City of Senatobia

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Updated Building & Planning fees February 2024

Preliminary Plat consideration.
The Planning Commission shall require a non-refundable fee of:

a. $150 + $20 per lot (up to 5 lots)
b. $350 + $20 per lot (6-25 lots)
c. $700 + $20 per lot (26 or more lots)

Fire fee of $50 in addition

Final Plat consideration.
The Planning Commission shall require a non-refundable fee of:

a. $100 + $10 per lot (up to 5 lots)
b. $200 + $10 per lot (6-25 lots)
c. $300 + $10 per lot (26 or more lots)

Fire fee of $25 in addition

Commercial Site Plan consideration (with building).
The Planning Commission shall require a non-refundable fee of:

a. $600 (up to 8,500 SF of building)
b. $700 (8,501 SF to 25,500 SF of building)
c. $800 (25,501 SF to 50,000 SF of building)
d. $1000 (50,001 SF and up)

Fire fee of $150 in addition

Commercial Site Plan consideration (without building).
The Planning Commission shall require a non-refundable fee of:

a. $500 minimum plus $300 per acre over 1.0 acres (to the nearest 0.1 acre)
b. $100 for each additional review

Fire fee of $100 in addition.

Updated Building & Planning fees continued.

Building plan review.

a. .75 per square foot under roof **(COMMERCIAL)**
b. $45 per square foot under roof **(UTILIZE VALUATION TABLE) (RESIDENTIAL)**

Building Fire plan review.

The Planning Commission shall require a non-refundable fee of:

a. $100 (1 - 2,500 square foot)
b. $150 (2,501 - 5,000 square foot)
c. $200 (5,001 – 7,500 square foot)
d. $250 (7,501 – 10,000 square foot)
e. $500 (10,001 – 50,000 square foot)
f. $1000 (50,000 square foot and up)

Re-Zoning Application for consideration (with public hearing).

The Planning Commission shall require a non-refundable fee of:

a. $400 A-R, R-(1, 2, 3, 4, 5, 6)
b. $600 All other zoning.

Application for Variance.

The Planning Commission shall require a non-refundable fee of:

a. $300 Residential
b. $400 Commercial
c. $100 each additional review.

Application for Special Exception.

The Planning Commission shall require a non-refundable fee of:

a. $300 Residential
b. $400 Commercial

Swimming Pool Permit.

The Planning Commission shall require a non-refundable fee of:

a. $150 Residential
b. $500 Commercial

Accessory Structure (outbuilding/shed/deck/fences).

The Planning Commission shall require a non-refundable fee of:

a. $100 (Shed greater than 300 square feet with **No** electricity/water)
b. $200 (Shed greater than 300 square feet **Plus** permits for each service added)
c. $50 (Deck greater than 300 square foot)
d. $50 (Residential fence. **Commercial fencing based on valuation table**)

Roofing (commercial or residential).

The Planning Commission shall require a non-refundable fee of:

a. Fee based on valuation of accepted bid.

Updated Building & Planning fees continued.

Rental Registration

a. $50 Initial registration

Electrical Permit

a. $50 Minimum

Plumbing Permit

a. $50 Minimum

Mechanical Permit

a. $50 Minimum

Commercial Signage.

The Planning Commission shall require a non-refundable fee of:

a. $1.00 square foot per visible side (**minimum $50**)

Demolition permit.

The Planning Commission shall require a non-refundable fee of:

a. $150 Residential
b. $300 Commercial

Manufactured Homes.

The Planning Commission shall require a non-refundable fee of:

a. $750 **PLUS** any additional permit required before occupancy.

Valuation Table

$8 for each $1000 over $100,000

Value	Permit	Value	Permit	Value	Permit	Value	Permit
1001	50	26000	140	51000	264	76000	364
2000	50	27000	145	52000	268	77000	368
3000	50	28000	150	53000	272	78000	372
4000	50	29000	155	54000	276	79000	376
5000	50	30000	160	55000	280	80000	380
6000	55	31000	165	56000	284	81000	384
7000	55	32000	170	57000	288	82000	388
8000	55	33000	175	58000	292	83000	392
9000	55	34000	180	59000	296	84000	396
10000	60	35000	185	60000	300	85000	400
11000	65	36000	190	61000	304	86000	404
12000	70	37000	195	62000	308	87000	408
13000	75	38000	200	63000	312	88000	412
14000	80	39000	205	64000	316	89000	416
15000	85	40000	210	65000	320	90000	420

16000	90	41000	215	66000	324	91000	424
17000	95	42000	220	67000	328	92000	428
18000	100	43000	225	68000	332	93000	432
19000	105	44000	230	69000	336	94000	436
20000	110	45000	235	70000	340	95000	440
21000	115	46000	240	71000	344	96000	444
22000	120	47000	245	72000	348	97000	448
23000	125	48000	250	73000	352	98000	452
24000	130	49000	255	74000	356	99000	456
25000	135	50000	260	75000	360	100000	460