

SEA PINES ARB APPLICATION FEES

The following current schedule of fees is applicable to all residential building permit applications submitted to the Sea Pines Architectural Review Board. For multi unit residential buildings, each unit is considered a dwelling for calculation of fees.

Application fees are nonrefundable and must be received prior to Sea Pines ARB review of plans.

New single-family residence (includes all amenities in initial application)			
New Single Family Home Conceptual Review	\$1,000		
New Single Family Home Preliminary/ Final Review	Less than 2,000 square feet- \$2000		
	2,000 square feet up to 4,000 square feet- Plus \$35 per 100 square feet over 2,000 sq ft. for additional heated or covered space over		
	4,000 square feet up to 6,000 square feet- Plus \$50 per 100 square feet over 2,000 sq ft. additional heated or covered space over		
	Over 6,000 square feet- Plus \$100 per 100 square feet over 2,000 sq ft. additional heated or covered space over		
Each Variance Requested for New Homes	\$1,000		
Additions or Major Alterations			
Additions or Major Alterations Conceptual Review	\$500		
Additions or Major Alterations Preliminary/ Final Review	Additions less than 500 square feet (heated or covered)- \$700		
	Additions less than 1,000 square feet (heated or covered)- \$800		
	Additions more than 1,000 but less than 1,500 square feet (heated or covered)- \$900		
	Additional heated or covered space over 1500 square feet- plus \$35 per 100 square feet		
Each Variance Requested Additions or Major Alterations	\$1,000		
Other Additions or Supplemental Applications			
Beach Walkway	\$ 500	Outdoor Kitchen/Grill Station	\$ 200
Bulkheads	\$ 300	Pools	\$ 700
Each Change Request	\$ 100	Each Pool Variance Requested	\$ 1000
Decks	\$ 200	Porch Enclosures	\$ 400
Demolition of Existing Structure(s)	\$ 500	Re-inspection Fee	\$ 150
Docks	\$ 300	Repairs	\$ 75
Door Change	\$ 50	Re-roof or Re-paint	\$ 25
Driveways	\$ 200	Satellite TV Dish	\$ 25
Dumpster	\$ 50	Service Yard Fence	\$ 100
Fences & Walls	\$ 200	Shutters	\$ 200
Fire Pits	\$ 100	Signs	\$ 100
Gazebos	\$ 300	Spas	\$ 300
Generators	\$ 200	Solar Panels	\$ 500
Landscaping	\$ 200	Tree Removal Request	\$ 50
Lights (Per Exterior Light)	\$ 25	Tree Replacement Fee (per tree)	\$ 100
Request for Plans	\$ 50	Window Changes and Skylights	\$ 150
<p>Note: Minor exterior alterations (not changing the footprint, e.g., windows, doors, skylights) - fee to be determined by the Administrator at time of submission.</p>			

(Revised 5/7/24)