

**DPS**Montgomery County
Department of Permitting Services2425 Reedie Drive, 7th Floor
Wheaton, MD 20902
(240)777-0311montgomerycountymd.gov/dps**COMMERCIAL CONSTRUCTION**

Effective July 1, 2026 – June 30-2027

These fees are adjusted upwards according to the Council approved FY27 Budget. Please use this schedule for fee estimation only. The final fee will be calculated by DPS when the permit is issued, or the service is provided.

Commercial Buildings and Structures	
Filing Fee – new, add, alter, repair	50% of permit fee or \$833.30 whichever is greater
New Construction and Additions	
0-500,000 SF of construction area	\$1.48 per SF
500,001 > SF of construction area and above	\$1.48 per SF for first 500,000 SF + \$0.75 per SF of area exceeding 500,000SF
Commercial dwelling unit (IBC) MPDU	\$1.42 per SF
Repairs, Alter, Accessory Structures	Cost of construction x 0.03
Commercial Plan Revisions	\$833.30 or \$1.48 per SF (\$1.42 per SF for MPDU) whichever is greater
Residential U&O Certificate	\$116.91
Commercial U&O Certificate	
0-5000 SF	\$441.52
5001 – 10,000 SF	\$646.74
10,001 – 20,000 SF	\$988.76
20,001 – and up	\$1,542.22 + \$0.03 SF of area exceeding 20,000 SF
U&O Certificate for lots or parcels without buildings/structures on them	\$715.14
Capacity Certificate	\$143.02 per assembly room; \$6.22 for each duplicate certificate
Ownership Units	\$1,741.22 per unit created
Code modifications or interpretations	\$634.30

Miscellaneous Fees	
Application Extensions	15% of the filing fee
Permit Extension	15% of the total permit fee

Initial inspection of sites where working without a permit	\$186.56
Applicant requested partial inspection (residential)	\$120.64
Re-inspection of the same item or stage (residential or commercial) after two disapprovals	\$120.64
Permit Application Revisions	\$60.94

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Residential Construction – One- and Two-Family Dwellings and Related Accessory Structures	
Filing Fee - New	50% of permit fee or \$870.61 whichever is greater
Filing Fee – Add, Alter, Repair	50% of permit fee or \$329.59 whichever is greater
One- and Two-Family Detached	
0-5000 SF of construction	\$0.8830 per SF
5001-above	\$0.8830 per SF for first 5000 SF + \$0.3731per SF of area exceeding 5000 SF
One- and Two-Family Attached	\$1,741.21
One- and Two-Family Attached (MPDU)	\$1,243.72
Additions	\$0. 8830per SF
Alterations or repairs	\$0.78 per SF
Private in-ground swimming pool (including fence)	\$360.68
Private above-ground swimming pool (including fence)	\$267.40
Decks (opened unenclosed) 500 SF or less in area	\$223.87
Decks (opened unenclosed) more than 500 SF in area	\$0.8830 per SF
Retaining Walls	\$223.87
Accessory Building 200 SF or less	\$136.80
Accessory Building 201>	\$0.8830 per SF
Solar Panels	\$261.18
Rooftop Solar Panels	\$261.18
Rooftop Solar Panels – Refer-backs	\$130.59
Demolition Permit	\$180.34
Fence Permit	\$89.54
Residential Plan Revisions	\$0.8830 per SF (new/add)/\$0.78 per SF (alter/repair) of revised area or filing fee whichever is greater

Miscellaneous Fees	
Application Extensions	15% of the filing fee
Permit Extension	15% of the total permit fee
Initial inspection of sites where working without a permit	\$186.55
Applicant requested partial inspection (residential)	\$120.64
Re-inspection (residential or commercial) after two disapprovals	\$120.64
Permit Application Revisions	\$60.94



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ELECTRICAL/MECHANICAL

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MECHANICAL PERMIT	
Minimum fee – Residential one- and two-family dwellings (attached and detached). Fee in addition to equipment fees	\$80.84
Minimum fee – all other Mechanical permits. Fee in addition to equipment fee	\$130.59
Base mechanical fee (except for one- and two-family dwellings)	1.98% of the cost difference between contract value and value of listed equipment
New or replacement equipment	
Heating equipment	\$28.61 per 100 MBH or fraction
Cooling equipment	\$28.61 per each five-ton capacity or fraction
Fuel Tanks: Each 500 water gallons	\$64.67
Expansion Tanks: Each 50 water gallons	\$64.67
Pre-fabricated fireplace	\$32.34
Pre-fabricated chimney	\$17.41
Commercial Consultation inspection (per hour or fraction)	\$167.90

