



Summary of Bonding Requirements for Subdivisions

Construction Bond

In order to record a subdivision plat prior to full acceptance of all construction improvements, a **Construction Bond** must be provided in a sufficient amount to assure completion of the required improvements. Construction is not considered “complete” until it has been inspected and accepted by the City Inspector and all documentation has been approved.

50% Construction Bond

Following a final inspection and acceptance of the required close-out documents (prior to acceptance of record drawings), the construction bond may be reduced by 50%. Upon acceptance of the record drawings, the remaining 50% of the construction bond will be released. (Note: Punch list items, including streetlights, cannot be bonded. Streetlights must be installed prior to site acceptance. All construction must be inspected and approved before the construction bond can be reduced.)

Utility Warranty Bond

Prior to site acceptance of the required improvements, a **Utility Warranty Bond** must be provided in the amount of 10% of the total cost of the publicly maintained improvements. Bond shall be auto-renewing and valid for a period of no less than 14 months beginning on the date of site acceptance.

Refer to the City of Savannah Code of Ordinances, Division II, Part 8 – Planning and Regulation of Development, Chapter 2 – Subdivision Regulations, Article H – Administration, Section 8-2044 Final Plat for detailed bond requirements. All bonds must be approved by the City prior to acceptance. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the state. Bonds shall automatically renew unless the bonding company provides a minimum of 60 days’ notice to the city that the bond will not be renewed. Bonds may also be in the form of a letter of credit, cash, or other instrument. The City can provide sample bonds or letters of credit if needed to ensure proper language.

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