

City of Franklin, TN - DEVELOPMENT FEE ESTIMATOR

PROJECT - 22 Single Family Detached Residences

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City of Franklin Fee	Overall Planning/ Development Fees	Fees Per Dwelling	COF Department	
Project Description				22 Single Family Detached Residences - approximately 3500 sq ft each
Rezoning	\$400		Zoning	\$400 Fixed Review Fee
PUD - Conceptual Workshop	\$50		Planning	\$50 Fixed Review Fee
PUD Development Fee	\$820		Planning	\$600 +.02 per sf of nonres bldg & \$10 per dwelling unit
Final Plat	\$750		Planning	\$200 + \$25 per Lot
FMPC Site Plan Review	\$520		Planning	\$300 +.02 per sf of nonres bldg & \$10 per dwelling unit
Water and Sewer Plans Review	\$300		Utility Billing	\$300 + \$300 Fixed Review Fee
Water Line Inspection	TBD		Engineering	\$1.25/ LF
Sewer Inspections	TBD		Engineering	Gravity Main - \$2/ LF, Force Main - \$1.50/ LF
Stormwater Permit Fee	\$100		Engineering	\$100 Fixed Review Fee
Drainage Inspection	\$1,000		Engineering	TBD - \$1000 min
Reclaim Water Plan Review	\$300		Engineering	\$300 Fixed Review Fee
Reclaim Water Line Inspection	TBD		Engineering	\$1.25/ LF
Grading Plan Review	\$300		Engineering	\$300 Fixed Review Fee
Grading Permit Fee	\$100		Engineering	\$100 Fixed Review Fee
Roadway Plans Review	\$300		Engineering	\$300 Fixed Review Fee
Roadway Inspection	\$1,000		Engineering	TBD - \$1000 min, \$2/ LF
Utility Permit Fee	\$100		Utility Billing	\$100 Fixed Review Fee
Water Tap Fee	Milcrofton Water District		Water	Determined by Milcrofton Water District
System Development Fee (SDF)				Varies by meter size
Access Fee				Varies by meter size
Installation of meter and box				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	Water	
Fire Line Tap Fee	TBD	TBD	Water	\$500 per inch of diameter - 6" is typical, w/ 8" if tied to a hydrant
Sewer Tap Fee	COF	3/4" meter	Water	Determined by engineering - based on flow 3/4" to 8"
System Development Fee (SDF)		\$1,444		Varies by meter size
Access Fee		\$2,100		Varies by meter size
Installation of meter and box		\$1,240		Fee is fixed, but varies, for tap already made or tap not made
Effluent Disposal Fee (EDF)		\$450		Varies by meter size
Application Fee		\$25		\$25 Fixed Application Fee - waived if also applying for water tap fees
<i>Sewer Tap Fee Subtotal</i>		\$5,259	Water	
Building Permit Fee		\$1,295	Building	Res \$0.37/ sq ft
Road Impact Fee		\$4,911	Building	2014 RIF Schedule
Facilities Tax		\$3,115	Building	Res = \$0.89 per gross sf
Electrical Permit Fee		\$213	Building	\$0.0609/ sq ft
Mechanical Permit Fee		\$44	Building	\$0.0127/ sq ft
Plumbing Permit Fee		\$127	Building	\$0.0364/ sq ft
Additional Fees - Trash Container Fee		\$75	Building	\$75/ ea - Residential
TOTAL EST FEES for Permitting		\$15,040		
Williamson County Privilege Tax		\$7,000	Williamson County	Residential Only - \$2 x heated SF plus any future expansion sf
Payment in Lieu of Dedication of Parkland		TBD	COF Parks	Residential Only - Based on number of units and fair market value of land - Zoning Ordinance - Subsection 5.5.4.
Total est Planning & Development Fees	\$6,040			
Total est Fees per dwelling		\$22,040		
	Planning & Development Fees	Permit Fees for 22 Dwellings	Total Estimated Fees	
	\$6,040	\$484,880	\$490,920	

Non-res sprinkler requirement; Required for residential in remote locations

Add \$25 appl fee not required if submitted with Water Tap Fee

Paid directly to Williamson County - all res - inc apts