

**CITY OF FRANKLIN, TN
DEVELOPMENT FEE ESTIMATOR**



The following fees are estimates. Exact fees will be determined upon plan submittal. For additional information, please contact:
Alex Brown, BNS Asst Director - Development, alex.brown@franklin.tn.gov, 615.550.6638, City of Franklin, 109 Third Avenue South, Franklin, TN 37064.

PROJECT - Area/ Parcel Number

Prepared by: Holland Schellhase

Date:

City of Franklin Fee	Overall Planning/ Development Fees	Project/ Details				Department	COF#
Estimated Construction Cost							Based on current ICC Building Valuation Table
Rezoning	\$500					Zoning	\$500 Fixed Review Fee - revised fees effective 5.1.2019
PUD - Conceptual Workshop	\$100					Planning	\$100 Fixed Review Fee - revised fees effective 5.1.2019
PUD Development Fee						Planning	\$1000 +.02 per sf of nonres bldg & \$10 per dwelling unit - revised fees effective 5.1.2019
Final Plat						Planning	\$500 + \$25 per Lot - revised fees effective 5.1.2019
FMPC Site Plan Review						Planning	\$500 +.02 per sf of nonres bldg & \$10 per dwelling unit - revised fees effective 5.1.2019
Water, Sewer & Reclaim Water Review Fees	\$900					Utility Billing	\$300 Fixed Review Fee PER Utility Type
Water Line Inspection - TBD	\$1,000					Engineering	\$1000 min, \$1.25/ LF
Sewer Inspections - TBD	\$1,000					Engineering	\$1000 min, Gravity Main - \$2/ LF, Force Main - \$1.50/ LF
Stormwater/ Grading Permit Fee	\$100					Engineering	\$100 Fixed Review Fee
Grading & Drainage Plan Review Fee	\$600					Engineering	\$600 Fixed Review Fee
EPSC Inspection Fee - TBD	\$1,000					Engineering	Erosion Prevention and Sediment Control, \$1000 min, \$100/ Acres Disturbed
Drainage Inspection - TBD	\$1,000					Engineering	\$1000 min
Reclaim Water Line Inspection - TBD	\$1,000					Engineering	\$1000 min, \$1.25/ LF
Grading Only Plan Review	\$300					Engineering	\$300 Fixed Review Fee
Grading Only Permit Fee	\$100					Engineering	\$100 Fixed Review Fee
Roadway Inspection - TBD	\$1,000					Engineering	\$1000 min, \$2/ LF
Traffic Impact Analysis Review Fee - TBD						Engineering	\$3500 - Req at pre-app subm of Dev Plan or Site Plan for some projects (TBD) - Pd directly to Traffic Study Consultant
Water Tap Fee		meter size	meter size	meter size	meter size	Water	Determined by engineering - based on flow - 3/4" to 8"
Water Impact Fee							Varies by meter size
Installation of Complete Tap							Varies by meter size
Irrigation Meter (plus install)							Varies by meter size - Lawn Sprinklers
Application Fee							\$25 Fixed Application Fee
<i>Water Tap Fee Subtotal</i>		\$0.00	\$0.00	\$0.00	\$0.00	Water	
Fire Line Tap Fee						Water	\$500 per inch of diameter - 6" is typical, w/ 8" if tied to a hydrant - for non-res sprinklers & res where required
Sewer Tap Fee		meter size	meter size	meter size	meter size	Water	Determined by engineering - based on flow - 3/4" to 8" - sewer meter size typically the same as the water meter size
Sewer Impact Fee							Varies by meter size
Installation Fee - Tap							Fee is fixed, but varies, for tap already made or tap not made
Effluent Disposal Fee (EDF)							Varies by meter size
Application Fee							\$25 Fixed Application Fee - waived if also applying for water tap fees
<i>Sewer Tap Fee Subtotal</i>		\$0.00	\$0.00	\$0.00	\$0.00	Water	
Building Plan Review Fee						Building	Non residential. Min \$200 + Additional Outside Consultant Fees for new structures over 10,000 sf
Building Permit Fee						Building	Updated 7.1.2019 - Res - \$0.63/ sq ft. - includes all res permits - bldg, elec, plbg, mech. Non-res - based on construction cost
Road Impact Fee - Arterial*						Building	RIF Schedule - Updated 7.1.2017
Road Impact Fee - Collector*						Building	RIF Schedule - Updated 7.1.2017
Facilities Tax**						Building	Residential (Sgl Fam Det Dwl) - \$0.89/ gross sf (heated & unheated); Other Residential (TH, Dup, Multi-Fam, Asst Lvg) - \$0.71/ gross sf; Non-Residential - \$1.18/ gross sf
Electrical Permit Fee - TBD						Building	Res. Elec Svc Release & Final Inspection Fee only. Non-res. Based on Elect Contract Value.
Mechanical Permit Fee - TBD						Building	Non-res. Based on Mechanical Contract Value.
Plumbing Permit Fee - TBD						Building	Non-res. Based on Plumbing Contract Value.
Additional Fees - Trash Container Fee						Building	\$75/ ea - Residential.
Technology Fee - TBD						Building	\$10/ permit issued. BNS Dept.
Parkland Impact Fee***						Parks	Updated 6.1.2018 - Residential Only (inc. apts) - Parkland Impact Fees (\$4304 per dwelling unit), or Parkland Dedication, and / or Construction of Park Improvements approved by the BOMA. Ordinance 2016-25.
Williamson County Privilege Tax						Wm County	Residential (inc. apts) - \$2 x heated sq ft plus any future expansion sq ft. Paid directly to Williamson County.
Williamson County Education Facilities Impact Fee****						Wm County	Residential Only (inc. apts) - Based on sq ft & location within or outside FSSD. Paid directly to Williamson County.
Total Estimated Fees							

* Road Impact Fee - Applicable to new construction. Helps off-set the cost for the expansion of the city's arterial & collector road system. Also applicable to a change-in-use of a property that requires additional Road Impact Fees. Land Use Types include: Single Family Detached - Townhome, Duplex, Single Family; Multi Family - Apartments, Condos; Non-Residential - please see Fee Schedule for additional classifications.

** Facilities Tax - Applicable to new construction and additions that extend beyond the original building envelope. Used to pay for the capital facility costs new development imposes on the city including solid waste, police, fire, and general public buildings. Fee Schedule Classifications include: Residential - Single Family; Other Residential - Apartments, Condos, Townhomes, Duplexes; Non-Residential.

*** Parkland Impact Fee - Residential or Mixed-use developments shall dedicate land to the city for use as public parks or greenways/ blueways, as approved by the BOMA. Or, the Parkland Impact Fee payment may be made in-lieu of the dedication of land.

**** Education Facilities Impact Fee - to meet the proportionate demand of new residential development for expansion or additional education facilities. Residential (inc. apts) - Fee Schedule is based on the location either inside or outside the Franklin Special School District and the size of the unit. Paid directly to Williamson County. 100% of the Fee will be assessed beginning September 1, 2017.