



TOWN OF WAXHAW, NC FEE SCHEDULE

Effective: May 1, 2015

PLANNING & COMMUNITY DEVELOPMENT FEES	
Technology Fee for ALL Permits and Applications	10% of Fee
Variance or Appeal Request	\$330.00
Rezoning	
▪ Less than 2 acres	\$300.00
▪ 2 – 10 acres	\$500.00
▪ Greater than 10 acres	\$1,000.00 + \$25.00 per acre
Conditional Zoning	
▪ Less than 2 acres	\$400.00
▪ 2 -10 acres	\$800.00
▪ Greater than 10 acres	\$1,500.00 + \$25.00 per acre
Conditional Use Permit	
▪ Less than 2 acres	\$400.00
▪ 2 – 10 acres	\$800.00
▪ Greater than 10 acres	\$1,500.00 + \$25.00 per acre
Amendment to approved CU Permit / Conditional Zoning	
▪ Minor amendment	\$100.00
▪ Major amendment (Less than 2 acres)	\$200.00
▪ Major amendment (2-10 acres)	\$400.00
▪ Major amendment (Greater than 10 acres)	\$750.00 + \$15.00 per acre
Text Change Request	
▪ Less than 3 paragraphs	\$300.00
▪ More than 3 paragraphs	\$500.00
Sign Permit	
▪ Permanent	\$40.00 (includes zoning compliance)
▪ Temporary (excludes civic signs & civic banners)	\$11.00
▪ Master Sign Plan	\$150.00
▪ Master Sign Plan Amendment	\$50.00
Zoning Use	* \$30.00
Zoning Permit (New Construction)	
▪ Residential (One & Two Family Dwellings)	\$85.00
▪ Other than One & Two Family Dwellings	\$275.00
▪ Temporary Structure	\$110.00 per 6 months
Zoning Permit (Accessory Structure or Additions)	
▪ Minor additions, no more than 25% or 500 SF unheated	\$30.00
▪ Minor additions, no more than 25% or 500 SF heated	\$55.00
▪ Major Addition	\$85.00
Certificate of Zoning Compliance	

▪ Residential (One & Two Family Dwellings)	\$85.00
▪ Other than One & Two Family Dwellings	\$275.00
Floodplain Development Permit	\$125.00
Expedition Fee	\$50.00
Burn Permit	\$10.00
Copy of Storm Water Manual	\$40.00
Zoning Verification Letter	\$25.00
Copy of 24" x 36" Map or smaller (black & white)	\$5.00
Copy of 24" x 36" Map or smaller (color)	\$7.50
Copy of Map larger than 24" x 36" (black & white)	\$8.00
Copy of Map larger than 24" x 36" (color)	\$12.00
<u>Subdivision Review Fees</u>	
Preliminary Subdivision Plan	
▪ Residential - Less than 50 lots	\$250.00
▪ Residential - 50 or more lots	\$500.00
▪ Non-Residential	\$500.00
Preliminary Construction Plan Review	
▪ Major Subdivision	\$275.00 per lot
Final Plat Review	
▪ Major Subdivision	\$55.00 per lot
▪ Minor Subdivision (up to 10 acres)	\$55.00 per lot
<u>Site Plan Review Fees (Sites Other than One & Two Family Dwellings)</u>	
<u>Additions/Renovations</u>	
Up to 5,000 sq. ft.	\$250.00
5,001 to 30,000 sq. ft.	\$500.00
Over 30,000 sq. ft.	\$750.00
<u>New Development</u>	
Less than 1 acre	\$1,100.00
1 to 10 acres	\$1,100.00 plus \$200 per acre
10+acres	\$1,650.00 plus \$200 per acre
Surcharge per detention on site	\$550.00
Surcharge for Traditional Neighborhood Development	\$550.00
<u>Revision Fees</u>	
Minor changes to an approved plan	\$110.00
(Examples of minor changes are ones that affect: less than one acre, two lengths of storm drainage pipe, one flood cross-section, or two single-family lots)	
Major changes to approved plans	\$500.00
Revisions to approved plats	\$200.00

