

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

| City of Franklin Fee | 15,000 SF Retail Bldg | 100,000 SF Office Bldg | 250,000 SF Office Bldg | 20,000 SF Apartment Building | 10,000 SF Tenant Build Out | 50,000 SF Tenant Build Out | Department |
|--|--------------------------|---------------------------|---------------------------|------------------------------------|----------------------------------|----------------------------------|----------------|
| 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 |
| 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 | \$221,726 | \$1,023,269 | \$2,501,116 | \$259,009 | \$1,916 | \$6,316 | |
| 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: | 15,000SF |
| 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, Payment in Lieu of Parkland Dedication - for residential projects of 10 or more units.

For a more accurate estimate, please submit the attached Fee Estimate Request to:
Lynn Osland: Development Services Operations Analyst
 Email: lynn.osland@franklintn.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.***