APPROVED
9/8/2026

Tulsa County Development Services

FEE SCHEDULE

Effective September 8, 2026

PERMITTING & INSPECTIONS

Fees Required on All Issued Permits

Application Fee ---------- $50.00
Zoning Review Fee ---------- $12.00
Flood Review Fee ---------- $12.00
Fire Review Administration Fee (Note: Only applies to Commercial Use) ---------- $150.00

Oklahoma Uniform Building Code Commission Permit Fee Schedule

Building Permit ---------- $4.00
Electrical Permit ---------- $4.00
Mechanical Permit ---------- $4.00
Plumbing Permit ---------- $4.00

Contractor Registration ---------- $100.00
Commercial Certificate of Occupancy ---------- $250.00
Certificate of Occupancy – Seasonal Change of Use ---------- $100.00
OMMA Letter of Compliance ---------- $150.00
ABLE Commission Letter of Compliance ---------- $150.00
Demolition Permit ---------- $100.00
Floodplain Permit ---------- $150.00
Pond/Earth Change (Less than 1 acre) Permit ---------- $200.00
Earth Change (1 acre or more) Permit (Note: Requires SWPPP from ODEQ) ---------- $400.00
Subdivision Development Permit ---------- $1,200.00
Annual Earth Change (Removal & Fill) Permit ---------- $1,500.00
Tent Permit ---------- $75.00
Fireworks Sales Tent Permit ---------- $200.00
Fireworks Sales Stand Permit ---------- $100.00 per 24 Linear Ft

Penalty Fee for Work Started Prior To Obtaining a Permit

If work is started prior to the issuance of any required permit, a fee shall be assessed in addition to the regular permit fee. The fee shall be Two Hundred Dollars ($200.00) or three times (3x) the cost of the regular fee, whichever is greater. The payment of such fee shall not relieve any person from fully complying with all the requirements of this code, nor shall such a payment exempt the person from further penalties.

Building Permit Fee

Valuation:

$0 to $10,999 ---------- $55.00
$11,000 ---------- $74.00
Each $1,000 increment of value or portion thereof, over $11,000 ---------- $4.00

Example: *$84,000 value would be $366.00 for the base permit cost (plus required permit fees).*
($74.00) + ((84-11) x $4.00) = $74.00 + $292.00 = $366.00

CMF# 20261877

Trade Permit Fee Schedule (Electrical/Plumbing/Mechanical Gas/Mechanical HVAC)

Residential

0-2,500 Sq. Ft.	$125.00
2,501-4,000 Sq. Ft.	$225.00
4,001-6,000 Sq. Ft.	$325.00
Each 1,000 Sq. Ft. or portion thereof, over 6,000 Sq. Ft.	$100.00

Commercial

0-2,500 Sq. Ft.	$200.00
2,501-5,000 Sq. Ft.	$250.00
5,001-10,000 Sq. Ft.	$300.00
10,001-25,000 Sq. Ft.	$350.00
25,001-50,000 Sq. Ft.	$400.00
Each 10,000 Sq. Ft. of portion thereof, over 50,000 Sq. Ft.	$50.00

Miscellaneous Work Residential	$50.00
Miscellaneous Work Commercial	$100.00

Mobile & Modular Homes Trade Permits

Electric	$75.00
Mechanical	$75.00
Plumbing	$75.00

Other Fees

Move in residence/structures	$100.00
Returned Check Fee	$35.00
Re-Inspection/Additional Inspection Fee	$50.00
Addendums, Resubmittals, or Revised Plans Fee	$50.00

Other Electrical Work Fees

Swimming Pools (above-/in-/on-ground pools, hot tubs, spas, and fixed-in-place wading pools)	$125.00
Cell Tower & Radio Towers	$250.00
Business & Outdoor Advertising Signs	$250.00

Electric Upgrades/Reconnects

First 100 amps	$100.00
Additional 100 amps or portion thereof, Residential	$50.00
Additional 100 amps or portion thereof, Commercial	$75.00

Annual Permit Fee Schedule

Annual Plumbing Permit	$500.00 per 100,000 Sq. Ft.*
Annual Mechanical Gas Permit	$500.00 per 100,000 Sq. Ft.*
Annual Mechanical HVAC Permit	$500.00 per 100,000 Sq. Ft.*
Annual Electrical Permit	$500.00 per 100,000 Sq. Ft.*

**(up to $5,000 Maximum Fee)*

This Fee Schedule supersedes and replaces any and all fee schedules previously published effective the date shown at the top of the page.

Off Duty Recall Inspection Fee

Any inspection requiring a code official or inspector who is off duty to be recalled to duty and is not continuous with the inspector's regular work period shall be subject to a Recall Inspection Fee equal to two and one-half (2 ½) times the regular inspection fee, (Fifty Dollars [$50.00]) which shall be assessed, paid, and collected at a rate of One Hundred Twenty-Five Dollars ($125.00) per hour, with a minimum assessed inspection time of two (2) hours.

