



PLANNING and DEVELOPMENT SERVICES PERMIT and APPLICATION FEE SCHEDULE

10 North Bemiston Avenue, Clayton, Missouri 63105
(314) 290-8452 or Clayton Permit Portal or applicationsbd@claytonmo.gov
Adopted by Mayor and Board of Aldermen on February 11, 2025, effective May 1, 2025

BUILDING DIVISION SCHEDULE			
PERMIT/ACTIVITY	PROCESSING FEE (NON-REFUNDABLE)	REVIEW FEES	NOTES
Building Permit (BU)	\$35	\$125	Projects with construction cost less than or equal to \$18,000.
		\$7.80 per \$1,000 of construction costs	Projects with construction cost more than \$18,000 and less than \$8,000,000.
		\$6.80 per \$1,000 of construction costs	Projects with construction cost more than \$8,000,000.
		\$85	Additional fee for projects requiring administrative architectural review.
Plumbing Permit (PL)	\$35	\$100	Projects with construction cost less than or equal to \$15,000.
		\$7.80 per \$1,000 of construction costs	Projects with construction cost greater than \$15,000.
		\$45.00	Annual Plumbing License
Mechanical Permit (ME)	\$35	\$100	Projects with construction cost less than or equal to \$15,000.
		\$7.80 per \$1,000 of construction costs	Projects with construction cost greater than \$15,000.
Demolition Permit (DM)	\$35	\$125	Minimum fee
		\$10 per 1,000 square feet	Additional fee for demolition more than 5,000 gross square feet (total area of all floor levels, including basement levels)
		\$1,000	Refundable cash deposit required for total demolition of structures, other than minor structures (eg. small sheds).
		If the demolition permit application is submitted without the project having previously been submitted for Architectural Review Board and/or Site Plan Review approvals, additional fees will be assessed for contracted third party reviews of the Storm Water Pollution Prevention Plan and tree protection plan.	
Dumpster Permit (DP)	\$35	\$50	Permit valid for 120 days from the date of issuance.
		\$20	A per day, pro-rated fee will apply to any approved extension.
Swimming Pool/ Spa Permit (SP)	\$35	\$125	Projects with construction cost less than or equal to \$18,000.
		\$7.80 per \$1,000 of construction costs	Projects with construction cost more than \$18,000.
Amendment/ Addendum	\$35	\$50 + \$10 per page of accompanying documentation	Interior amendments
		\$100 + \$10 per page of accompanying documentation	Exterior amendments
		\$85	Additional fee for administrative architectural review, as applicable.
		This also includes submission of supplemental information/documents for pending permits.	
Reactivation of Expired Permit		Greater of: \$70 or Originally approved estimated cost of construction multiplied by .15% (.0015)	One-time permit reactivation may be granted by Building Official or the Director of Planning and Development for permit expired less than twelve months. Reactivation valid for a maximum of six months.

PERMIT/ACTIVITY	PROCESSING FEE (NON-REFUNDABLE)	REVIEW FEES	NOTES
Commercial Occupancy Permit (CO)	\$35	\$85	Application fee includes the first inspection and one re-inspection.
		\$120	Additional fee for Temporary Occupancy requests.
		\$90	Additional fee if space occupied prior to inspection.
		\$100	Annual inspection fee for shared work spaces.
Residential Rental Occupancy (RO) (multi-family, duplex units)	\$35	\$60	Application fee, includes the first inspection and one re-inspection.
		\$60	Additional fee if space occupied prior to inspection.
		\$100 + \$35 per unit	Five-year inspection of multi-family apartment buildings.
Residential Rental Occupancy (RO) (single-family)	\$35	\$80	Application fee, includes the first inspection and one re-inspection.
		\$80	Additional fee if space occupied prior to inspection.
Residential Temporary Occupancy for New Construction	\$35	\$145	Application fee includes one temporary occupancy inspection
		Cash escrow or bond	The value of 100% of the cost of the remaining items.
		Temporary Certificates of Occupancy for new Residential Construction may only be granted in compliance with department policy as on file with the Building Official.	
Building Board of Appeals	\$35	\$150	Applications submitted to and processed by Clayton Fire Department.
General Fees (may be applicable to multiple permit types)		\$85	Administrative architectural review.
		\$45	Re-inspection fee.
Reminders	The City of Clayton does not issue integrated permits. A separate permit is required for Building, Plumbing, Mechanical, Sign, Dumpster, and Demolition.		
	All electrical permits are obtained and inspected through St. Louis County (314) 615-5000		
	Each permit application shall provide an estimated value of the construction cost to complete the scope of work included as part of the permit. The estimated valuation of construction shall include materials and industry standard labor costs. A detailed construction cost listing shall be provided by the permit applicant to the City of Clayton upon request.		

