

2026 Combined Development Related Fee Schedule

111 N Front Street, Columbus, Ohio 43215
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General Information

Per Columbus City Code (C.C.) sections 4103.14 and 901.01, fees are charged to defray the costs of providing services associated with reviewing plans, issuing permits, conducting inspections, keeping records, and other related activities. Additionally, fees are collected to reimburse for the costs of land use regulating activities, such as rezoning and variances, site engineering plans, contractor licensing, and other assorted items related to the development process.

Payment of Fees

All fees are non-refundable except as expressly identified in Section 4113.17 of the Columbus City Code. When applicable, base fees are per structure. All fees are due and payable at the time of submission. Fees that are based upon square footage refer to the gross square footage of all areas of construction as specified in C.C. 4113.43.

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Building Fees

1, 2, and 3 Family Dwelling Building Permit Fees

| Fee Description | Fee Amount |
|--|-------------------|
| New Construction and Additions (includes 6 inspections) | \$1,100 |
| Alterations/Accessory Structures (includes 2 inspections) | \$385 |
| Foundation (includes 2 inspections) | \$275/\$300 |
| Mechanical, Electrical, and Plumbing (includes 2 inspections) | \$275 |
| Minor Work Permit - Electrical, Mechanical, or Plumbing only. Must be on the Approved Minor Work Permit List (includes 1 inspection) | \$140 |
| Roof, Siding, Windows, and Doors (1 inspection) | \$140 |
| Swimming Pools | |
| Above-Ground (includes 1 inspection) | \$100 |
| In-Ground (includes 2 inspections) | \$300 |
| Deck (includes 3 inspections) | \$350 |
| Fence (includes 2 inspections) | \$300 |
| Advanced Construction Start | \$125 |
| Demolition (includes 1 inspection) | \$275 |

Multi-Family Dwelling Building Permit Fees

| Fee Description | Fee Amount |
|--|--|
| New Construction, Additions, Alterations, and Accessory Structures, including Swimming Pools (includes 2 inspections) (no sq. ft. charge beyond first permit for multiple permits with the same design submitted at the same time for the same parcel) | \$700 plus \$7 for each 10 gross sq. ft. or portion thereof over 1,000 sq. ft. (not to exceed \$500,000) |
| Foundation (includes 2 inspections) (no sq. ft. charge beyond first permit for multiple permits with the same design submitted at the same time for the same parcel) | \$700 plus \$7 for each 10 gross sq. ft. or portion thereof over 1,000 sq. ft. (not to exceed \$50,000) |
| Mechanical, Electrical, and Plumbing | |
| Permit with 1 inspection | \$550 |
| Permit with 2 inspections | \$700 |
| Minor Work Permit - Electrical, Mechanical, or Plumbing only. Must be on the Approved Minor Work Permit List (includes 1 inspection) | \$275 |
| Roof (can be combined with Siding, Windows, and Doors) | |
| Garages Only | \$175 |
| Shingle Roofs | \$400 |
| Non-Shingle Roofs (two inspections) | \$700 |
| Siding (includes 1 inspection) | \$400 |
| Windows/Doors (includes 1 inspection) | |
| 1 Unit Only | \$150 |
| More than 1 Unit | \$350 |
| Deck (includes 3 inspections) | \$350 |
| Parking Lots (includes 2 inspections) | \$600 |
| Fences (over 7 ft. tall) and Retaining Wall (over 4 ft. tall associated with the building or building egress) (includes 2 inspections) | \$350 |
| Advance Construction Start | \$225 |
| Demolition (includes 1 inspection) | \$200 plus \$60 per 1,000 sq. ft. (not to exceed \$3,000) |

