

CAPITAL IMPROVEMENT FEES AND CHARGES

TRANSPORTATION DEVELOPMENT FEES

The Town of Cary charges transportation development fees for properties developing within the Town or its extraterritorial jurisdiction (ETJ). Transportation development fees are levied at the time of permit issuance. These fees vary based on residential, multi-family and commercial development type and size.

For more details related to the Town's transportation development fees, see section 7.11 of the Town of Cary's Land Development Ordinance at

[http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancestownofcarynorthcarolina?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:cary_nc](http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancestownofcarynorthcarolina?f=templates$fn=default.htm$3.0$vid=amlegal:cary_nc)

Land Use Type	Unit	Central Zone	Base Zone
Single-Family Detached	Dwelling	\$1,103	\$1,573
Single-Family Attached (Town Homes)	Dwelling	\$574	\$818
Multi-Family (Apartments & Condos)	Dwelling	\$684	\$975
Residential Care Facility	Bed	\$180	\$256
Hotel/Motel	Room	\$400	\$569
Retail/Commercial			
General Retail/Shopping Center	1,000 sq. ft.	\$1,148	\$1,637
ATM (Stand-Alone)	Each	\$1,343	\$1,914
Bank	1,000 sq. ft.	\$1,178	\$1,679
Restaurant, Fast Food	1,000 sq. ft.	\$3,520	\$5,017
Restaurant, Sit-Down	1,000 sq. ft.	\$1,313	\$1,871
Office/Institutional			
Office	1,000 sq. ft.	\$1,483	\$2,113
Hospital	1,000 sq. ft.	\$759	\$1,082
Library	1,000 sq. ft.	\$674	\$961
Church or Place of Worship	1,000 sq. ft.	\$344	\$491
Day Care Center	1,000 sq. ft.	\$1,148	\$1,637
Industrial			
Industrial Park	1,000 sq. ft.	\$869	\$1,238
Warehouse	1,000 sq. ft.	\$325	\$463
Mini-Storage	1,000 sq. ft.	\$190	\$271
Recreational			
Golf Course	Hole	\$2,156	\$3,074
Park/General Recreation	Acre	\$60	\$85
Recreational/Swim Center	1,000 sq. ft.	\$2,027	\$2,889
Tennis Court	Court	\$2,866	\$4,085

VEHICLE LICENSE FEES

The fee for registration of motor vehicles, as required in Town Code Chapter 12, Article II, Section 12-27, shall be thirty dollars (\$30.00) per motor vehicle registered in the Town of Cary.

PAYMENT-IN-LIEU FEES

Payment-In-Lieu of Recreation Area Dedication Fees

In residential subdivisions, a portion of the land being subdivided will be required for dedication as a recreation area, or a payment-in-lieu of dedication is required.

The payment-in-lieu is equivalent to the value of 1 acre for every 35 units (1/35th of an acre per unit) or any portion thereof ($\# \text{ units} / 35 = \text{acreage owed}$).

Number of units/35 = acreage to be dedicated

Acreage to be dedicated * the appraised per acre value of the entire parcel = Recreation Fund Payment amount

Once the site plan is approved and the plat is submitted for review, the Town will have the parcel appraised to determine the value of the development or subdivision for property tax purposes, and that is how the per acre value is determined.

Payment is due prior to approval of a plat or recording any lots to subdivide out your lots.

For multi-family development, a recreation fund payment is required. The payment is a flat fee per unit and is subject to change on July 1 of each year.

The applicant will pay the rate in effect at the time the plan is approved.

The anticipated rate as of July 1, 2020 is \$3,005/unit. That fee is calculated using 65% of the 5-year rolling average of subdivision recreation fund payment per unit.

Payment must be made prior to building permit issuance.

Public greenway construction and greenway easement dedication shall be credited towards recreation area dedication payment-in-lieu fees in accordance with LDO 8.2.3 (Credits do not include street-side trail construction or easement/dedication)

Street and Sidewalk Payments-in-Lieu

The Town of Cary's Land Development Ordinance requires that developers of subdivisions construct certain street and sidewalk improvements that conform to Town standards. A payment-in-lieu of street or sidewalk construction may be made to the Town if the requirements of LDO 8.1.5 are met. Payments-in-lieu of improvements must be paid prior to issuance of the construction package. For more details related to the Town's street and sidewalk improvement requirements, see section 8.1 of the Town of Cary's Land Development Ordinance at:

[http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancestownofcarynorthcarolina?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:cary_nc](http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancestownofcarynorthcarolina?f=templates$fn=default.htm$3.0$vid=amlegal:cary_nc)

Street Lighting Payments-in-Lieu

The Town of Cary's Land Development Ordinance requires that a property owner or developer install street lighting along all proposed streets, public or private, and along all existing streets which adjoin the property, in accordance with Town of Cary Policy Statement No. 13. A payment-in-lieu of street light installation may be made to the Town in certain situations. Payments-in-lieu of improvements must be paid prior to issuance of the construction package. For more details related to the Town's street lighting requirements, see section 8.1. of the Town of Cary's Land Development Ordinance at:

[http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancetownofcarynorthcarolina?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:cary_nc](http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancetownofcarynorthcarolina?f=templates$fn=default.htm$3.0$vid=amlegal:cary_nc)