

| Planning and Inspections | | | |
|---|--|--|-----------|
| Type of Service | | | 2023-2024 |
| Utilities (No Commercial Multiplier This Section) | | | |
| Sewer Tap Fee | (no multiplier) | | \$2000 |
| Water Tap Fee | (no multiplier) | | \$2000 |
| Pavement Cut | (no multiplier) | | \$1000 |
| System Development Fees (No Commercial Multiplier This Section) | | | |
| System Development Fee (Water) | 1 bedroom, Single Family Residential | | \$6760 |
| System Development Fee (Water) | 2 bedroom, Single Family Residential | | \$6760 |
| System Development Fee (Water) | 3 bedroom, Single Family Residential | | \$6760 |
| System Development Fee (Water) | 4 bedroom, Single Family Residential | | \$8923 |
| System Development Fee (Water) | 5 bedroom, Single Family Residential | | \$11154 |
| System Development Fee (Water) | 6 bedroom, Single Family Residential | | \$13385 |
| System Development Fee (Water) | Non-Single Family - Determined by "Intended Use" Calculator | | 100% |
| System Development Fee (Sewer) | 1 bedroom, Single Family Residential | | \$2508 |
| System Development Fee (Sewer) | 2 bedroom, Single Family Residential | | \$2508 |
| System Development Fee (Sewer) | 3 bedroom, Single Family Residential | | \$3762 |
| System Development Fee (Sewer) | 4 bedroom, Single Family Residential | | \$5016 |
| System Development Fee (Sewer) | 5 bedroom, Single Family Residential | | \$6720 |
| System Development Fee (Sewer) | 6 bedroom, Single Family Residential | | \$7524 |
| System Development Fee (Sewer) | Non-Single Family - Determined by "Intended Use" Calculator | | 100% |
| Administration (No Commercial Multiplier This Section) | | | |
| Homeowner Recovery Fund | For any project involving GC | | \$10 |
| Plan and Permit Review | Projects Over \$30,000 and/or requiring plans | | \$75 |
| Surcharge for Paper Permit Submittal | Use if applicant doesn't submit permit via online portal (doesn't include plans, surveys, notarized forms, etc.) | | \$25 |
| Re-Inspection after 2nd Fail | Per inspector per visit, above permit allotment (2 per inspection type) | | \$50 |
| Special Inspection Request/Emergency Inspection or Less Than 24hrs Notice | Per inspector per visit, not included in permit | | \$75 |
| Commercial Multiplier | Add 20% to any commercial permit with permit fee not already listed (does not apply to fines) | | 20% |

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| Construction | | | |
| New Construction (Includes ALL Trades) | Per Square Foot | | \$1.00 |
| Addition (change to exterior walls/footprint, includes ALL Trades) | Per Square Foot, minimum \$100 | | \$0.50 |
| Renovation/Remodel (No change to exterior walls, includes ALL Trades) | Per Square Foot, minimum \$100 | | \$0.25 |
| Standalone Trades | | | |
| Building | Includes decks | | \$100 |
| Electrical | | | \$100 |
| Plumbing | | | \$100 |
| Mechanical | | | \$100 |
| Fuel/Gas | | | \$100 |
| Other | | | |
| Earthwork/Site Clearing/Grading/Walls | | | \$100 |
| Driveway - Culvert Only | | | \$25 |
| Driveway - Includes Culvert | | | \$50 |
| Fence Permit | | | \$25 |
| Semi-Temporary Sign Permit | No Commercial Multiplier | | \$15 |
| Permanent Sign Permit | No Commercial Multiplier | | \$50 |
| Demolition | Bond Required | | \$50 |
| Fire Operational Permit | As required per NCFC, no Commercial Multiplier | | \$100 |
| Manufactured Home | Under scope of NC Regulations for Manufactured Homes | | \$300 |
| Communication Towers | No Commercial Multiplier | | \$1000 |
| Zoning (No Commercial Multiplier This Section) | | | |
| Residential Zoning Permit and Compliance | | | \$100 |
| Commercial Zoning Permit and Compliance | | | \$200 |
| Variance Request | | | \$400 |
| Administrative Review | Appeal of Administrative Decision | | \$350 |
| Change in Type of Occupancy (All) | | | \$250 |
| Special Use Permit – Minor | | | \$350 |
| Special Use Permit – Major | | | \$600 |
| Special Use Permit – 6 Month Extension | Maximum of 2 Extensions | | \$300 |
| Subdivision – Exempt Lot Division/Combination Review | | | \$25 |
| Subdivision Fees – Minor | Includes plat review | | \$150 |
| Subdivision Fees – Major | | | \$1000 |

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| Plat Review | | \$250 |
| Commercial Site Plan Review – De minimis Projects | | \$50 |

| | | |
|---|--|--------------|
| Commercial Site Plan Review | | \$300 |
| Rezoning Request | | \$500 |
| Zoning Ordinance Text Amendment | Per section or Chapter | \$250 |
| Soil and Erosion Control | | |
| Commercial Soil and Erosion Control Permits | Up to 5 acres | \$200 |
| Commercial Soil and Erosion Control Permits | Over 5 acres | \$400 |
| Rental Violations | | |
| Failure to Maintain Smoke Detectors | \$ 95.21, \$ 95.99 penalty | \$100 |
| Failure to Maintain Fire Extinguishers | \$ 95.22, \$ 95.99 penalty | \$100 |
| Failure to Maintain Carbon Monoxide Detectors | \$ 95.23, \$ 95.99 penalty | \$100 |
| Failure to Submit Property Rental Affidavit of Compliance | \$ 95.30, \$ 95.99 penalty | \$100 |
| Failure to Maintain Land Line Telephones | \$ 90.04, \$ 90.99 penalty | \$100 |
| Failure to Maintain Approved Bear Resistant Receptacle | \$ 50.11, \$ 50.99 penalty | \$100 |
| Violations | | |
| Work without Permit – First Offense | \$100 or Double Permit Fee, whichever greater, plus original permit fee | \$100/DPF |
| Work without Permit – Subsequent Offense Within 12 Months | \$300 or Double Permit Fee, whichever greater, plus original permit fee | \$300/DPF |
| Failure to Schedule Final Inspection | | \$100 |
| General Zoning Violation Enforcement | Chapter 11 civil penalty for building and zoning violations not otherwise specified. | \$100 |
| Removing Notice From Condemned Building | \$ 11.01 | \$100 |
| Enforcement – Failure Or Refusal To Comply With Order | To comply with Chapter 150 of Code, § 11.01 | \$100 |
| Sign Permit – Short Term Sign Violation | Civil penalty per sign | \$25 |

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| Soil Erosion Civil Penalties | Civil penalties | | \$5000 |
| Soil Erosion Criminal Penalties | Class 2 Misdemeanor which may include a fine not to exceed \$5,000 | | Up to \$5,000 |
| Flood Damage Violation | Any person who violates this subchapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$50 or imprisoned for not more than 30 days, or both. Each day such violation continues shall be considered a separate offense. | | Up to \$50 |
| Modular Home Violation | Civil penalty per violation | | \$500 |
| Telecommunication Tower Violation(s) | Civil penalty per violation | | \$100 |
| Tree Penalty For Cutting Trees Not Meeting Permissible Criteria Set Forth In 154.360(C) | Civil penalty per tree | | \$1000 |
| Tree Penalty For All Violations Other Than Cutting Or Removal of Tree Not Meeting Permissible Criteria Set Forth In 154.360(C) | Civil penalty per tree | | \$100 |
| Clearing Building Site Prior to Obtaining Full Construction Permit | Trees that would have not otherwise been approved shall be fined as above | | \$5000 |