Commercial/ Mixed Use Building Permit Fees

| Fee Description | Fee Amount |
|--|--|
| New Construction, Additions, Alterations, and Accessory Structures, including Swimming Pools (includes 2 inspections) (no sq. ft. charge beyond first permit for multiple permits with the same design submitted at the same time for the same parcel) | \$700 plus \$7 for each 10 gross sq. ft. or portion thereof over 1,000 sq. ft. (not to exceed \$500,000) |
| Foundation (includes 2 inspections) | \$700 plus \$7 for each 10 gross sq. ft. or portion thereof over 1,000 sq ft (not to exceed \$50,000) |
| Single Inspection Permit (requires Building section approval) | \$550 |
| Racking System (includes 1 hour of plan review and 2 inspections, additional plan review is \$200/hour) | \$700 |
| Mechanical, Electrical, and Plumbing | |
| Permit with 1 inspection | \$550 |
| Permit with 2 inspections | \$700 |
| Minor Work Permit - Electrical, Mechanical, or Plumbing only. Must be on the Approved Minor Work Permit List (includes 1 inspection) | \$275 |
| Phased Construction - three or more phase projects (includes two inspections) *Must be pre-approved by the Chief Building Official | \$650 (each phase) plus \$4 for each 10 gross sq. ft. over 1,000 sq. ft. or portion thereof for each phase (not to exceed \$500,000) |
| Temporary Structures (tents, stages, etc.) (includes 1 inspection) | \$500 |
| Roof | |
| Shingle Roofs (includes 1 inspection) | \$400 |
| Non-Shingle Roofs (includes 2 inspections) | \$700 |
| Siding (includes 1 inspection) | \$400 |
| Windows/Doors (includes 1 inspection) | \$400 |
| Deck (includes 2 inspections) | \$600 |
| Fences (over 7 ft tall) and Retaining Wall (over 4 ft tall associated with the building or building egress) (includes 2 inspections) | \$600 |
| Parking Lots (includes 2 inspections) | \$600 |
| Advance Construction Start | \$225 |
| Demolition (includes 1 inspection) | \$200 plus \$80 per 1,000 sq. ft. or portion thereof (not to exceed \$3,000) |

Fire Alarm and Suppression Permit Fees (Fire Fees Included)

| Fee Description | Fee Amount |
|---|--|
| Fire Suppression: Sprinklers, Standpipe, Fire Pump, Independent system such as wet or dry chemical, clean agent, Halon, etc. (includes 2 inspections) | \$400 review fee plus \$2.50 per sprinkler |
| Fire Alarm, Detection, Suppression, and Activation Devices (includes 2 inspections) | \$400 review fee plus \$3.25 per device |
| Repair/Replace Permit (includes 1 inspection) | \$110 |

Miscellaneous Building Fees

| Fee Description | Fee Amount |
|--|------------|
| Additional Inspection Trip | \$225 |
| After-Hours Inspection | |
| Fee for first 2 hours | \$650 |
| Each additional hour | \$225 |
| Appeal of a Building Code (Columbus Building Commission Appeals) | \$275 |
| Certificate of Occupancy | |
| Certificate of Occupancy for an existing building not associated with a building permit - Commercial/Multi-Family (4 or more dwelling units) | \$700 |
| Certificate of Occupancy for an existing building not associated with a building permit - 1,2,3 Family dwelling units | \$300 |
| Occupying without a Certificate of Occupancy | \$2500 |
| Time-Limited Occupancy | \$650 |
| Partial Occupancy | |
| Residential | \$250 |
| Commercial & Multi-Family | \$450 |
| Model Home with Sales Office (per year, not to exceed 5 years) | \$500 |
| Critical Observation Reports | |
| Late fee if not filed on time | \$500 |
| Per quarter (Building remains non-compliant) | \$500 |

| Fee Description | Fee Amount |
|---|-------------------|
| 1, 2, 3 Family Dwelling Plan Revisions, Plan Review Only | |
| First Hour | \$225 |
| Each additional hour or portion thereof | \$125 |
| Commercial and Multi-Family Plan Revisions, Plan Review, and Preliminary Plan Review | |
| First Hour | \$500 |
| Each additional hour or portion thereof | \$225 |
| Emergency Response Inspection – Commercial Only | |
| First 2 hours | \$650 |
| Each additional hour or portion thereof | \$250 |
| Examination and Research Fees | |
| Maximum capacity reviews, or Building Official letter | \$700 |
| Recertification to duplicate plans | \$250 |
| Non-Permit Inspection (Team Inspection, Consulting Inspection - per trade, per hour) | \$250 |
| Permit Description Revision | \$100 |
| Permit Extensions (OBC 105.3) | \$100 per permit |
| Secure Permit (includes 1 inspection) | \$200 |
| Working Without a Permit | |
| Level 1 | \$200 |
| Level 2 | \$750 |
| Level 3 | \$1750 |
| Level 4 | \$4000 |

