
FISCAL YEAR 2020 UTILITY-RELATED CAPITAL FEES

Utility related capital fees recoup the Town's past and future investments in utility systems associated with the capacity of new users or increased capacity of existing users. These fees are associated with the capital cost of the utility systems for water, sanitary sewer and reclaimed water which includes but is not limited to infrastructure such as lines, treatment plants, pumping systems, tanks, control systems and maintenance facilities. The ability to charge water and sewer development fees, also known as system development fees, is granted via [NC Session Law 2017-138/House Bill 436](#). In compliance with this legislation, the Town hired a qualified consultant to conduct a system development fee analysis. The [final draft analysis](#) was posted to the [Town's website](#) where it was open to public comment. A public hearing was conducted on May 3, 2018 regarding the draft analysis results. The consultant concluded that the single comment received did not materially impact the conclusions and recommendations made by the analysis.

System development fees are collected when new demand is generated through building permits for new development, requests for new meter boxes, requests for meter installation, or requests for new or changed customer accounts and are due at time of building permit issuance. For new development, the fee shall be paid based on proposed use and size of structure. For existing development, the fee shall be paid based on the increased demand only (reviewing prior use(s) vs. proposed use) at the current fee rate. Examples of existing development that increase demand include but are not limited to alterations, additions, added systems like irrigation or manufacturing processes, fit-ups, remodeling, renovations or changes in use. Reimbursements will not be made for reductions in demand as future use changes could subsequently increase demand to the original level.

These charges are in addition to water and sewer tap charges (see table of Utility Connection Fees in the Operating Budget Fee Schedule).

For new residential construction, water, sewer and reclaimed water permitting and development fees are based on the total area under roof in square feet for each meter for residential property structures. For residential additions, fees are based on the total area under roof added to the original structure.

For non-residential properties, the fees listed below in Attachment A, Section C are based on commercial development use/type and size of structure (the total area under roof in square feet). For non-residential additions, fees are based on the total area under roof added to the original structure. For non-residential uses not specified in Section C below, the Town will require sealed demand estimates from design professionals indicating peak day water demand (potable and/or reclaimed) and average day sewer demand. The Town of Cary Inspections and Permits Department may be contacted at (919) 469-4043 for questions and/or assistance with development fee calculations.

A. RESIDENTIAL WATER DEVELOPMENT FEE:

Equivalent residential unit (ERU) rate for potable water using 306 gallons on a peak day is \$1,946 for all areas served by Town of Cary utilities.

RESIDENTIAL WATER DEVELOPMENT FEES	
Square Feet/Meter/Use	Fee (All Areas)
Single Family < 1,700 square feet	\$1,275
Single Family 1,701 - 2,400 square feet	\$1,586
Single Family 2,401 - 3,100 square feet	\$1,946
Single Family 3,101 - 3,800 square feet	\$2,342
Single Family > 3,800 square feet	\$3,000
Apartments, per unit	\$1,255
Irrigation (potable water), per lot	\$1,252

B. RESIDENTIAL SEWER DEVELOPMENT FEE:

Equivalent residential unit (ERU) rate is \$2,640 for sewer using 192 gallons on an average day for all areas served by Town of Cary utilities.

RESIDENTIAL SEWER DEVELOPMENT FEES	
Square Feet/Meter/Use	Fee (All Areas)
Single Family < 1,700 square feet	\$1,618
Single Family 1,701 - 2,400 square feet	\$2,266
Single Family 2,401 - 3,100 square feet	\$2,640
Single Family 3,101 - 3,800 square feet	\$2,944
Single Family > 3,800 square feet	\$3,745
Apartments, per unit	\$1,768

C. NON-RESIDENTIAL WATER AND SEWER DEVELOPMENT FEES:

Non-residential water and sewer development fees are based upon the rate of \$5.41/peak day gallons for potable water and \$7.74/average day gallons for sewer for all areas served by Town of Cary utilities. Contact the Inspections and Permits Department for uses not specified below.