ELECTRICAL PERMIT	
Minimum Fee – Residential one- and two-family dwellings (attached and detached). Fee in addition to equipment fees	\$111.94
Minimum Fee – all other electrical permits. Fee in addition to equipment fees	\$186.56
New Commercial Construction & Alternative Energy Sources	
0 to 100 amps	\$746.24
101 to 200 amps	\$926.58
201 to 300 amps	\$1113.13
301 to 400 amps	\$1312.13
Over 400 amps – Each additional 100 amps or fraction thereof	\$174.12
Existing Commercial Tenant Fit Ups, Alterations	
For low voltage or up to 20 devices	\$192.78
Single story or a single tenant space up to 5,000 sq. ft.	\$286.06
Single story or single tenant space from 5,001 to 10,000 sq. ft.	\$472.62
Single story or single tenant space from 10,001 to 20,000 sq. ft.	\$559.68
Multi-story or single story/single tenant space over 20,000 sq. ft. (per story)	\$646.74
New Residential Construction & Alternative Energy Source	
0 to 200 amps	\$286.06
201 to 400 amps	\$416.65
Over 400 amps	\$559.68
Temporary for Construction	
Trailer	\$94.52
Pole	\$94.52
Heavy Up (Residential Only)	
0 to 400 amps	\$47.26
Over 400 amps	\$94.52
Service Replacement or Relocation	

Subpanels for 0 to 400 amps	\$47.26
Subpanels for over 400 amps	\$94.52
Service Entry Cable Replacement	N/A
Appliances	\$11.19
Rough Wiring	
1 to 20 lights, switches, etc.	\$19.90
Additional (every 10 or fraction thereof)	\$8.71
Lighting Fixtures	
First 20	\$16.17
Additional (every 10 or fraction thereof)	\$11.19
Low voltage	
1 to 10 devices (Updated)	\$41.04
Additional (every 10 or fraction thereof)	\$8.71
Motors, Heating, Electric Heat, HVAC, and Air Condition	
Under ½ hp charged as Lighting Fixtures	N/A
(add the quantity to the Lighting Fixtures section)	
½ hp to 10 hp (each)	\$19.90
11 hp to 20 hp (each)	\$26.12
21 hp to 30 hp (each)	\$38.56
31 hp – 50 hp (each)	\$47.26
51 hp – 75 hp (each)	\$57.21
75 hp (each)	\$64.67
Special deck inspections, slab concealment (each)	\$57.21
New Multi-family buildings (apartments, condominium dwelling units)	
Each dwelling unit	
(Common areas such as stairwells, laundry, and storage rooms are charged as individual units for each panel or sub-panel required).	\$286.06
Existing Multi-family buildings (apartments, condominium. dwelling units)	
Each dwelling unit	
(Common areas such as stairwells, laundry, and storage rooms are charged as individual units for each panel or sub-panel required).	\$186.58
Other Electrical Equipment	
Arc Vapor Lamps, Rectifiers, Rheostats, and Chargers for Storage	\$16.17
Battery Packs	\$11.19
Dental Chairs	\$16.17
Gasoline Pumps	\$11.19
Motion Picture Booths and equipment (each)	\$111.94
Meter Stacks-Replacements (each meter)	\$38.56
Radio, Television, Telephone (Towers, Dishes, Microwave, Relay Systems, etc.)	\$120.64
Single Station Smoke Detectors (each)	\$4.97
Swimming Pool, Hot Tub, Spa (includes Pumps, Fixtures, Receptacles)	\$94.52
Bonding	\$26.12
Temporary Wiring (carnivals, fairs, holiday decorations and tree lots, etc.)	\$136.81
Transformer Vaults, Duct Banks	\$120.64
X-ray machines (each)	\$19.90
Fire/security Alarm systems	\$47.26
Residential or commercial: Oil burners and gas burners, including controls	\$16.17
Other Electrical Equipment Continued	
Electrical Charging Station	\$62.19
Modular/Mobile home/Signs	\$111.94
Electrical License Fees	
Homeowner's Exam – Initial Attempt/Re-Exam	\$93.28

Miscellaneous Fees	
Application Extensions	15% of the filing fee
Permit Extension	15% of the total permit fee
Initial inspection of sites where working without a permit	\$186.56

Applicant requested partial inspection (residential)	\$120.64
Re-inspection (residential or commercial) after two disapprovals	\$120.64
Permit Application Revisions	\$60.94

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Fire Code	
Filing Fee – Fire Alarm, Fire Protection	\$192.78
Fire-alarm and –detection systems (devices, main control panels, or household devices and control panels)	\$38.56 per device
CO2 or Clean Agent systems	\$945.23 per system
Sprinkler systems	\$8.71 per sprinkler head
Fire pump	\$746.24 per pump
Added hose valves on existing standpipe	\$441.52 per hose
Dry or Wet Chemical Extinguishing systems	\$578.33 per system
Standpipe systems	\$652.96 per riser
Fire Alarm Plan Revision	\$38.56 per device
Sprinkler Systems Plan Revision	\$8.71 per device
Other Plan Revision (CO2, Clean Agent, Fire pumps, etc.)	\$192.78 minimum