PLANNING & ZONING DIVISION SCHEDULE			
PERMIT	PROCESSING FEE (NON-REFUNDABLE)	REVIEW FEE	NOTES
Administrative Planning/Architectural Review Permit (AAR)	\$35	\$145	Includes one inspection fee
Appeal of Administrative Decision (APP)	\$35	\$100	
Appeal to Board of Aldermen (ABA)	\$35	\$100	
Architectural Review Board (ARB)	\$35	\$110	
Board of Adjustment (BAJ)	\$35	\$350	Includes advertising fee
Conceptual Review (CR)	\$35	\$110	
Conditional Use Permit (CUP)	\$35	\$250	Includes advertising fee
Conditional Use Permit (CUP) – amendment/transfer	\$35	\$100	
Condominium Plat (CP)	\$35	\$300	
Domestic Fowl Permit (DOF)	\$35	\$70	Includes one inspection fee
Outdoor Dining - 2 year (OUT)	\$35	\$200	
Outdoor Dining - annual (OUT)	\$35	\$100	
Planned Unit Development (PUD)	\$35	\$550	Includes advertising fee

PERMIT	PROCESSING FEE (NON-REFUNDABLE)	REVIEW FEE	NOTES
PUD/ SDD major amendment	\$35	\$550	Includes advertising fee
PUD/ SDD minor amendment/extension	\$35	\$300	
Rezoning Petition (REZ)	\$35	\$300	Includes advertising fee
Sign Permit (SGN)	\$35	\$45 + \$5 per square foot of signage	Includes one inspection fee, \$85 administrative architectural review fee added as applicable
Site Plan Review (SPR)	\$35	\$250 + \$900 landscape review deposit + \$300 SWPPP review deposit	Balance due for third party reviews assessed upon receipt of contractor invoice
Special Development District (SDD)	\$35	\$800	Includes advertising fee
Subdivision Plat (PLT)	\$35	\$300	Includes advertising fee
Text Amendment Petition (TXT)	\$35	\$300	Includes advertising fee
Verification - building/property maintenance code compliance	\$35	\$50 + \$25 per special request	
Verification - occupancy	\$35	\$50 + \$25 per special request	
Verification - zoning	\$35	\$50 + \$25 per special request	
Zoning Review (ZR)	\$35	\$50	
General Fees (may be applied to multiple permit types)	\$45	Inspection fee	
	\$85	Administrative architectural review fee	
	\$50	Advertising fee. An additional advertising fee will be applied for re- advertising.	
	At cost	Third party contracted reviews completed at cost to City for landscape/tree protection plans, stormwater plans, traffic/parking analysis, etc. Contact Planning Department for more information.	

**THE INFORMATION CONTAINED IN THIS FEE SCHEDULE IS SUBJECT TO CHANGE
FOR AN UPDATED LIST OF THIS FEE SCHEDULE OR FOR INFORMATION CONCERNING APPLICATIONS OR APPLICATION
REQUIREMENTS PLEASE VISIT OUR WEBSITE AT www.claytonmo.gov OR CALL (314) 290-8452.**