Expedited Service Fees

Subject to Approval (Expedited service fees are charged in addition to applicable standard fees)

| Fee Description | Fee Amount |
|---|-------------------|
| After-Hours Plan Review Fee | |
| Base fee and first 2 hours of review | \$2200 |
| Each additional hour of review or portion thereof | \$225 |
| After-Hours Plan Revision Review Fee | |
| Base fee and first 2 hours of review | \$1100 |
| Each additional hour of review or portion thereof | \$225 |

Contractor License & Registration Fees

New Application Fees

| Fee Description | Fee Amount |
|---|-------------------|
| Application Fee (applies to Home Improvement Contractor, HIC- Limited, Demolition, Journeyman Plumber, Sign Erector-General, Sign Erector-Limited, Special Inspector) | \$300 |

Annual Contractor License and Registration Fees

| Fee Description | Fee Amount |
|--|--------------------------------------|
| Annual Fee | \$350 |
| Journeyman Plumber | \$150 |
| Sewer, Water, Sewer/Water Contractor (Prior approval required from Public Utilities) | \$350 |
| Special Inspector | \$150/category (not to exceed \$300) |

Other Fees Per License or Registration

| Fee Description | Fee Amount |
|---|-------------------|
| Change of Assignment of License or Registration | \$100 |
| Elective Suspension (Escrow) | \$100 |

Engineering Plan Review and Address Creation Fees

Site Engineering Fees

| Fee Description | Fee Amount |
|---|-------------------|
| Plan Review Street Construction and Storm/Sanitary Sewer, Waterline Only Plan | \$100 |
| Preliminary Commercial Site Plan | No Charge |
| Preliminary and Final Plats | \$1250 |
| Final Site Compliance Plans | |
| New Application | \$600 |
| Revision | \$300 |
| Grade and Fill Plans | |
| New Application | \$500 |
| Revision | \$300 |
| Storm Water Pollution Prevention Plans (SWPPP) | |
| New Application | \$550 |
| Revision | \$300 |
| Lot Splits | \$400 |

Address Creation Fees

| Fee Description | Fee Amount |
|--|---------------------------------|
| Multi-Family Dwelling, Commercial Property | \$300 per 10 addresses |
| 1,2,3 Family Dwelling | \$150 per plat |
| Miscellaneous Site Amenities | \$150 per sign, structure, etc. |
| Revision Fee | \$250 |

Administrative Fees

Record Search Fees

| Fee Description | Fee Amount |
|---|------------------------|
| Record searches, including a transcript for appeal, will be conducted upon receipt of a specific written request | \$.10 per printed page |
| Certified Letter – a signed, dated, and sealed statement of the results of a record search, which certifies the authenticity of record copies attached (including Zoning Confirmation letters). | \$100 |

Miscellaneous Fees

| Fee Description | Fee Amount |
|---|------------------------|
| Stenographic Transcripts | \$50 plus \$5 per page |
| Address Label Format | \$5 per page thereof |
| Programming time for a special report (2 hours minimum) | \$100 per hour |

General Fees

| Fee Description | Fee Amount |
|---|-------------------|
| For a newly initiated area of regulation during the first year or any portion thereof | \$100 |

Zoning Fees

Zoning Clearance Fees

| Fee Description | Fee Amount |
|--|-------------------|
| Preliminary Zoning Clearance Review | \$200 |
| Zoning Clearance Only (no associated building permit): | |
| 1-4 dwelling units | \$100 |
| All others | \$600 |