BUILDING INSPECTION FEES

Section 1. One/Two Family/Townhouse

One / Two Family / Townhouses		
New Construction & Additions		
Building:		Per Square Foot
	Roofed:	.15
	Unroofed:	.10
	Modular Home:	\$300.00
Plumbing:		Per Fixture
		\$10.00
	Modular Home:	\$100.00
Mechanical:		Per Appliance
	New:	\$125.00
	Change out:	\$100.00
	Modular Home: Set Compressor Only:	\$100.00
Electrical:		Per Square Foot
		.12
	Saw Service:	\$60.00
	Service Change: No Additional Circuits Additional Circuits: Use Square Foot Charge	\$100.00
	Modular Home: Set Electrical Service Only:	\$100.00
Renovations/Up Fits		
Building:		Per Square Foot
		.12
Plumbing:		Per Fixture
		\$10.00
Mechanical:		
	Additional Units:	\$125.00 Per Unit
	Ductwork Only:	.10
Electrical:		Per Square Foot
	Additional Circuits Only in Affected Area: Requiring Service Change – Use New Construction	.10

Miscellaneous		
HORF	Home Owner Recovery Fund	\$10.00
Pools		\$100.00

Section 2.Commercial. Permit fees for building shall be determined by multiplying the total gross building floor area by the cost per square foot as shown below:

Plumbing, Mechanical, Electrical: See Schedule below

Occupancy Group	15,000 sq. ft. and less	> than 15,000 sq. ft.
Commercial	.20	.18
Institutional	.30	.25
Storage, Utility and Miscellaneous	.14	.12

GRADUATED FEE. Permit fees for structures and repairs not able to be permitted by square footage:

\$0 to \$100,000	.012 x cost of project
\$100,001 to \$500,000	\$1,000 PLUS .0012 x cost of project
\$500,001 to \$1,000,000	\$1,500 PLUS .00076 x cost of project
Over \$1,000,000	\$2,250 PLUS .0006 x cost of project

Section 3.Electrical Schedule.

POWER SERVICE or SUB PANEL

Description	Fee
Per Square Foot or based on amps, whichever is more	.10
0 – 100 AMPS	\$75
101 – 200 AMPS	\$100
201 – 400 AMPS	\$200
401 – 600 AMPS	\$250
601 – 1000 AMPS	\$350
1001 – 2000 AMPS	\$600
2001 – Above AMPS	\$1,100

OTHER ELECTRICAL SERVICE

Description	Fee
Electrical Service for Mobile Home (Only)	*See Power Service Chart above
Fee for All Unclassified Installations	\$60
Pole Service/Based on Power Service Size	*See Power Service Chart above
Pools: Commercial	\$150
Sign Service/Based on Power Service Size	*See Power Service Chart above
Temporary Saw Pole – New Commercial (existing buildings and farm buildings)	\$60.00

Section 4.Mechanical Schedule.

Description	Fee
Per Square Foot	.10
Fee for All Unclassified Installations	\$60.00
Fire Suppression for Range Hood	\$60.00
Gas Line (Only)	\$60.00
Gas Water Heater (Change Out) (\$25 each additional unit, same trip)	\$60.00
Heat pump, Apollo unit, gas pack or furnace with a/c (\$25 each additional unit, same trip)	\$60.00
Mechanical Unit for Mobile Home (Only)	\$60.00
Radiant Heat Systems, Wall Furnace, Unit Heater, Fireplace Insert, Gas Logs, Gas Light, Gas Grill, etc.	\$60.00
Range Hood (Commercial)	\$60.00

Section 5.Plumbing Schedule.

Description	Fee
Per Fixture	\$10.00
Fee for All Unclassified Installations	\$60.00
Gas Line (Only)	\$60.00
Water Heater (Change Out) (\$20 each additional unit, same trip)	\$60.00

Section 6. Schedule of Permit Fees.