Miscellaneous Fees	
Application Extensions	15% of the filing fee
Permit Extension	15% of the total permit fee
Initial inspection of sites where working without a permit	\$186.56
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Re-inspection (residential or commercial) after two disapprovals	\$120.64
Permit Application Revisions	\$60.94

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Fire Code Compliance and Operational Permits	
Fire Code Compliance Permit	\$118.15 per year \$118.15 per additional building or tenant space
Operational Permit	\$118.15 per year \$118.15 per additional building or tenant space
Initial structure or existing condition inspections	No Charge
Follow-up inspection for non-compliance	\$118.15
Subsequent re-inspections for non-compliance	\$118.15
Overtime inspection	\$335.81
Witness Tests of Systems or Structures	\$118.15

General Permits	
All permits \$118.15 per time period	
AMUSEMENT AND ENTERTAINMENT	
• Haunted House, carnival or other public event • Fireworks shoot • Use of flame effects before an audience	30 calendar days
FLAMMABLE AND COMBUSTIBLE LIQUIDS AND GASES	
• Install, remove, abandon, repair or alter tank • Place tank temporarily or permanently out of service • Floor resurfacing or refinish using flammable liquids • Spraying or dipping using flammable liquids • Operation of bulk storage plant	30 calendar days 30 calendar days 30 calendar days 12 calendar months 12 calendar months
FLAMMABLE AND COMBUSTIBLE SOLIDS	
• Store or handle >100 cf of combustible fibers • Conduct or maintain tire capping/rebuilding plant • Store >100,000 board feet of lumber • Blasting permit (\$118.15 <i>per month</i>) • Operate commercial rubbish-handling facility	12 calendar months
HOT WORK	
• Conduct cutting or welding operations (Site specific) • Use open flame torch for roofing or stripping paint • Place or operate a tar kettle	12 calendar months 30 calendar days 30 calendar days

MOTOR VEHICLES	
- Repairing or refurbishing motor vehicle or aircraft - Operate motor vehicle (incl aircraft) refueling facility	12 calendar months
Review Fire Department Access and/or hydrant location (site specific)	\$118.15

Miscellaneous Permits	
Operate or conduct any activity that poses unusual fire risk	\$118.15 per 12 calendar months or change in ownership or use group
Fee for any inspection associated with permit issuance	Included in the permit fee
Any permit required by Fire Marshall or identified in other reference documents or NFPA	\$118.15 per 12 calendar months or as noted on permit

Additional Inspection Fees	
Initial inspection of work or event site required before permit issuance	\$118.15
Post event inspection	\$118.15
Each re-inspection after two disapprovals	\$118.15

License Fees	
Fire Extinguisher Corporate License	\$218.90 per 2-year license
Corporate License	\$218.90 per 2-year license
Individual License	\$218.90 per 2-year license
Family or Group Day Care Home	\$236.31 per 2-year license
Nursery or Day Care Centers	\$236.31 per 2-year license
Board & Care (Group Home)	\$118.15 per year/1-year license
Assisted Living or Nursing Home	\$118.15 per year/1-year license
Health Care, Detention	\$118.15 per year/1-year license
Other Licensed Facility	\$118.15 per year/1-year license
Private Educational Institutions	\$118.15 per year/1-year license

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ZONING

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Vendors	
Non-Certified Agricultural Producers and their operators	\$ 87.06 operator permit fee
Certified Agricultural Producers and their operators	
In County	\$149.25
Out of County	\$201.37
Site-Specific Vendor	\$391.77
Door-to-Door Vendor	\$174.12
Regular Route Vendor	\$304.72
Temporary Sales License	\$217.65
Performance Bond for Future Delivery Vendor	\$1,623.06
Benefit Performances	\$217.65
Storage of Vendor Confiscated Goods	\$174.12
Zoning Permits/Certificates	
Equestrian Event	\$565.89
Home Occupation	\$522.36
Nonconforming Use Certificate	\$478.84
Parking Waiver Request	\$1,349.44
Conditional Use Enforcement	\$304.72
Zoning Compliance Letters	
Residential	\$435.30
Commercial	\$565.89
Sign Permits	
Permanent	\$373.12
Sign Concept	\$1,610.62
Sign Variance	\$740.01

Miscellaneous Fees	
Application Extensions	15% of the filing fee
Permit Extension	15% of the total permit fee

