

2026 Combined Development Related Fee Schedule

111 N Front Street, Columbus, Ohio 43215
614-645-7433 | www.columbus.gov/bzs

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.

Index

Building Fees	2
1, 2, and 3 Family Dwelling Building Permit Fees	2
Multi-Family Dwelling Building Permit Fees	3
Commercial/ Mixed Use Building Permit Fees	4
Fire Alarm and Suppression Permit Fees (Fire Fees Included)	5
Miscellaneous Building Fees	5
Expedited Service Fees	6
Contractor License & Registration Fees	7
Engineering Plan Review and Address Creation Fees	8
Site Engineering Fees	8
Address Creation Fees	8
Administrative Fees	9
Record Search Fees	9
Miscellaneous Fees	9
General Fees	9
Zoning Fees	9
Zoning Clearance Fees	9
Graphics Commission Fees	10
Board of Zoning Adjustment Fee	10
Council Variance Fees	10
Zoning Map Amendment Fees	10
Tabling of Applications	11
Graphics and Billboard Fees	11
Housing Code Fees	11
Dwelling Unit License - Shared Bath	11
Rooming House License	11
Junk Yard License	12
Registry	12

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, Journeyperson Plumber, Sign Erector-General, Sign Erector-Limited, Special Inspector)	\$300

Annual Contractor License and Registration Fees

Fee Description	Fee Amount
Annual Fee	\$350
Journeyperson 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 Fee	\$150 after 30 days of notice
Residential Property Wholesaler Registration	\$50/annual