Description	Fee
24- Hour Fast Track Inspection Fee ¹	\$600 plus \$150 per inspection
Archive Research	\$45.00
Building Permit Sign Card	\$10.00
Certificate of Occupancy	\$10.00
Change of Occupancy Permit (Change of Use)	\$60.00
Commercial Plan Review (Buildings larger than 1,000 sq. ft.)	\$150 (Fee to be credited to Building Permit Fee when permitted) *Non-refundable if not approved
Commercial Renovations	[Square feet of renovated area times the fee of occupancy determined, (as per commercial table fee schedule) times 75%]
Demolition Permit	\$60.00
Emergency Inspection (Not regular business hours)	\$250 per inspection
Minimum Fee	\$60.00
Mobile Home Setup Single	\$250.00
Double	\$350.00
Modular Units (Commercial)	75% Of Trade Fees
Occupancy Permit (Tenant Change Only)	\$60.00
Re-inspection Fee	\$100.00
Returned Check	Maximum allowed by N.C.G.S. 25-3-512
Shell Building (Initial Permit)	[Square feet times fee of Storage Occupancy, (as per commercial table fee schedule)]
Signs	\$60.00
Starting Work Without Permit	Double Permit Fee
Upfit of Shell Building	Use graduated fee schedule, plus all trade fees

¹The fast track fees are intended to allow for flexibility in plan review and/or inspections on time critical projects.

Section 7. Fire Prevention Permits

Fire Prevention Construction Permits	
Description	Fee
105.7.1 - Automatic Fire Extinguishing System	\$100.00
105.7.2 – Battery Systems of More Than 50 Gallons Liquid	\$100.00
105.7.3 – Compressed Gases	\$100.00
105.7.4 Fire Alarm – Detection Systems & Related Equipment	\$75.00
105.7.5 Fire Pumps & Related Equipment	\$200.00
105.7.6 – Flammable & Combustible Liquids	\$100.00
105.7.7 – Hazardous Materials	\$200.00
105.7.8 – Industrial Ovens	\$100.00
105.7.10 – Private Fire Hydrants	\$100.00
105.7.11 - Spraying & Dipping Operations	\$100.00
105.7.12 – Standpipe System	\$100.00
105.7.13 – Temporary Membrane Structures, Tents & Canopies	\$10.00
Fire Prevention Operational Permits	
Description	Fee
105.6.2 - Amusement Buildings	\$100.00
105.6.4 - Carnivals & Fairs	\$50.00
105.6.6 - Combustible Dust Producing Operation	\$100.00
105.6.9 - Covered Mall Buildings	\$50.00
105.6.13 - Exhibits & Trade Shows	\$50.00
105.6.14 - Explosives	\$100.00
105.6.16 - Flammable & Combustible Liquids	\$50.00
105.6.16a - Operation of Fuel Dispensing Facility	\$50.00
105.6.16b - Temporarily Place Tank Out of Service	\$100.00
105.6.16c - Change Contents of Flammable /Combustible Liquid Tank	\$100.00
105.6.16d - Manufacture, Process, Blend or Refine Flammable/Combustible Liquids	\$100.00
105.6.19 - Fumigation & Thermal Insecticidal Fogging	\$100.00
105.6.26 – Liquid or Gas Fueled Vehicles or Equipment in Assembly Building	\$50.00
105.6.35 – Private Fire Hydrants	\$50.00
105.6.41 – Spraying & Dipping Operation	\$200.00
105.6.43 – Temporary Membrane Structures, Tents & Canopies	\$50.00
On Site Fireworks Operational Assistants	\$100.00

Section 7. Fire Prevention Permits (Continued)

