

TOWN OF CARY
Development Plan Fee Schedule
FY 2018 DEVELOPMENT PLAN FILING FEES (Effective 7/1/2017)

Application processing fee (non-refundable, due at initial submittal only)	\$150.00
Development Plans:	
Major (≥ 20,000 sq. ft. of gross floor area, or ≥ 5 acres)	(each) \$2,900.00
Minor (< 20,000 sq. ft. of gross floor area, or < 5 acres)	(each) \$1,900.00
Small Projects (for small utility, site, or accessory structure projects)	(each) \$500.00
TCAP (development plan located in the Town Center Zoning District)	(each) \$500.00
Sketch Development Plan	(each) \$1,000.00
Re-Review of plan (due at every 4th review):	
Major (≥ 20,000 sq. ft. of gross floor area, or ≥ 5 acres)	\$1,450.00
Minor (< 20,000 sq. ft. of gross floor area, or < 5 acres)	\$950.00
Small Projects	\$250.00
TCAP	\$250.00
Sketch	\$500.00
Quasi-Judicial Fees:	
Quasi-Judicial Public Hearing - Standard	(each) \$2,500.00
Quasi-Judicial Public Hearing - Modifications Only	(each) \$1,750.00
Revision Filing Fees:	
Revision to previously approved development plan 50% or less increase in gross floor area or number of lots	(each) \$1,000.00
Revision to previously approved Town Center Zoning District development plan less than 50% increase in gross floor area or number of lots	(each) \$200.00
Reuse/Redevelopment Plans	(each) \$500.00
Minor Revisions (Minor Alterations) – Incidental revisions to development plans (i.e., revisions to lighting, façades, landscaping, dumpster/mechanical screening, fencing, and similar)	(each) \$125.00
Rezoning Application Fees:	
General rezoning	\$1,400.00
Initial zoning - Associated with owner-initiated annexation petition (to establish closest comparable Cary zoning)	
5 acres or greater	(each) \$1,400.00
Less than 5 acres	(each) \$300.00
Conditional use rezoning (per change of zoning classification requested)	(each) \$1,900.00
Mixed Use District (MXD) Rezoning	\$2,500.00
Mixed Use District (MXD) Rezoning amendment to less than 50% of total size (gross floor area, number of units, etc.)	(each) \$500.00
Planned Development District Rezoning - new application or amendments	(each) \$2,500.00
Minor Planned Development District	(each) \$1,250.00
Final Plat Filing Fees (includes preliminary plat):	
New Plat (includes one preliminary review and one review of Mylar/Final Plat)	(each) \$475.00
Re-Review of preliminary plat or Mylars/Final Plat	(each) \$200.00
Other Land Development Ordinance Fees:	
Additional Public Hearing / Mailed Notice (beyond that listed in the LDO for any development-related application)	(per occurrence) \$150.00
Annexation Petition - Owner-initiated (total acreage - less than 3 acres)	
3 acres or greater	(each) \$300.00
Less than 3 acres	(each) \$100.00
Appeal, Administrative or Civil Penalty (BOA - LDO, Minimum Housing)	(per appeal) \$600.00
Comprehensive Plan Amendment	(each) \$2,000.00

Special Use Application		
Uses other than telecommunication tower	(each)	\$600.00
Telecommunication tower	(each)	\$4,500.00
Variance Application	(each)	\$600.00
Planning Director Modification to the Development and Zoning District standards (LDO 3.19.1) and special exceptions requiring Planning Director approval	(per modification or exception)	\$150.00
Other Permit Application Fees:		
Accessory Use Permit	(per application)	\$50.00
Fence Permit		\$50.00
Temporary Use Permit, events	(each)	\$50.00
Temporary Use Permit, other than events	(each)	\$75.00
Tree Clearing Certificate		\$50.00
Zoning Compliance Permit (excluding family care homes and group homes)	(per application)	\$125.00
Historic Preservation Related Fees:		
Certificate of Appropriateness (Minor)		\$25.00
Certificate of Appropriateness (Major)		\$75.00
Application for Landmark Designation		\$100.00
Sign Permit Application Fees (Permanent and Time-Limited):		
Time-Limited Signs	(each)	\$25.00
New Sign or change greater than 25% to an existing sign		
Ground sign	(per sign)	\$100.00
Wall sign	(per sign)	\$75.00
Minor Modification to an existing sign (change of 25% or less)	(each)	\$50.00
Master Sign Plans (new or change greater than 25% to an existing plan)		
Residential	(each)	\$145.00
Non-Residential sites greater than 200,000 sf	(each)	\$200.00
Non-Residential sites 200,000 sf or smaller	(each)	\$150.00
Minor Modification to Master Sign Plan (change of 25% or less)	(each)	\$60.00
Site Inspection Fees:		
In addition to other inspection fees, the owner of any land proposed for development as a subdivision or proposed for development requiring site plan approval pursuant to the zoning ordinance or development requiring submission of a plot plan shall, upon submission of the final subdivision plan, site plan or plot plan, pay the following inspection fees:		
Residential (single-family dwelling) Sites	(per lot)	\$35.00
Residential Accessory Structure	(per structure)	\$35.00
Non-Residential or Multi-family Development Sites		
Denuded site	\$515 per acre (\$50 minimum)	
Non-denuded site	(per site)	\$50.00
Re-inspections		
Single-family residential sites	(per lot)	\$60.00
Residential accessory structures	(per structure)	\$35.00
Non-residential or Multi-family sites	(per inspection)	\$125.00
Administrative Fees:		
Additional Development Review Committee Conference (other than pre-application and after first review)	(each)	\$175.00
Name Change for Site or Subdivision (after initial plan approval)		\$100.00
Refund Processing Fee (applies to refunds \$100 or more)		\$25.00
Vested Rights Certificate	(each)	\$300.00
Zoning Verification Letter	(per parcel)	\$125.00

Fees not included in the fee schedule or fees for unique situations, will be referred to supervisory staff and subsequently to the Department Director for approval.