Graphics Commission Fees

| Fee Description | Fee Amount |
|--|------------|
| Special Permit, Variance or Graphics Plan per C.C.3375.12(A)(B)(C)(D) or any combination of the three in the same application. | |
| 1-4 dwelling units | \$350/unit |
| Actions related to Misc. Graphics Permits | \$500 |
| All other actions, including Graphics Plans | \$2,500 |
| Graphics Plan (when applied for in conjunction with a pending rezoning or Council Variance application) | \$1,000 |

Board of Zoning Adjustment Fee

| Fee Description | Fee Amount |
|--|------------|
| Special Permit or Variance or combination of the two | |
| 1-4 Dwelling Units | \$350/unit |
| All Others | \$2,500 |
| Administrative Appeal per C.C. 3307.07 | No Fee |

Council Variance Fees

| Fee Description | Fee Amount |
|---|--|
| 1-4 dwelling units | \$350/unit |
| All others without rezoning | \$2,000 first acre, \$200 each additional acre or fraction thereof not to exceed \$14,000 |
| All others submitted in conjunction with a rezoning | \$1,000 first acre plus \$100 each additional acre or fraction thereof not to exceed \$7,000 |

Zoning Map Amendment Fees

| Fee Description | Fee Amount |
|---|---|
| 1-4 dwelling units | \$350/unit |
| All zoning districts, including Limited District, PUD, or CPD | \$3,000 first acre, \$300 each additional acre or fraction thereof not to exceed \$15,000 |
| Amendments of zoning or variance after passage | Same as applicable rezoning fee |

Tabling of Applications

| Fee Description | Fee Amount |
|--|------------|
| Development Commission, Board of Zoning Adjustment, or Graphics Commission | |
| 1-4 dwelling units | \$150 |
| All others | \$400 |

Graphics and Billboard Fees

| Fee Description | Fee Amount |
|---|------------|
| Installation Permit (including Face Replacement): | |
| Less than 100 sq. ft. and no plan review needed | \$500 |
| 100 sq. ft. or more OR if plan review is needed (includes ground signs with new foundation over 6' tall; includes 1 inspection) | \$600 |
| Temporary Permit | \$300 |
| Misc. Permit (32 sq. ft. or less) | \$100 |
| Billboard Permit (includes 1 inspection) | \$2,500 |

Housing Code Fees

Dwelling Unit License - Shared Bath

| Fee Description | Fee Amount |
|---|--|
| Previously unlicensed facility or license that has expired | \$400 plus \$100 for each bathroom in excess of 2 and shared |
| Annual Renewal – renewal occurring up to 60 days before annual renewal date | \$200 plus \$100 for each bathroom in excess of 2 and shared |
| Replacement of lost license | \$100 |

Rooming House License

| Fee Description | Fee Amount |
|---|---|
| Previously unlicensed facility or license that has expired | \$250 plus \$50 each rental room in excess of 5 |
| Annual Renewal – renewal occurring up to 60 days before annual renewal date | \$200 plus \$50 for each rental room in excess of 5 |
| Replacement of lost license | \$100 |

Junk Yard License

| Fee Description | Fee Amount |
|---|------------|
| Previously unlicensed facility or expired license | \$750 |
| Renewal | \$600 |
| Re-inspection | \$175 |
| Replacement of lost license | \$100 |

Registry

| Fee Description | Fee Amount |
|--|---|
| Vacant Building Registration | \$500/annually |
| Foreclosed Property Registration | \$250/bi-annually |
| Foreclosed Property Late Registration Fee | \$150 after 30 days of notice |
| Residential Property Wholesaler Registration | \$50/annual |
| Residential Rental Property Registration | \$15.00 per unit annually for each calendar year starting 2027 - maximum of \$1,500.00 per complex (for new units added during any registration year, the fee for that partial year shall be pro-rated based on the date first rented/leased) |
| Conditional Status designation per CC 4515.09 | \$250 +\$10/unit |
| Residential Rental Property Late Registration Fees | Up to 120 days late – 10% of annual fees 120+ days late – 20% of annual fees |