

**City of Berlin
Building & Zoning
Fee Schedule**

Last Updated: November 2025

A. RESIDENTIAL -1 & 2 Family	Fees
New Construction - Residential (1 & 2-Family)	.18 per sq. ft. or \$750 Minimum
New Construction - Additions	.18 per Sq. ft. or \$100 Minimum
New Construction Electrical work	.04 per sq. ft. or \$65 Minimum
New Construction Plumbing work	.04 per sq. ft. or \$65 Minimum
New construction HVAC work	.04 per sq. ft or \$65 Minimum
Erosion Control	\$75.00
Alterations	\$7 per thousand of valuation or \$100.00 minimum
Fences	\$80.00
Above Ground Pool	\$90.00
In-Ground Pool	\$120.00
Accessory Structure <=200 sq. ft.	\$75.00
Accessory Structure & Garage >200 sq. ft.	\$0.11 per sq. ft. or \$125.00 minimum
Decks	\$0.11 per sq. ft. or \$100.00 minimum, \$30 zoning review, \$25 plan review
Reroofing & Residing	\$6 per thousand of valuation or \$65.00 minimum
Permission to Start (Early Start)	\$100
State Seal for new homes	\$40.00 (Subject to change by state)
Zoning Review for new home and additions	\$60.00 new; \$30.00 additions/garages
Plan Review	1-Story \$60.00 2-Story \$85.00
	Lean-to addition, Decks, Garages \$25.00
Bond (Bond returned after occupancy permit issued)	Valuation of the project is over \$15,0000 then \$1,000.00
Electrical Fees for Alterations	Services Upgrades \$85, All others \$7 per thousand \$65 min.
Plumbing Fees for Alterations	\$7 per thousand of valuation or \$65.00 minimum
Hot Water heater replacement	\$50.00
Lateral repair, replacement, or relocation	\$60.00
HVAC Fees	equipment replacement \$65, and New System \$80.00
Windows & Doors (no structural work)	\$65.00
Minimum Fee (Building, Plumbing, HVAC, & Electrical)	\$65.00
Solar (PV) System (ground or roof mounts)	\$7 per thousand or \$85 Minimum
B. COMMERCIAL	
New Structure ** Addition	
a. Multi-Family (3 family or more), Motels, CBRF	\$.20 per sq. ft.
b. Mercantile, Restaurants, Taverns, Assembly Halls, Offices	\$.16 per sq. ft.
c. Schools, Institutional, Hospitals	\$.20 per sq. ft.
d. Manufacturing and Industrial. (Office area to follow fees in b.)	\$.14 per sq. ft.
e. Vehicle Repair and Vehicle Storage	\$.20 per sq. ft.
f. Warehouse, Mini Warehouse, Building Shells* for Multi-Tenant	\$.14 per sq. ft.
h. Special Occupancies (Outdoor Pools, Towers, Tents, etc.)	\$.11 per sq. ft.
i. The above referenced permits (a-h)	\$ 75.00 minimum
Erosion Control	New Structure \$150.00 Additions \$100.00
Alterations (Reroof, Reside, Replace Windows & Doors, etc.)	\$7.00 per thousand of valuation or \$75.00 minimum
Early Start Permit (Footings and Foundations per SPS 361.32)	\$100.00
Electrical Fees for Commercial Buildings and Additions	\$50.00 plus \$.04 per sq. ft. \$75 Minimum
Electrical Fees for Commercial Alterations	\$7.00 per thousand of valuation or \$75.00 minimum. Service upgrades \$100.

Plumbing Fees for Commercial Buildings and Additions	\$50.00 plus \$.04 per sq. ft. \$75 Minimum
Plumbing Fees for Commercial Alterations	\$7.00 per thousand of valuation or \$75.00 minimum
Lateral repair, replacement, or relocation	\$50.00 per lateral
HVAC Fees for Commercial Buildings and Additions	\$50.00 plus \$.04 per sq. ft. \$75 Minimum
HVAC Fees for Commercial Alterations	\$7.00 per thousand of valuation or \$75.00 minimum
Commercial Plan Review -new projects ,<25,000 cubic ft (otherwise registered or state review)	\$100
Zoning Review for New Commerical Buildings and Additions	\$100 new; \$75.00 additions/garages
Bond (Bond returned after occupancy permit issued)	Valuation of new construction project is over \$15,000 then \$1,500
Other	\$75.00 minimum
Temporary Structure (180 day limit)	\$100.00 (Greenhouses, Wedding tents)

C. Miscellaneous	
ADA temporary ramp	\$50.00
Storage Tank Removal Fee	\$75.00
Razing Fee	Single Family \$100.00, Garages \$75.00, Commercial/ Industrial \$150
Moving Structure	Buildings other than Garage \$500.00, Accessory Structure under 750 Sq. ft. \$100.00
Fire Protection or Sprinkler work	\$1.00 per head ; \$75.00 Minimum
Signs	\$50.00 plus .50 per sq. ft.
Fireplace and wood burner.	\$65.00
Permit Extension Fee (can be done one time)	\$65.00
Satellite Earth Station	\$10.00

D. Manufactured Dwelling or Home	
Basic on slab (includes service, lateral hookup, Slab insp) + (decks, attached garage, basement) + Zoning; (seal required) + Erosion Control (if basement)	\$350.00

E. Occupancy Permits	
1 & 2 Family new homes or additions to living areas	\$0 if final inspection is done prior to occupancy, or \$100 if final inspection is not completed before occupancy.
Multi-Family	\$50.00 plus \$10 per unit
Commercial/ Industrial	\$100.00

F. Driveway Permits	
Driveway (concrete or blacktop)	Interior of Lot \$10, Terrace portion only \$40
Commercial Parking Lot	\$150.00

G. Zoning Fees	
Board of Appeals Variance	\$500.00
Board of Appeals Conditional Use Permit	\$200.00
Plan Commission Rezoning	\$200.00
Plan Commission Zoning Site Plan Review	\$75
Plan Commission Zoning Code Amendment (Map & Text)	\$200.00
Plan Commission Comprehensive Plan Amendment (Map & Text)	\$200.00

*Permits are good for One Year. *Double Fees are due if work is started before the permit is issued.