Fire Prevention Plan Review	
Description	Fee
Plan Review Fee	\$.018 PSF
Minimum Plan Review Fee	\$30.00
Plan Review Fee for the public exhibition of pyrotechnics	\$100.00
Plan Review Fees are due at the time of submittal and are NON-REFUNDABLE .	
Fire Prevention Inspection Fees (Specific)	
Foster Home, Day Care, Therapeutic & Group Homes	\$60.00
ABC Inspection	\$60.00
Fire Prevention Inspection Fees (Periodic)	
Initial Inspection	\$60.00
Re-Inspection	\$100.00
<p>Re-inspection Fees: Additional inspection trips made necessary through the failure of any person, firm or corporation in charge of work, to give specific locations of work to be inspected, or to otherwise create conditions making such additional inspections or trips necessary, are hereby designated "Re-inspections." For each such "Re-inspection", the following fee schedule shall apply for each offense. This shall apply to all Inspections unless otherwise noted.</p>	

Section 8. General Information

- Minimum fee for any permit is \$60.00
- Additional inspection trips made necessary through the failure of any person, firm, or corporation in charge of work, to give specific locations of work to be inspected or to otherwise create conditions make such additional inspections or trips necessary, are hereby designated "Extra Inspections". For each "Extra Inspection", a fee of \$100 shall be imposed for each offense.
- A permit issued pursuant to G.S. 160A-417 expires six months, or any lesser time fixed by ordinance of the Town, after the date of issuance if the work authorized by the permit has not commenced. If after commencement the work is discontinued for a period of 12 months, the permit therefore immediately expires. No work authorized by a permit that has expired may thereafter be performed until a new permit has been secured. (G.S. 160A-418)

Therefore, the following fees will be charged for permits that are allowed to expire:

1. Permit expiring after six months

A. A new, second permit will be issued within six months of the expiration date of the first permit with a minimum fee of \$60.

B. Time that lapses beyond six months of the expiration date will require the full amount of fees to be charged.

2. Permit expiring after 12 months from last inspection performed:

A new, second permit will be issued with the full amount of fees being charged.

OTHER TOWN FEES

Description	Fee
Cemetery Fees	
Plot Cost Per Site:	
Resident	\$500.00
Non-Resident	\$700.00
Opening/Closing Costs:	
Weekdays*	\$600.00
Holidays/Weekends	\$750.00
Cremations:	
Weekdays	\$300.00
Holidays/Weekends*	\$450.00
Relocation of body:	
Relocation of body	\$200.00
Relocation of body with small service	\$300.00
*Any openings and closing that occur after 4:00 p.m. will be subject to an additional \$100.00 charge for this service	
Storm Drain Camera Services	
Fees as Follows	
Initial Set-up	\$250.00
Minimal Charge	\$400.00
Footage Charge	\$1.05 per foot
Miscellaneous Fees	
Chicken Permit Fee (Due yearly: July 1- June 30)	\$25.00

Return Check Fee (or actual cost, if more than above approved fee)	\$30.00
Legal Advertisements (actual cost billed)	Actual
Copy fees (per copy – letter, legal & ledger size)	\$.25
CD – Public Information downloaded	\$3.00
Misc. Copy fees:	\$.25
• Scanned – letter, legal & ledger size (per sheet)	
• Scanned – maps/plans 18” x 24” or larger (per sheet)	\$1.00
Fax – local	No charge
Out of area – first two pages	\$3.00
Each additional page	\$1.00

**Non-profit organizations that are registered with the state of North Carolina and are applying for a zoning use permit for seasonal outdoor sales use are exempt from paying this fee; however, they must file an application with the Planning & Community Development Department*

Section 9. Garbage Fee

A prorated garbage fee of \$6.67 per month left in the fiscal year shall be charged at the time the Certificate of Occupancy is issued in accordance with the following schedule:

July	Month 1	\$80.00
August	Month 2	\$73.37
September	Month 3	\$66.03
October	Month 4	\$60.03
November	Month 5	\$53.36
December	Month 6	\$46.69
January	Month 7	\$40.02
February	Month 8	\$33.35
March	Month 9	\$26.68
April	Month 10	\$20.01
May	Month 11	\$13.34
June	Month 12	\$6.67

APPROVED April 28, 2015 by the Board of Commissioners