,778	~	~	
Fire Line Tap Fee	\$3,000	\$4,000	\$4,000	\$3,000	~	~	Water
Sewer Tap Fee	1" meter size	2" meter size	3" meter size	1 1/2" meter size			Water
System Development Fee (SDF)	\$5,775	\$18,480	\$40,425	\$13,860			
Access Fee	\$8,400	\$26,880	\$58,800	\$20,160			
Installation of meter and box	\$1,240	\$1,240	\$1,240	\$1,240			
Effluent Disposal Fee (EDF)	\$1,800	\$5,760	\$12,600	\$4,320			
Application Fee	\$25	\$25	\$25	\$25			
Sewer Tap Fee Subtotal	\$17,240	\$52,385	\$113,090	\$39,605	~	~	
Building Permit Fee - based on construction cost	\$3,291	\$21,366	\$51,741	\$3,816	\$991	\$3,366	Building
Road Impact Fee - based on use & sf ²	\$163,170	\$780,200	\$1,950,500	\$104,660	~	~	Building
Facilities Tax - based on sf	\$17,700	\$118,000	\$295,000	\$14,200	~	~	Building
Parkland Impact Fee	~	~	~	\$86,080	~	~	Building
Williamson County Privilege Tax - based on sf ³	~	~	~	\$40,000	~	~	County
Williamson County Education Impact Fee - Residential Only ⁴	~	~	~	\$22,900	~	~	County
Electrical Permit Fee - est	\$900	\$3,000	\$4,250	\$1,000	\$325	\$1,500	Building
Mechanical Permit Fee - est	\$300	\$2,500	\$2,500	\$100	\$400	\$400	Building
Plumbing Permit Fee - est	\$220	\$1,350	\$1,800	\$150	\$50	\$150	Building
Technology Fees	\$60	\$60	\$60	\$60	\$40	\$40	Building
TOTAL	\$221,786	\$1,023,329	\$2,501,176	\$345,149	\$1,956	\$6,356	
Estimated Valuation (Construction Cost)	\$1,740,000	\$16,200,000	\$40,500,000	\$2,160,000 20 Units	\$300,000	\$1,800,000	

Sample Building/Site Characteristics:	
Retail Building:	15,000 SF
Construction Cost:	\$1,740,000
Cost per SF:	\$116
City Water:	1" meter
City Sewer:	1" water meter
Fire Line Tap:	6" line
Office Building:	100,000 SF
Construction Cost:	\$16,200,000
Cost per SF:	\$162
City Water:	2" meter
City Sewer:	2" water meter
Fire Line Tap:	8" line
Office Building:	250,000 SF
Construction Cost:	\$40,500,000
Cost per SF:	\$162
City Water:	3" meter
City Sewer:	3" water meter
Fire Line Tap:	8" line
Apartment Building:	20,000 SF
Construction Cost:	\$2,160,000
Cost per SF:	\$108
# of Units	One building: 20 apts
City Water:	1 1/2" meter
City Sewer:	1 1/2" water meter
Fire Line Tap:	6" line

¹ Consultant Fees for NEW buildings over 10,000 sqft, ² Calculated Using Arterial & Collector Road Impact Fee schedule effective July 1, 2017,

³ Privilege Tax for Residential projects, payable to Williamson County, ⁴ Education Impact Fee for Residential projects, payable to Williamson County, Other Potential Permits or Fees Include: Grading Permits, Engineering Inspections, Street Cut Permits, Dumpster Permits, Tree Removal Permits, Parkland Impact Fee - for all new residential projects - per dwelling unit.

For a more accurate estimate, please submit the attached Fee Estimate Request to:

Lynn Osland: Development Services Operations Analyst

Email: lynn.osland@franklin.tn.gov Phone: 615-550-6986 Address: 109 3rd Avenue South, Franklin, TN 37064

FEE ESTIMATE REQUEST

For a detailed estimate, please provide the following information to:

*Lynn Osland, Development Services Operations Analyst
Email: lynn.osland@franklin.tn.gov Phone: 615-550-6986
Address: 109 3rd Avenue South, Franklin, TN 37064*

Information for Building Permit & Development Review Fees:

Number of Lots: _____

Number of Units: _____

Building Size (sq ft): _____

Cost of Construction (building only): _____

Construction Type:
New, Tenant Build-out, Addition,
Renovation, Other _____

Building Use (ex: Hotel, Retail, Office, Multi-family, etc.):
Please list all, including the number of units and sq ft of each

Information for Water & Sewer Fees:

Building on a new location or a
pre-existing Lot: _____

Approximate Location: _____

Water District, if known: _____

Required Water Meter Size: _____

***Estimate provided is an approximation. A more precise estimate will be given after plan submission,
as some fees cannot be determined until a site is selected and plans are reviewed.***