

## Chapter 3 – Fees

The fees have been revised and updated by the ACC Board of Directors 11/29/2023 and effective 1/1/2024.

### 3.01 BUILDING PERMIT FEES – NEW CONSTRUCTION

A.	Residential Construction Permit and Review (1 Year Permit)	
	1. Review and approval (includes 2 reviews)	\$ 800.00
	>\$250 non-refundable fee paid at time of submittal	
	2. \$100 refund when final inspection is performed by the 1yr expiration	\$-100.00
	3. Reviews: 3 or more to be paid at time of submittal	\$ 350.00 ea.
	4. Changes to an approved permit – owner notifies ACC	\$ 0.00
	5. Changes to an approved permit – ACC notifies owner	\$ 500.00
	6. Extension: 90 day (max 2 per permit)	\$ 150.00
	7. Permit renewal for projects exhausting all extensions: 180 days	\$ 350.00
B.	Commercial Construction: Permit and Review (1 Year Permit)	
	1. Review and approval (includes 3 reviews)	\$1500.00
	>\$500 non-refundable fee paid at time of submittal	
	2. Reviews: 4 or more to be paid at time of submittal	\$ 500.00 ea.
	3. Changes to an approved permit – owner notifies ACC	\$ 0.00
	4. Changes to an approved permit – ACC notifies owner	\$1000.00
	5. Extension: 90 day (max 2 per permit)	\$ 300.00
	6. Permit renewal for projects exhausting all extensions: 180 days	\$ 500.00

### 3.02 MISCELLANEOUS PERMIT FEES

For residential and commercial projects.

A.	Miscellaneous Repair and Improvement Permit:	\$ 100.00
	This includes, but not limited to, repaint, reroof, reside, staining fence/screening, driveway/patio, seawall, retaining wall 30” and above.	
B.	Improvements up to 200 sq. ft.	\$ 100.00
	This includes, but not limited to, decks(repair/replace/add/cover), additions, accessory structures (carports, garage, shed, dock, covered dock, boat or pool house), and alterations up to 200 sq. ft.	
C.	Improvements from 201 – 400 sq. ft.	\$ 150.00
	This includes, but not limited to, decks(repair/replace/add/cover), additions, accessory structures (carports, garage, shed, dock, covered dock, boat or pool house), and alterations between 201 – 400 sq. ft.	
D.	Improvements from 401 – 600 sq. ft.	\$ 300.00
	This includes, but not limited to, decks(repair/replace/add/cover), additions, accessory structures (carports, garage, shed, dock, covered dock, boat or pool house), and alterations between 401 – 600 sq. ft.	
E.	Improvements from 601 sq. ft. and above	\$ 600.00
	This includes, but not limited to, decks(repair/replace/add/cover), additions, accessory structures (carports, garage, shed, dock, covered	

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- dock, boat or pool house), and alterations 601 sq. ft. and above.
- F. Extension: 90 day (max 2 per permit) \$ 50.00

### 3.03 OTHER FEES

- A. Easement Release Request
- a. Included with a permit \$ 0.00
  - b. Not included with a permit \$ 200.00
- B. Replats/Lot Splits
- a. Residential \$ 100.00
  - b. Commercial \$ 200.00
- C. Reinspection \$ 75.00  
 Reinspection fees result when an inspection fails and/or property owner has not addressed an ACC issue upon 2<sup>nd</sup> non-compliance notification.
- D. Merchant Fees (paying with a credit card) (Effective 8/1/22) 3% of total
- E. Recording Fees
- a. Covenant 15 (2 pages) \$ 35.00
  - b. Additional pages \$ 10.00 ea.
- F. Signs \$ 0.00

### 3.04 VIOLATIONS AND LEGAL FEES

- A. Starting a project without a permit (Effective 2/20/20)
- a. Miscellaneous permits – 1<sup>st</sup> offense in a calendar year Permit fee is double
  - b. Miscellaneous permits – 2 or more offenses in a calendar year Permit fee is quadruple
  - c. Residential permits – 1<sup>st</sup> offense in a calendar year \$1500.00
  - d. Residential permits – 2 or more offenses in a calendar year \$4000.00
  - e. Commercial permits - 1<sup>st</sup> offense in a calendar year \$3000.00
  - f. Commercial permits – 2 or more offenses in a calendar year \$7500.00
- B. Legal Fees
- a. ACC Attorney sends letter to owner \$ 400.00
  - b. File suit: Attorney's fees and court cost will not be less than: \$ 500.00  
 (Total balance will be based on cost and fees incurred by ACC.)
  - c. Trial and/or Judgments Decision of the court