IMPORTANT NOTICE: IF THERE IS A PAST DUE BALANCE OWED ON A CONTRACTOR/CUSTOMER ACCOUNT, NO MORE PERMITS SHALL BE ISSUED OR INSPECTIONS SHALL TAKE PLACE UNTIL ACCOUNT IS BROUGHT UP TO CURRENT.

Fire Marshal Review Fees

Building Plan Review (includes up to one hour)	$100.00
Fire Suppression Plan Review (includes up to one hour)	$100.00
Fire Alarm Plan Review (includes up to one hour)	$100.00
Fire Hood & Other Similar Systems Plan Review (includes up to one hour)	$100.00
Each additional hour of Plan Review	$50.00
Consulting Fee (in person), per hour	$50.00
Consulting Fee (over the phone), per hour	$25.00
In-field Consultation & Inspection, per hour	$100.00
ABLE, Daycare, OMMA, Nursing Home, etc Inspections (per building)*	$200.00

**(depending on size)*

TULSA COUNTY PLANNING COMMISSION (PLANNING & ZONING SERVICES)

Zoning Map Amendments (Base Fee)

Rural intensity: AG, AG-R*	$500.00
Any other Zoning District (not noted below)*	$1,000.00
Planned Unit Development (PUD)*	$1,500.00
Major Amendment to PUD*	$1,500.00
Abandonment of a PUD*	$500.00

**see Additional Fees section for associated newspaper, sign, and mailed notices fees*

Minor Amendment to Development Plans (Base Fee)

Residential*	$250.00
Non-Residential*	$500.00
Additional Amendments* (each)	$100.00

**see Additional Fees section for associated mailed notice fees*

Development Plan

Detail Site Plan	$250.00
Landscape Plan	$150.00
Alternative Compliance (AC) to Landscape Plan	$150.00
Minor Revisions (Detail, Landscape, or AC Landscape)	$50.00
Sign Plan (Up to Two Signs)	$200.00
Each Additional Sign	$50.00

Miscellaneous Zoning Fees

Zoning Letters ---------- $75.00
Zoning Letters with a Development Plan ---------- $150.00
Agenda Fee for which No Fee is Established ---------- $50.00
Zoning Ordinance Publication Fee (for information only) ---------- $125.00

Comprehensive Plan (Paper Application)

Comprehensive Plan Amendment (CPA)* ---------- $250.00
**see Additional Fees section for associated newspaper, sign, and mailed notices fees*

Appeal To County Commissions

Non-Protest Petition ---------- $250.00
With Protest Petition ---------- $500.00

Subdivision Fees (Paper Application)

Preliminary Plats ---------- $1,200.00
Final Plat ---------- $900.00
Minor Subdivision Plat ---------- $650.00
Access Point(s) Changed on Recorded Plat ---------- $100.00
Reinstatement of a Subdivision Plat: Preliminary or Final ---------- $100.00
Extension of Approval of Subdivision Plat: Preliminary or Final ---------- $100.00
Exempt Land Division Application ---------- $100.00
Lot Splits ---------- $150.00
Lot Line Adjustments ---------- $150.00
Development Regulations Compliance ---------- $500.00

NOTE: *The subdivision fees include the application fee and evaluation fee which is designed to partially cover the cost of the investigation of site characteristics, adopted plans, previous actions, adequacy of existing and proposed streets, utilities and stormwater structures, as well as inspection of the site and surrounding property.*

Additional Fees (Related to Planning & Zoning Services)

Newspaper Publication ---------- $900.00
Signs (each) ---------- $175.00
Mailed Notices and Postage for 300' Radius ---------- $75.00

TULSA COUNTY BOARD OF ADJUSTMENT

Variances (Base Fee)

Residential* ---------- $300.00
Additional Residential Variances* ---------- $50.00
Non-Residential* ---------- $500.00
Additional Non-Residential Variances* ---------- $100.00
Use Variance* ---------- $700.00
**see Additional Fees section for associated newspaper and mailed notices fees*

Special Exceptions (Base Fee)

Residential Use* ---------- $250.00
Manufactured Home Use* ---------- $150.00
Non-Residential Use* ---------- $500.00
Other Special Exceptions (Non-Use)* ---------- $250.00
Additional Exceptions (Use or Non-Use)* ---------- $50.00

**see Additional Fees section for associated newspaper and mailed notices fees*

Miscellaneous Fees (Base Fee)

Administrative Adjustment* ---------- $300.00
Modification of Previously Approved Site Plan or Conditions* ---------- $200.00
Appeal of Decision of Administrative Official ---------- $250.00
Appeal to District Court ---------- $100.00
Agenda Fee ---------- $50.00
Reconsideration: Request Made After Meeting ---------- $100.00
Reconsideration: Processing Fee, if Reconsidered ---------- $200.00

**see Additional Fees section for associated newspaper and mailed notices fees*

Additional Fees (Related to Board of Adjustment Services)

Newspaper Publication ---------- $100.00
Mailed Notices and Postage for 300' Radius ---------- $75.00

PAYMENT PROCESSING FEES

The following payment processing fees apply to all sections above:

Returned Check Fee ---------- $35.00
Credit/Debit Card Payment Fee ---------- 3% of the total fee/transaction amount