TYPE OR USE OF ESTABLISHMENT	UNIT	WATER DEVELOPMENT FEE	SEWER DEVELOPMENT FEE
Retail - Large (>80,000 sq. ft.)	1,000 sq. ft.	\$181	\$250
Retail - Medium (20,000-80,000 sq. ft.)	1,000 sq. ft.	\$223	\$308
Retail - Small (<20,000 sq. ft.)	1,000 sq. ft.	\$335	\$462
Laundromat, self service	1,000 sq. ft.	\$7,893	\$10,887
General/Medical office - Large (>20,000 sq. ft.)	1,000 sq. ft.	\$135	\$186
General/Medical office - Medium (5,000-20,000)	1,000 sq. ft.	\$179	\$247
General/Medical office - Small (<5,000 sq. ft.)	1,000 sq. ft.	\$268	\$369
Country club	1,000 sq. ft.	\$514	\$710
Industrial, factory	1,000 sq. ft.	\$220	\$191
Drug store	1,000 sq. ft.	\$82	\$114
Warehouse	1,000 sq. ft.	\$84	\$116
Mini-Warehouse	1,000 sq. ft.	\$8	\$11
Church, Worship Center	1,000 sq. ft.	\$135	\$186
Full service restaurant	1,000 sq. ft.	\$3,031	\$4,180
Single service item restaurant	1,000 sq. ft.	\$790	\$1,089
Carry out restaurant	1,000 sq. ft.	\$135	\$186
Hotel, motel	1,000 sq. ft.	\$796	\$1,098
Brewery / Winery / Cidery / Distillery / Meadery	1,000 sq. ft.	\$1,998	\$2,756
Laundry, not self service	1,000 sq. ft.	\$1,923	\$2,652
Veterinary hospital, boarding, kennel	1,000 sq. ft.	\$430	\$593
Hospital	1,000 sq. ft.	\$1,433	\$1,976
Nursing home	1,000 sq. ft.	\$1,186	\$1,635
Day care or school	1,000 sq. ft.	\$619	\$853
Recreation, with pool	1,000 sq. ft.	\$4,093	\$5,646
Recreation, no pool	1,000 sq. ft.	\$510	\$703
Gas station, no car wash	1,000 sq. ft.	\$328	\$453
Gas station with car wash	1,000 sq. ft.	\$9,265	\$12,779
Full or self service car wash	1,000 sq. ft.	\$4,252	\$5,864
Stadia, auditoriums, theatres	1,000 sq. ft.	\$310	\$428
Potable Water Irrigation	1,000 irrigated sq. ft.	\$956	-
Cooling Tower	Per gallon/day*	\$5.41*	\$7.74*

*Cooling Tower Water and Sewer Development Fees shall be based on calculations of peak water demand and sewer blow-down submitted by the applicant.

D. SPECIAL UTILITY AREAS:

In areas designated by the Town Council as a “Special Utility Area,” a combined water and sewer development fee shall be collected. The combined development fee shall be the combined fee for both water and sewer development fees based on the schedule of charges for development fees.

E. STANDARD UNIT PRICES FOR OVERSIZE REIMBURSEMENT REQUESTS:

OVERSIZE REIMBURSEMENT CHARTS											
DIP											
LINE SIZE REQUIRED BY THE TOWN OF CARY		Size Required for Project									
	Size (in)	4	6	8	10	12	16	18	20	24	30
	4	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-
	8	-	-	-	-	-	-	-	-	-	-
	10	20	15	3	-	-	-	-	-	-	-
	12	22	17	5	2	-	-	-	-	-	-
	16	42	37	25	22	20	-	-	-	-	-
	18	47	42	30	27	25	5	-	-	-	-
	20	52	47	35	32	30	10	5	-	-	-
	24	67	62	50	47	45	25	20	15	-	-
30	87	82	70	67	65	45	40	35	20	-	

C900/905 - applies only to Reclaimed Water											
LINE SIZE REQUIRED BY THE TOWN OF CARY		Size Required for Project									
	Size (in)	4	6	8	10	12	16	18	20	24	30
	4	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-
	8	-	-	-	-	-	-	-	-	-	-
	10	20	15	3	-	-	-	-	-	-	-
	12	22	17	5	2	-	-	-	-	-	-
	16	42	37	25	22	20	-	-	-	-	-
	18	47	42	30	27	25	5	-	-	-	-
	20	52	47	35	32	30	10	5	-	-	-
	24	67	62	50	47	45	25	20	15	-	-
30	87	82	70	67	65	45	40	35	20	-	

F. STANDARD UNIT PRICES FOR OVERSIZE REIMBURSEMENT REQUESTS: (Continued)

	Size (in)	Size Required for Project						
		8	1	1	1	1	2	2
	8	-	-	-	-	-	-	-
	1	6	-	-	-	-	-	-
	1	7	-	-	-	-	-	-
	1	1	5	4	-	-	-	-
	1	1	6	5	-	-	-	-
	2	1	1	1	8	7	-	-
	2	2	2	1	1	1	7	-

VALVES											
	Size (in)	Size Required for Project									
		4	6	8	1	1	1	1	2	2	30
LINE SIZE REQUIRED BY THE TOWN OF CARY	4	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-
	8	-	-	-	-	-	-	-	-	-	-
	1	675	500	275	-	-	-	-	-	-	-
	1	1,175	1,000	775	500	-	-	-	-	-	-
	1	4,950	4,775	4,550	4,275	3,775	-	-	-	-	-
	1	6,675	6,500	6,275	6,000	5,500	1,725	-	-	-	-
	2	11,17	11,00	10,77	10,50	10,00	6,225	4,500	-	-	-
	2	17,17	17,00	16,77	16,50	16,00	12,22	10,50	6,000	-	-
	3	38,97	38,80	38,57	38,30	37,80	34,02	32,30	27,80	21,80	-

BORE AND JACK											
	Size (in)	Carrier Pipe Size Required for Project									
		4	6	8	1	1	1	1	2	2	30
CARRIER PIPE SIZE REQUIRED BY THE TOWN OF CARY	4	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-
	8	-	-	-	-	-	-	-	-	-	-
	1	200	150	3	-	-	-	-	-	-	-
	1	220	170	5	2	-	-	-	-	-	-
	1	420	370	250	220	200	-	-	-	-	-
	1	470	420	300	270	250	5	-	-	-	-
	2	520	470	350	320	300	100	5	-	-	-
	2	670	620	500	470	450	250	200	150	-	-
	3	870	820	700	670	650	450	400	350	200	-