



RESOLUTION 26-685

A RESOLUTION OF THE TOWN OF MOUNT CARMEL, TENNESSEE ESTABLISHING BUILDING INSPECTION AND PERMIT FEES

WHEREAS, the Town of Mount Carmel is authorized by Tennessee law to establish and collect reasonable fees for building inspections and permits; and

WHEREAS, the Board of Mayor and Aldermen finds it necessary and appropriate to update the Town's schedule of building inspection and permit fees to ensure that such fees accurately reflect the cost of providing these services; and

WHEREAS, building inspection and permit fees were previously addressed in Resolution No. 25-655, along with other fees, rates, and costs authorized by the Town; and

WHEREAS, the Board desires to replace only the Building Inspection and Permit Fee Schedule contained within Resolution No. 25-655 while leaving all other provisions of Resolution No. 25-655 unchanged and in full force and effect; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen meeting at Mount Carmel, Tennessee, on this 23rd day of July, 2026, that

SECTION 1. The Board of Mayor and Aldermen hereby adopts the Town of Mount Carmel Building Inspection and Permit Fee Schedule, attached hereto as Exhibit A and incorporated herein by reference as if fully set forth herein. The fees established in Exhibit A shall constitute the official schedule of building inspection, permit, development, grading, demolition, and related construction fees for the Town of Mount Carmel.

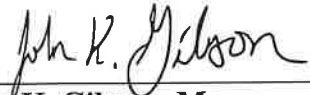
SECTION 2. The Building Inspection and Permit Fee Schedule previously adopted as part of Resolution No. 25-655 is hereby repealed and replaced in its entirety by the fee schedule attached to this Resolution as Exhibit A. All other provisions of Resolution No. 25-655 not specifically amended by this Resolution shall remain in full force and effect.

SECTION 3. The Town is authorized to administer, interpret, and collect the fees established in Exhibit A in accordance with applicable ordinances, adopted building codes, and Town policies.

SECTION 4. The fee schedule adopted herein shall apply to all permit applications submitted on or after August 1, 2026. Applications submitted prior to the effective date shall be assessed under the fee schedule in effect at the time of application.

This Resolution shall take effect immediately, the public welfare requiring it.

ADOPTED this 23rd day of July, 2026.



John K. Gibson, Mayor

Attest:



Tyler S. Williams, CMFO
Town Recorder



TOWN OF MOUNT CARMEL

BUILDING INSPECTION & PERMIT FEE SCHEDULE

General Information	Amount/ Notes
Application Fee	\$50 (non-refundable)
Consultation Fee (Building Inspector)	\$25 (non-refundable)
Inspection Fee	\$125
Re-Inspection Fee	\$125
Renewal Fee	\$125 (Permits expire 6 months after issue)
Residential Permits/Inspections	Amount/ Notes
Base Fee	\$20
Residential Construction (Houses, garages, additions and remodels)	\$0.10 per sq. ft. of living space; plus Inspection Fee per visit. (min. 4 for new construction; min. 2 for all others)
Under Slab Plumbing Inspection	\$125
Poured/Insulated Foundation Inspection	\$125
Residential Remodeling (Decks, retaining walls, porches, windows, structural changes/repairs)	\$20 base + \$125 per inspection
Roof Permit	\$20 base + \$125 per inspection
Storage Buildings/Pools/Barns/Carports	\$20 base + \$125 per inspection (min 2)
Pools <24 in. or temporary <6 months	No permit required
Prefab Storage Buildings <200 sq ft.	\$20 base + \$125 per inspection (min 2)
Residential Inspection Sequence	When Conducted
Setback/Footer Ditch	Prior to footer/pier concrete
Poured Foundation	After forming/reinforcing, before pour
Under Slab Plumbing	Before covering plumbing and/or slab being placed
Rough Framing/Plumbing/Mechanical	After framing, rough in plumbing and mechanical, but before insulation
Covered Insulation	After insulation, but before installation of finishing product
Garage Separation	After Type X drywall, before tape
Final	Before occupancy
Residential Plumbing Permits	Fee / Notes
New Construction	\$20 + \$125 per inspection
Remodeling	\$50 + \$125 per inspection
Additional Inspection	\$125 per inspection
Commercial Permits/Inspections	Fee / Notes
\$1001-\$50,000	Permit Fee: \$125 + \$5.00 per \$1,000 Inspection Fee: \$125 + \$2.00 per \$1,000
\$50,001-\$100,000	Permit Fee: \$350 first \$50,000 + \$4.00 per \$1,000 Inspection Fee: \$40 + \$0.50 per \$1,000
\$100,001-\$500,000	Permit Fee: \$500 first \$100,000 + \$3.00 each \$1,000 over Inspection Fee: \$210 + \$1.00 each \$1,000
\$500,001-\$5,000,000	Permit Fee: \$1,660 first \$500,000 + \$2.00 each \$1,000 over Inspection Fee: \$325
\$5,000,001 and up	Permit Fee: \$10,000 first \$5,000,000 + \$1.00 each \$1,000 over Inspection Fee: \$500
Other Fees	Fee / Notes
Move Building	\$100 base + \$125 per inspection
Demolition	\$200 base + \$125 per inspection

Outbuilding/Barn Demolition	\$150 base + \$125 per inspection
Stormwater Basin	\$100 each + \$125 per inspection (min.1)
Subdivision Development	\$2,500 minimum; \$125 per lot
Multifamily Development	\$1,000 minimum + \$125 per unit
Commercial/Industrial Development	\$10 per \$1,000 construction cost
Driveway/Curb Cut	\$125
Restricted Grading Permit	\$250
Unrestricted Grading Permit	\$250
Unsafe Building - Repair	\$500 + costs +15%
Unsafe Building - Vacate	\$500 + costs +15%
Unsafe Building - Demolition	\$500 + costs +15%
No-Permit Penalty	2x applicable permit fee

***Permit/inspection fees may be refunded, less a \$100 administration fee if project is canceled; provided that no work has commenced, no inspection has taken place, and that request for refund is made within three (3) months of the initial application date.**