

INSPECTIONS & PERMITS FEES**Commercial (Non-Residential) Building Permit Fees**

DESCRIPTION	FEE	UNIT	MINIMUM BLDG FEE ¹
New Building or Addition – All occupancy classifications except apartments	\$0.11	SQ. FT.	\$204.00
Residential Apartments - \$60 per unit additional to SF calculation	\$0.165	SQ. FT.	\$204.00
Alteration (includes interior demolition)	\$0.11	SQ. FT.	\$204.00
Fire Alarm System	\$0.034	SQ. FT.	\$66.00
Sprinkler System/Standpipe	\$0.034	SQ. FT.	\$66.00
Trades ² (P M E)	\$0.034	SQ. FT.	\$66.00
Accessory Structure (dumpster enclosure, compactor enclosure, roofed structure)			\$204.00
Change of Occupancy (except those listed below)			\$204.00
Change of Occupancy (Business to Mercantile or Mercantile to Business up to 2,500 SQ. FT.)			\$66.00
Change of Tenant			\$66.00
Construction Office or Sales Office			\$204.00
Construction Trailer ⁵			\$66.00
Demolition of a Building (flat fee - inclusive of all trades)			\$132.00
Equipment Change Out			\$66.00
Fixed Extinguishing Systems, per Trade			\$66.00
Exhaust Hood			\$66.00
Mall Kiosk			\$66.00
Other Structures (non-enclosed, non-roofed)			\$66.00
Re-Roof			\$66.00
Retaining Wall			\$66.00
Sign or Awning			\$66.00

Notes:

1. Minimum fee for the Building Permit only. Trades fees are in addition per schedule unless noted otherwise.
2. Subsequent contractor for the same trade pays the minimum fee.
3. Double permit fees shall be charged for work started without a permit (applicable to all permits).
4. 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.
5. Occupants of construction trailer limited to construction personnel only. This fee is inclusive of the electrical trade. All other trade fees are in addition per schedule.

Residential (One & Two-Family Dwellings) Building Permit Fees

DESCRIPTION	FEE	UNIT	MINIMUM BLDG FEE ¹
New or Relocated Dwelling and Additions	\$0.165	SQ. FT.	\$204.00
Alterations	\$0.165	SQ. FT.	\$66.00
Accessory Building (screen porch, detached garage)	\$0.165	SQ. FT.	\$204.00
Deck	\$0.165	SQ. FT.	\$66.00
Roof over an existing deck, driveway or patio	\$0.165	SQ. FT.	\$66.00
Structural Repair	\$0.165	SQ. FT.	\$66.00
Trades ² (P M E)	\$0.044	SQ. FT.	\$66.00
			FLAT FEE
Closed Crawl (inclusive of all trades)			\$132.00
Construction Trailer ⁵			\$66.00
Demolition of a Dwelling (inclusive of all trades)			\$132.00
Equipment Change Out (inclusive of all trades)			\$66.00
Manufactured Home (inclusive of all trades)			\$198.00
Other Accessory Building or Structure ¹			\$66.00
Retaining Wall			\$66.00
Siding Replacement (>25% exterior wall area of structure)			\$66.00
Solar Panel (inclusive of all trades)			\$132.00

Notes:

1. Minimum fee for the Building Permit only. Trades fees are in addition unless noted otherwise.
2. Subsequent contractor for the same trade pays the minimum fee.
3. Double permit fees shall be charged for work started without a permit (applicable to all permits).
4. 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.
5. Occupants of construction trailer limited to construction personnel only. This fee is inclusive of the electrical trade. All other trade fees are in addition per schedule.

Inspection Fees

DESCRIPTION	FEE	UNIT	MIN FEE
Special Request Inspection per Inspector	\$66.00	HOUR	\$66.00
ABC Inspection			\$66.00
Re-inspection ¹			\$66.00

Notes:

1. A re-inspection fee shall be assessed when the project is not ready for inspection, recurring deficiencies exist, or inspection requests are not canceled on time.

Plan Review Fees

DESCRIPTION	MIN FEE
Standard Plan Review:	
Utility Pretreatment	\$60.00
Re-review (flat fee - inclusive of all trades)	\$30.00
Express Plan Review:	
For the first hour	\$600.00
For each quarter hour thereafter	\$150.00
For the first hour of a re-review	\$300.00
For each quarter hour thereafter	\$150.00

Notes:

1. Cancellations of Express Plan Review must be made at least 3 days prior to the scheduled review or the \$600.00 fee is applied.
2. Express Plan Reviews will not be charged standard plan review fees. However, they are subject to standard re- review fees for plan changes submitted after permit issuance if not submitted as an Express Plan Re-Review.
3. Fees may be collected on behalf of Wake County Environmental Services for plan review by County staff in accordance with Wake County's current budget and fee schedule.