Initial inspection of sites where working without a permit	\$186.56
Applicant requested partial inspection (residential)	\$120.64
Re-inspection (residential or commercial) after two disapprovals	\$120.64
Permit Application Revisions	\$60.94
Denial Letter	\$77.11

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LAND DEVELOPMENT

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Work in the Public Right of Way	
Driveway Permits	Filing Fee: \$186.56; Permit Fee: 18.22057% of Estimated Project Cost
Utility Permits	
- Under Roadway Work	Permit Fee: \$0.96389/LF, Minimum \$963.89
- Above Roadway Work (minimal trenching)	Permit Fee: \$0.52858/LF, Minimum \$528.58
- Aerial Work	Permit Fee: \$0.52858/LF, Minimum \$528.58
- House Connection	Permit Fee: \$528.58 per Connection
Special Use & Roadway Occupancy - dumpster, crane, storage container, etc.	Permit Fee: \$267.40
Stump & Hazardous Tree Removal	Permit Fee: \$0
Engineered Permits	Filing Fee: 50% of Total Permit Fee, \$2375.51 Minimum. Permit Fee: 18.22057% of the Estimated Project Cost
Traffic Management Plan	Fee: \$3233.68
Minor Record Plat	Fee: \$621.86
Revisions	
- Engineered Plans	Fee: 18.22057% of the Estimated Revision Cost, \$2375.51 Minimum
- All Other	Fee: \$186.56
Extensions	
- Engineered Plans	Fee: 15% of the Permit Fee
- All Other	Fee: \$186.56

Miscellaneous Fees	
Administrative Permit Application Revisions	Fee: \$87.06
Bond Replacement Fee	Fee: \$174.12
Bond Reduction Fee	Fee: \$348.24
Expedited Plan Review Fee	Fee: 25% of Total Permit Fee

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Engineered	Filing Fee: 50% of Total Permit Fee. Permit Fee: \$0.10696/sq. ft. of Disturbed Area, \$2375.51 Minimum. Revision Fee: \$0.10696/sq ft of additional disturbed area plus \$2375.51. Extension Fee: 15% of the total permit fee in <i>effect</i> when extension request is submitted, or \$261.18 if As-Built Plan is Approved.
Engineered for Single Family Lots	Fee: \$2375.51, Extension Fee: \$186.56
Small Land Disturbance Activity	Fee: \$1013.64, Extension Fee: \$186.56
Forest Harvest Activity	Fee: \$1013.64, Extension Fee: \$186.56
SWM As-Built Plan	Fee: \$2375.51
Floodplain District Permit	Fee: \$1119.35, Extension Fee: \$167.90
Floodplain Study	Fee: \$1417.85

Miscellaneous Fees

Administrative Permit Application Revisions	Fee: \$87.06
Bond Replacement Fee	Fee: \$174.12
Bond Reduction Fee	Fee: \$348.24
Expedited Plan Review Fee	Fee: 25% of Total Permit Fee

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Stormwater Management (SWM) and Special Protection Areas (SPA)	
SWM Concept or SPA Water Quality Inventory	Fee: \$3,438.90
Site Development SWM Plan Review	Fee: \$1,722.56
SWM Concept/Site Development Stormwater Plan Combo	Fee: \$3,438.90
SPA Water Quality Plans	
- Preliminary or Combo (Preliminary and Final)	Fee: \$1,013.64/Acre, \$3,438.90 Minimum, \$20,272.72 Maximum
- Final	Fee: \$1,722.56
All Concept or SPA Revisions	Fee: \$1,722.56
Stream Monitoring	Fee: \$860/Acre

Miscellaneous Fees	
Administrative Permit Application Revisions	Fee: \$87.06
Bond Replacement Fee	Fee: \$174.12
Bond Reduction Fee	Fee: \$348.24
Expedited Plan Review Fee	Fee: 25% of Total Permit Fee

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Well and Septic	
Conventional Percolation Test	Fee: \$970.11 per lot, per visit
Mound System Percolation Test	Fee: \$1305.91 per lot, per visit
Water Table Level Check	Fee: \$547.24 per visit
Individual Sewage Disposal Permit	Fee: \$1492.47
Plans Review for Subdivision and Platted Lots and Revisions	Fee: \$634.30 per lot
Minor Plan Review & Environmental Health Survey	Fee: \$466.40
Partial Environmental Health Survey	Fee: \$292.28
Repair of Existing Failing Sewage Disposal System	Fee: \$466.40
Septage Hauler Permit (with truck inspection)	Fee: \$466.40
Septage Hauler Permit (reciprocal truck inspection)	Fee: \$292.28
Well Permit	Fee: \$160
Septic Permit Extension	Fee: \$211.43