



BELLA VISTA
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COMMUNITY DEVELOPMENT SERVICES
DEPARTMENT

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Bella Vista, Arkansas 72715
Phone: (479) 268-4980

PERMIT FEE SCHEDULE

EFFECTIVE SEPTEMBER 1, 2014

BUILDING PERMITS*

**Depending on the complexity of the project, additional permits may be required for subcontractors or other phases of construction.*

The City of Bella Vista determines the valuation of construction using the International Code Council's *Building Valuation Data Table*. The valuation method of calculating permit fees includes, but is not necessarily limited to, both new residential and commercial construction, additions, as well as accessory structures including workshops, storage buildings, decks, ramps, stairs, roofs over decks or porches, screened decks converted to sunrooms, carports, pergolas, gazebos, conversion of carports to garages, covered and open docks, boathouses or enclosure thereof. *Please ask Staff to determine if your project will be calculated using the valuation method.*

The valuation table is published every six months to provide an up-to-date average construction cost per square foot based on Occupancy and Construction Type. A copy of the table is available from the Building Division office or at the ICC's website at www.iccsafe.org. After valuation is determined, the following table is used to calculate permit fees.

Total Valuation	Fee
\$3,000 or less	\$25.00
\$3,001 - \$15,000	\$25.00 for the first \$3,000 plus \$5.00 for each additional thousand or fraction thereof rounded to the nearest thousand.
\$15,001 - \$50,000	\$85.00 for the first \$15,000 plus \$5.00 for each additional thousand or fraction thereof rounded to the nearest thousand.
\$50,001 - \$100,000	\$260.00 for the first \$50,000 plus \$4.00 for each additional thousand or fraction thereof rounded to the nearest thousand.
\$100,001 - \$500,000	\$460.00 for the first \$100,000 plus \$3.00 for each additional thousand or fraction thereof rounded to the nearest thousand.
\$500,001 and up	\$1660.00 for the first \$500,000 plus \$2.00 for each additional thousand or fraction thereof rounded to the nearest thousand.

SYSTEMS PERMITS

Systems permits must be obtained for new residential and commercial construction and in other circumstances when the construction will involve alterations to the systems. Systems permits are subject to a minimum permit but may be greater depending on the scope of the system changes.

Residential (Single and Multifamily Construction up to 4 units; AFPC Vol. III)		Commercial (Multifamily, 5 units and above, and Commercial Construction; AFPC Vol. II)	
Electric Permit	\$30	Electric Permit	\$50
Plumbing Permit	\$30	Plumbing Permit	\$50
Mechanical Permit	\$30	Mechanical Permit	\$50

MISCELLANEOUS PERMIT AND OTHER FEES*

**Depending on the complexity of the project, additional permits may be required for subcontractors or other phases of construction.*

Permit Type	Notes	Fee
474 Surcharge	Multifamily (5 unit or more) and Commercial construction regulated under AFPC Vol. II is subject to a \$0.50 per \$1000 of valuation as required under Act 474 of 1999 (A.C.A. §6-55-106) to support the Arkansas Construction Industry Craft Training Program, subject a maximum surcharge of \$1000.00	Variable
Plan Review Fee	Applicable to Multifamily (5 units or more) and Commercial construction regulated under AFPC Vol. II	\$100.00
Footing Only Permit	Applicable to Multifamily (5 units or more) and Commercial construction regulated under AFPC Vol. II. Does not reduce building permit fees.	\$60.00
Grading and Erosion Control	Construction other than Single Family or Duplex Development	\$50.00
Grading and Erosion Control	Single Family or Duplex construction.	\$25.00
Alterations		\$100.00
Moving / Relocation		\$100.00
Seawalls		\$50
Retaining walls (30" and above)	Walls over 4' must be designed and inspected by an Engineer	\$50
Demolition	For activities over 120 sq. ft.	\$50
Pools / Spas		\$25
Storm Shelters	Residential only	\$25
Driveways	For driveways not permitted under a building permit.	\$25
Fence	New construction, replacing 50% or more of existing, changing the type of fence	\$25
Appeals to BCA	Appeals of Building Official interpretations of the Code to the Board of Construction Appeals	\$100
Variances to BCA	Variances of the Code to the Board of Construction Appeals	\$100
Temporary Certificate of Occupancy		\$25
Change of Use Certificate of Occupancy		\$50
Transfer of a Building Permit		\$250 max.
Reinspection		\$50