Administrative Fees

DESCRIPTION	MIN FEE
Change of Contractor	\$66.00
Duplicate Building Permit Inspections Card	\$10.00
Homeowners Recovery Fund ¹	\$10.00
Permit Revocation Fee	\$66.00
Project Modification Fee	\$66.00
Refund Processing Fee (applies to refunds greater than \$750)	\$50.00
Restamp plans	\$66.00

Notes:

1. New single family home or an addition/alteration to existing single family home performed by a licensed general contractor (per G.S. 87-15.6).
2. A Certificate of Occupancy or a Certificate of Compliance will not be issued until all fees have been paid.
3. Inspectors cannot accept payment of fees.

Operational Fire Permits

DESCRIPTION	UNIT	MIN FEE
Aerosol Products		\$75.00
Amusement Buildings		\$75.00
Aviation Facilities		\$75.00
Battery Systems		\$75.00
Carnivals and Fairs		\$75.00
Cellulose Nitrate Film		\$75.00
Combustible Dust Producing Operations		\$75.00
Combustible Fibers		\$75.00
Compressed Gases		\$75.00
Covered Mall Buildings		\$75.00
Cryogenic Fluids		\$75.00
Cutting/Welding		\$75.00
Dry Cleaning Plants		\$75.00
Exhibits and Trade Shows		\$75.00
Explosives (Also See Blasting)		\$75.00
Flammable/Combustible Liquids Storage		\$75.00
Floor Finishing		\$75.00
Fruit/Crop Ripening		\$75.00
Fumigation and Thermal Insecticidal Fogging		\$75.00
Hazardous Materials		\$250.00
HPM Facilities		\$75.00
High Piled Storage		\$75.00
Hot Work Operations		\$75.00
Industrial Ovens		\$75.00
Lumber Yards/Woodworking Plants		\$75.00
Liquid- or Gas- Fueled Vehicles or Equipment in Assembly Buildings		\$75.00

ATTACHMENT A

DESCRIPTION	UNIT	MIN FEE
LP Gas		\$75.00
Magnesium		\$75.00
Miscellaneous Combustible Storage		\$75.00
Open Burning (Also See Burn Permits)		\$75.00
Open flames and torches		\$75.00
Open flames and candles		\$75.00
Organic Coatings		\$75.00
Places of Assembly		\$75.00
Private Fire Hydrants		\$75.00
Pyroxylin Plastics		\$75.00
Refrigeration Equipment		\$75.00
Repair Garages and Motor Fuel Dispensing Facilities		\$75.00
Rooftop Heliports		\$75.00
Spraying or Dipping		\$75.00
Storage of scrap tires and tire byproduct		\$75.00
Temporary Membrane Structures, Tents, and Canopies		\$75.00
Tire Rebuilding Plants		\$75.00
Waste Handling		\$75.00
Wood Products		\$75.00
Burn Permit (Air curtain burn only)	30 days	\$100.00
Blasting Permit	30 days	\$100.00
Tank Installation	per tank	\$180.00
Tank Removal	per tank	\$180.00

Fire Inspections Violation Fines

Imminent hazard violation	\$250.00
Non-compliance fee for outstanding violation	\$50.00

Other Fees:

Hydrant Flow Test and Data	\$250.00
Inspection Fees- Initial inspection fees are only charged for inspections conducted outside Cary Town Limits in the Town's Extra Territorial Jurisdiction (ETJ):	
Mercantile small	\$13.00
Mercantile large	\$67.00
Office small	\$13.00
Office large	\$36.00
Educational (Private)	\$24.00
Industrial small	\$60.00
Industrial medium	\$132.00
Industrial large	\$137.00
Hazardous small	\$36.00
Day care / rest home	\$32.00
Multi-family	\$36.00
Assembly	\$32.00
Malls	\$98.00
Reinspection Fees (charged for all reinspections conducted outside Cary Town Limits but within the Town's ETJ)	\$50.00
Reinspection (charged for 2 nd reinspection and all subsequent reinspections inside Town Limits	\$50.00

TRANSPORTATION AND FACILITIES:

Street 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 or site plan or plot plan, pay the following street inspection fees:

Public Streets (including widening)	(per linear lane ft.) \$1.60
Private Streets and Fire Lanes.....	(per linear lane ft.) \$0.40
Curb Cut Fee.....	\$60.00

Public Greenway Inspection Fee:

Public Greenways	(per linear ft.) \$1.00
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WATER RESOURCES FEES:

Flat Fee Assessment Rates:

Water Assessment:

Water Main per linear foot (unpaved area or shoulder)	\$20.00
Per linear foot (paved area)	\$34.00
Water Connection without Meter (bored under roadway)	\$800.00
Water Connection without Meter.....	\$480.00

Sewer Assessment:

Per linear foot (unpaved area or shoulder)	\$32.50
Per linear foot (unpaved area, easement required)	\$42.50
Per linear foot (paved area)	\$46.50
4" service lateral (bored under roadway)	\$1,000.00
4" service lateral.....	\$600.00

Environmental Permits (Grading Permits):

Environmental Land Disturbance	(per denuded acre) \$500.00
Application fee for Drainage and Utility Easement Release Request.....	(each) \$125.00

Water, Sewer, Reclaimed Extension Permits:

Site Plans / Subs submitted via TOC Planning Permits associated with a development plan	Included in Plan Review Fee
Site Plans / Subs not submitted via TOC Planning Permits not associated with a development plan (each)	\$200.00

Utility 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 development plan or plot plan, pay the following utility inspection fees:

Water lines	(per linear foot) \$0.85
Reclaimed water lines	(per linear foot) \$0.85
Sewer lines.....	(per linear foot) \$0.85
Water and Sewer taps.....	(per tap) \$50.00

Reclaimed Water and Sewer Taps (per tap) \$50.00
 Pump Station Construction (per pump station) \$1,400.00
 Abandonment procedures in accordance with Policy Statement 44 (per occurrence) \$250.00

Water Conservation Ordinance Civil Penalties:

Civil Penalty Charges:

Water service provided by the Town includes only alternate day outdoor irrigation:

	Residential	Non-Residential
3rd violation	\$100	\$250
4th violation	\$250	\$500
5th violation	\$500	\$1,000
Subsequent violations	\$1,000	\$2,000

Two notices of violation will be issued before civil penalties apply. Reference Section 36-80 in the Town of Cary Code of Ordinances for additional information.

Water shortage response:

1st violation	\$500
2 nd violation	\$1,000
3 rd violation	Termination of Service

The civil penalty for the first violation will be waived or deferred per Section 38-81 in the Town of Cary Code of Ordinances for additional information.

Water waste:

	Residential	Non-Residential
2nd violation	\$100	\$250
3rd violation	\$250	\$500
4th violation	\$500	\$1,000
Subsequent violations	\$1,000	\$2,000

A verbal or written notice will be issued before civil penalties apply. In the case of leaks, civil penalties may be issued at the discretion of the Water Resources Director based upon the leak severity and repair complexity. Reference Section 36-83 in the Town of Cary Code of Ordinances for additional information.

Rain sensors on automatic irrigation systems:

	Residential	Non-Residential
3rd violation	\$100	\$250
4th violation	\$250	\$500
5th violation	\$500	\$1,000
Subsequent violations	\$1,000	\$2,000

Two notices of violation will be issued before civil penalties apply. Reference Section 36-84 in the Town of Cary Code of Ordinances for additional information.

DEVELOPMENT FEES:**Development Plan Filing Fees:**

Application processing fee (non-refundable, due at initial submittal only) \$150

Development plans:

Major ($\geq 20,000$ sq.ft. of gross floor area, or ≥ 5 acres)..... (each) \$2,900

Minor ($< 20,000$ sq.ft. of gross floor area, or < 5 acres)..... (each) \$1,900

Small Projects (for small utility, site, or accessory structure projects) (each) \$500

TCAP (development plan located in the Town Center Zoning District)..... (each) \$500

Sketch Development Plan..... (each) \$1,000

Re-review of development plan (due at every fourth review):

Major ($\geq 20,000$ sq.ft. of gross floor area, or ≥ 5 acres)..... \$1,450

Minor ($< 20,000$ sq.ft. of gross floor area, or < 5 acres) \$950

Small Projects \$250

TCAP \$250

Sketch \$500

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

50% or less 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..... (each) \$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 (each) \$2,500

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
Minor Planned Development District	(each) \$1,250

Final Plat Filing Fees (includes preliminary plat review):

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	
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
Planning Director Modification – (LDO 3.19.3)	(per modification) \$150.00
Special Use application	
Uses other than telecommunication tower	(each) \$600.00
Telecommunication tower	(each) \$4,500.00
Variance application	(per variance) \$600.00
Planning Director Modification to the Development and Zoning District Standards approval (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 or site plan or plot plan, pay the following site 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