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T E N N E S S E E

Estimate of Development & Building Related Fees

Contact: Lynn Osland, Development Services Operations Analyst

Email: lynn.osland@franklintn.gov Phone: 615-550-6986

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





Estimated Development & Building Related Fees for Commercial Structures



For a detailed estimate please provide the following information to:

Lynn Osland, Development Services Operations Analyst
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Information for a 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 number of units (ex: Hotel, Retail, Office, etc.):

Information for water & sewer fees:

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

Using City Water? Yes No Fire Meter? Yes No Irrigation? Yes No

Required Water Meter Size: _____ Required Water Line Size: _____ Required Sewer Line 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. ***

Estimated Fees for Building Structures in Franklin, TN

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	\$600.00	\$2,300.00	\$5,300.00	\$500.00	~	~	Planning
Grading, Water & Sewer Plans Rev	\$900.00	\$900.00	\$900.00	\$900.00	~	~	Utility Billing
Stormwater & Grading Permit Fee	\$100.00	\$100.00	\$100.00	\$100.00	~	~	Engineering
Utility Permit Fee	\$100.00	\$100.00	\$100.00	\$100.00	~	~	Engineering
Plan Review Fee ¹	\$825.00	\$3,100.00	\$4,750.00	\$2,000.00	\$50.00	\$250.00	Building
Water Tap Fee	1" meter size	3" meter size	3" meter size	2" meter size			Water
System Development Fee (SDF)	\$3,612.00	\$25,284.00	\$25,284.00	\$11,558.00			
Access Fee	\$4,746.00	\$33,222.00	\$33,222.00	\$15,187.00			
Installation of meter and box	\$374.00	\$1,581.00	\$1,581.00	\$1,362.00			
Irrigation Meter (plus install)	\$4,725.00	\$9,450.00	\$9,450.00	\$7,875.00			
Application Fee	\$25.00	\$25.00	\$25.00	\$25.00			
Water Tap Fee Subtotal	\$13,482.00	\$69,562.00	\$69,562.00	\$36,007.00	~	~	
Fire Line Tap Fee	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	~	~	Water
Sewer Tap Fee	1" meter size	3" meter size	3" meter size	2" meter size			Water
System Development Fee (SDF)	\$5,775.00	\$40,425.00	\$40,425.00	\$18,480.00			
Access Fee	\$8,400.00	\$58,800.00	\$58,800.00	\$26,880.00			
Installation of meter and box	\$263.00	\$263.00	\$263.00	\$263.00			
Effluent Disposal Fee (EDF)	\$1,800.00	\$12,600.00	\$12,600.00	\$5,760.00			
Application Fee	\$25.00	\$25.00	\$25.00	\$25.00			
Sewer Tap Fee Subtotal	\$16,263.00	\$112,113.00	\$112,113.00	\$51,408.00	~	~	
Building Permit Fee	\$7,946.00	\$14,866.00	\$33,491.00	\$3,616.00	\$291.00	\$1,491.00	Building
Road Impact Fee ²	\$97,260.00	\$463,200.00	\$1,158,000.00	\$62,240.00	~	~	Building
Facilities Tax	\$17,700.00	\$118,000.00	\$295,000.00	\$14,200.00	~	~	Building
Williamson County Adequate Facility Tax ³	\$5,100.00	\$34,000.00	\$85,000.00	\$40,000.00	~	~	County
Electrical Permit Fee	\$200.00	\$1,700.00	\$4,250.00	\$594.00	\$300.00	\$600.00	Building
Mechanical Permit Fee	\$2,000.00	\$5,400.00	\$13,500.00	\$2,647.00	\$1,000.00	\$2,750.00	Building
Plumbing Permit Fee	\$200.00	\$400.00	\$1,200.00	\$1,460.00	\$200.00	\$400.00	Building
TOTAL	\$165,676.00	\$828,741.00	\$1,786,266.00	\$218,772.00	\$1,841.00	\$5,491.00	
Used Values (Construction Cost)	\$1,650,000.00	\$11,000,000.00	\$27,500,000.00	\$2,000,000.00 20 Units	\$50,000.00	\$500,000.00	

¹ Consultant Fees for NEW buildings over 10,000 sqft, ² Calculated Using Road Impact Fees effective September 1, 2014

³ Check with Williamson County for possible commercial Adequate Facilities Tax,

Other Potential Permits or Fees Include: Engineering Inspections, Street Cut Permits, Dumpster Permits, Tree Removal Permits,

Payment in Lieu of Parkland Dedication.

Sample Building/Site Characteristics:	
Retail Building:	15,000SF
Construction Cost:	\$1,650,000
Cost per SF:	\$110
City Water:	1" meter, based on lowest occupancy tap already made
City Sewer:	1" water meter, tap already made
Fire Line Tap:	6" line
Office Building:	100,000 SF
Construction Cost:	\$11,000,000
Cost per SF:	\$110
City Water:	3" meter, based on lowest occupancy tap already made
City Sewer:	3" water meter, tap already made
Fire Line Tap:	6" line
Office Building:	250,000 SF
Construction Cost:	\$27,500,000
Cost per SF:	\$110
City Water:	3" meter, based on lowest occupancy tap already made
City Sewer:	3" water meter, tap already made
Fire Line Tap:	6" line
Apartment Building:	20,000 SF
Construction Cost:	\$2,000,000
Cost per SF:	\$100
	# of Units Only 1 building: 20 apts
City Water:	2" meter, based on lowest occupancy tap already made
City Sewer:	2" water meter, tap already made
Fire Line Tap:	6" line



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For a more accurate estimate please submit the attached Fee Calculations Worksheet to:

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