

Estimated Fees for Building Structures in Franklin, TN (per 2018 table - table updated every 6 mos)

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	100,000 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 Billing
Stormwater & Grading Permit Fee	\$100	\$100	\$100	\$100	~	~	Engineering
Utility Permit Fee	\$100	\$100	\$100	\$100	~	~	Engineering
Plan Review Fee ¹	\$200	\$200	\$200	\$200	\$150.00	\$900.00	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	\$71,635.00	\$27,778.00	~	~	
Fire Line Tap Fee	\$3,000	\$3,000	\$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	\$3,291	\$21,366	\$51,741	\$3,816	\$991.00	\$3,366.00	Building
Road Impact Fee ²	\$163,170	\$780,200	\$1,950,500	\$104,660	~	~	Building
Facilities Tax	\$17,700	\$118,000	\$295,000	\$14,200	~	~	Building
Parkland Impact Fee	\$0	\$0	\$0	\$86,080			
Williamson County Privilege Tax - based on sf				\$40,000	~	~	County
Williamson County Education Impact Fee - Residential Only				\$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	\$10	\$10	\$10	\$10	\$10	\$10	Building
TOTAL	\$221,736	\$1,023,279	\$2,501,126	\$345,099	\$1,926	\$6,326	
Estimated Valuation (Construction Cost)	\$1,740,000	\$16,200,000	\$40,500,000	\$2,160,000	\$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	1 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 Road Impact Fees effective September 1, 2014
 Other Potential Permits or Fees Include: Engineering Inspections, Street Cut Permits, Dumpster Permits, Tree Removal Permits, Payment in Lieu of Parkland Dedication.

For a more accurate estimate please submit the attached Fee Calculations Worksheet to:
Holland Schellhase: Management Fellow
 Email: Holland.Schellhase@franklintn.gov Phone: 615-550-5724 Address: 109 3rd Avenue South, Franklin, TN 37064



Fee Estimate Request

For a detailed estimate please provide the following information to:

Holland Schellhase, Management Fellow

Email: Holland.Schellhase@FranklinTN.gov Phone: 615-550-5724

Address: 109 3rd Avenue South, Franklin, TN 37064

Information for Building Permit and Planning Review fees:

Number of Lots: _____ Number of Units: _____

Building Size (Approx.): _____ ft² Cost of Construction: _____

Construction Type (circle all that apply): New Tenant Build out Addition Renovation Other

Building Use: List all, including the square feet and number of units for each use (ex: Hotel, Retail, Office, etc.):

Information for Water & Sewer fees:

Building on a new location or a pre-existing lot _____ Subdivision _____

Using City Water? _____ Water Meter Size: _____ (Sanitary Sewer pricing is based on the Water Meter Size.)

Fire Line (for fire sprinklers)? _____ Size: _____

Irrigation (for lawn sprinklers)? _____ 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 created. ***