

**KING AND QUEEN COUNTY DEPARTMENT OF BUILDING  
INSPECTION RESIDENTIAL FEE SCHEDULE SUMMARY**

The schedule of residential fees listed below have been extracted from section § 10-67, Schedule of Fees, of the "Code of the County of King and Queen," formatted and explained for ease of use and calculation of fees. The fees are reviewed annually by the Board of Supervisors and adjusted to cover operational expenses of the department. Permit fees are required to be paid at the time of application. Checks should be made payable to: "Treasurer, King and Queen County." American Express®, Discover®, MasterCard®, and Visa® are also accepted.

The King and Queen residential fee schedule effective 1/1/2026 only pertains to residential construction. For commercial, apartment buildings, and apartment buildings with units sold as condominiums, see the commercial fee schedule. For townhouse or townhouse buildings with units sold as condominiums, see the multi-family fee schedule.

**FEE EXEMPTIONS**

Minor work: Building permit fees are not required when the cost of construction is less than \$500 and would not require securing any permit for electrical, gas, mechanical, or plumbing work in accordance with the Virginia Uniform Statewide Building Code (VUSBC).

Accessibility ramps: Building permit fees are not required for the construction of ramps installed to provide access for persons with disabilities to single family dwellings, provided the permit applicant provides to the building official proof that an individual who resides in the dwelling is medically in need of such ramp.

**STATE OF VIRGINIA LEVY effective 7/1/2025 through 6/30/2026**

State Levy	of base permit fee	2.00%
• The Commonwealth of Virginia imposes a state levy on all permit fees to support continuing education and training of building code enforcement personnel. The levy is calculated on Building Inspection Department fees only. For example, if the permit fee is \$100.00 the levy is \$2.00 (100x.02).	multiplier	0.02

**GENERAL FEES effective 1/1/2026**

<b>A</b>	<b>Administrative Fees</b>		
	• Change contractor, extension, takeover, transfer, reinstatement, or permit for Certificate of Occupancy (CO) purposes	\$	57.00
<b>B</b>	<b>Reinspection Fees</b>		
	• Fee for each like or same-type inspection in excess of 2	\$	57.00
	• Past due reinspection fee penalty	the greater of	10% or \$10.00

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- C Not Ready Fees
- Fee for any inspection where the inspector cannot or has not conducted an inspection as requested, because the work is not ready. \$ 57.00
  - Past due not ready fee penalty the greater of 10% or \$10.00
- D Refunds are granted if requested in writing, provided no inspections have been performed. The refund amount will be the permit fee paid, minus the greater of 25% of the permit fee or \$119.00.
- If the permit fee is less than the minimum, a refund will not be granted.
- Environmental Engineering Department Fees, Planning Department Fees, and State Levy non-refundable
- E Temporary CO's may be granted at the discretion of the inspection supervisor based on circumstances of the specific request. Cost for initial and subsequent extensions: per building or, unit \$ 57.00
- F Code Investigation Fee: Fee charged in addition to the required permit fees, for failure to obtain a required permit prior to performing construction the greater of 25% of permit fee, or \$57.00

**RESIDENTIAL BUILDING PERMIT FEES effective 1/1/2026**

- A State Levy (subject to change) of base permit fee multiplier 2.00% 0.02
- The Commonwealth of Virginia imposes a state levy on all permit fees to support continuing education and training of building code enforcement personnel. The levy is calculated on Building Inspection Department fees only. For example, if the permit fee is \$100.00 the levy is \$2.00 (100x.02).
- B New Construction: Single family dwelling \$ 400.00
- C Industrialized Buildings (modular homes) or Manufactured Homes
- Industrialized building, or modular home without a permanent chassis \$ 300.00
  - Mobile/ Manufactured home with permanent chassis \$ 270.00
- D Additions and Accessory Structures
- Addition (unless listed below) \$ 250.00
  - Florida room, attached garage, or detached garage with "occupiable" space \$ 225.00
  - Detached garage without "occupiable" space, shed greater than 400 square feet, finished pool house \$ 200.00
  - Chimney or porch addition \$ 171.00
  - Deck, carport, gazebo, dormers, greenhouse, unfinished pool house, retaining wall, boat dock with roof \$ 114.00
  - In-ground swimming pool with barrier • Shed
  - Above-ground swimming pool with barrier
  - Pool barrier (if permitted separately from pool)

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\$	57.00		\$	57.00
\$	57.00			
	• 256 square feet or less			no permit required
	• Greater than 256 square feet (not to exceed 400 square feet)		\$	114.00
	• Handicap accessible ramp			no fee due
E	Alterations, Renovations, and Repairs			
	• Renovation, alteration, or conversion:			
	• Resulting in a change of use or an increase in square footage. Unfinished space to finished, without footings.		\$	171.00
	• Resulting in no change to square footage		\$	114.00
	• Fire damage or repair permits shall be based upon the most similar permit fee and be decided at time of application.	minimum	\$	114.00
	• Storm damage repair or exterior renovation		\$	57.00
	• Chimney relining		\$	57.00
	• Floor joist or footing and foundation repair		\$	57.00
I	Other Residential Permits			
	• Relocation (house moving)		\$	234.00
	• Demolition		\$	57.00
	• Elevator or wheelchair lift		\$	57.00

**RESIDENTIAL AUXILIARY PERMIT FEES effective 1/1/2026**

A	State Levy (subject to change)			2.00%
	• The Commonwealth of Virginia imposes a state levy on all permit fees to support continuing education and training of building code enforcement personnel. The levy is calculated on Building Inspection Department fees only. For example, if the permit fee is \$100.00 the levy is \$2.00 (100x.02).	multiplier		0.02
B	Electrical Permits			
	• New single family dwelling		\$	100.00
	• Industrialized building (modular home)		\$	75.00
	• Addition, renovation and conversion			
	• Where rough-in is required		\$	100.00
	• Where rough-in is pre-existing		\$	57.00
	• Temporary pole, relocation, service change, installation, replacement, and repair		\$	57.00
	• Manufactured home			
	• On private property		\$	75.00
	• In mobile home park			no fee due
C	Gas Permits			
	• Propane tank and/or product line, and gas piping to appliances		\$	114.00
	• Gas piping to appliances only		\$	57.00
	• Propane tank and/or product line only		\$	57.00
	• Manufactured home			
	• On private property		\$	57.00
	• In mobile home park			no permit required
	• Repair or replacement with like appliance (natural or propane)		\$	57.00

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D Mechanical Permits			
• Heating, ventilating and air conditioning (HVAC)			
• New system installation	\$		100.00
• System replacement with new ductwork	\$		100.00
• System replacement without new ductwork/ install ductwork only	\$		57.00
• Manufactured home			
• On private property	\$		57.00
• In mobile home park			no permit required
• Woodstove installation	\$		57.00
• Fuel tank installation and/or removal	\$		57.00
• Fireplace/Gas logs (each single-family dwelling)	\$		57.00
E Plumbing Permits			
• New single family dwelling	\$		100.00
• Industrialized building (modular home)	\$		75.00
• Addition, renovation, and conversion			
• Where rough-in is required	\$		100.00
• Where rough in is pre-existing	\$		57.00
• Backflow prevention	\$		57.00
• Manufactured home			
• On private property	\$		57.00
• In mobile home park			no permit required
F Fire Permits			
• Single family dwelling	\$		57.00
G Boiler Permits			
• Single family dwelling	\$		57.00