



ORDINANCE 2026-81

AN ORDINANCE OF THE CITY OF ADAMS, TENNESSEE, AMENDING ORDINANCE 2023-052, APPENDIX A CHART, REGARDING BUILDING PERMIT FEES

BE IT ORDAINED BY THE CITY OF ADAMS, TENNESSEE, AS FOLLOWS:

SECTION 1. That section 12-105. Building permit fees, of the Code of Ordinances of the City of Adams, shall be amended and to read as follows:

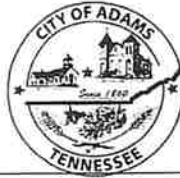
Sec. 12-105. Building permit fees.

APPENDIX A

Schedule of Permit Fees

(a) *Building permit fees.* Building permit fees shall be based on the total valuation of the structure, as established in the table below. Total valuation for residential structures shall be based on \$100.00 per square foot of building, except that areas proposed to remain unfinished such as basements, detached garages, etc. shall be assessed at \$70.00 per square foot in lieu of finished floor space charge. Total valuation for commercial structures shall be based on the verified contract price of the building. All re-inspections require a \$75 reinspection fee to be paid by contractor/permit holder. The contractor/permit holder will be responsible for purchasing culvert and installation, if one is needed for new driveway development. The city will provide the gravel for the right of way.

(b) *Construction Prior to Obtaining a Permit:* When construction is commenced prior to a Zoning Compliance Permit (Zoning Compliance Application or Building Permit) being obtained the permit fee shall be double the amount set out in this section.



Type of Construction	Construction	Permit Fee
\$2,000.00 and less	No fee, unless inspection required, in which case a \$100.00 fee shall be charged	
Single Family	New Residential Building Permit Fee: Includes Manufactured Homes (Does include mechanical and plumbing permits if they use the city's building inspector and are exempt from the fee for plumbing and mechanical fees) Residential Garages, Carports, Storage Buildings, Porches etc.: Residential Remodeling: Plumbing Fees: Mechanical Fees: Driveways w/gravel:	\$500 plus \$1.00 per square ft \$50 plus \$0.70 per square ft \$25 plus \$0.50 per square ft \$200 \$100 plus \$0.10 per square ft \$300
Multi-Family	New Residential Building Permit Fee: Residential Garages, Carports, Storage Buildings, Porches: Residential Remodeling: Plumbing Fees: Mechanical Fees: Driveways w/gravel:	\$1,000 plus \$1.00 per square ft \$100 plus \$0.70 per square ft \$25 plus \$0.50 per square ft \$200 \$100 plus \$0.10 per square ft \$500
Commercial	New Commercial Building Permit Fee: Commercial Garages, Carports, Storage Buildings, Porches: Commercial Remodeling: Plumbing Fee: Mechanical Fees: Driveways:	\$1,500 plus \$0.75 per square ft \$100 plus \$0.50 per square ft \$25 plus \$0.20 per square ft \$200 \$100 plus \$0.10 per square ft \$500



Industrial	Building Permit Fee:	\$1,000 plus \$0.50 per square ft
	Plumbing Fee:	\$200
	Mechanical Fees:	\$100 plus \$0.10 per square ft
	Driveways:	\$500

BE IT FURTHER ORDAINED, that this Ordinance shall take effect from and after its final passage, the public welfare requiring it.

Public Hearing Date: 10-8-26

PASSED:

1st reading: 9-10-2026

2nd reading 10-8-26


MAYOR

ATTEST:

CITY RECORDER



Exhibit A – Cost Basis - Obligation of Funds - Breakdown of Time and Process of Building Permits

1. Application/Intake

Application Zoning Ordinance & Letter

Zoning Administrator/City Recorder

4 Hour Review at \$46.50 an Hour Zoning Ordinance

\$186.00 5%

2. Plan Review/Plan Check

Building Permit Application Reviewing for Setbacks (construction plans and sizing) & Use permitted

Zoning Administrator/City Recorder/Engineer or GNRC to Review Plans

4 Hour Review at \$46.50 an hour paperwork of building permit, plus any hired planners

\$500 15%

3. Technology/Documents/Records Filing

Reviewal of other required building permit; septic, 911 address, water, post service, deed, adequate facility tax (county), contractor license (verify), insurance

City Manager/City Recorder

4 Hour Review at \$46.50 an hour paperwork reviewal of other requirements

\$186.00 5%

4. Street Maintenance

Street Department Head

Street Fund – Gravel/Culverts/Paving/Engineer/Contractor

Obligation delegated to the street fund

\$1,000.00 40%

5. Inspections

Building Codes Inspector

7 Inspections at \$75, issuing permit \$75, issuing certificate \$75 = 9 items

\$675.00 25%

6. Reviewal of Permit by Inspector

Emails with Applicant or phone calls

City Manager/City Recorder

4 Hours at \$46.50 of emails or phone calls

\$186.00 5%

7. Filing/Reviewing inspections passed or failed

City Manager/City Recorder

2 Hours at \$46.50 - filing, sending to county, documented inspections still hour

\$93.00 5%