

# Mecklenburg County

600 East Fourth Street  
Charlotte, NC 28202



## Meeting Agenda

Thursday, May 21, 2026

6:00 PM

Members of the public can access and view the meeting on the  
Government Channel or online at: <https://watch.mecknc.gov>

Charlotte-Mecklenburg Government Center  
600 East Fourth Street, Charlotte, NC 28202

### Board of Commissioners

*Chair Mark Jerrell, District 4*  
*Vice Chair Leigh Altman, At-Large*  
*Commissioner Arthur Griffin, At-Large*  
*Commissioner Yvette Townsend-Ingram, At-Large*  
*Commissioner Elaine Powell, District 1*  
*Commissioner Vilma D. Leake, District 2*  
*Commissioner George Dunlap, District 3*  
*Commissioner Laura J. Meier, District 5*  
*Commissioner Susan Rodriguez-McDowell, District 6*

## BUDGET PUBLIC HEARING

### CALL TO ORDER - 6 PM - MEETING CHAMBER

*Mecklenburg County Mission:*

*"To serve Mecklenburg County residents by helping improve their lives and community."*

*Mecklenburg Board of County Commissioners Community Vision*

*"Mecklenburg County will be a community of pride and choice for people to live, learn, work and recreate."*

*FY 2026-2027 Board Budget Priorities*

*~ Economic Development*

*~ Education*

*~ Environmental Stewardship*

*~ Health Equity and Wellness*

*~ Services for Seniors*

*~ Workforce Development*

*~ Reducing Racial Disparities*

### **Invocation by Commissioner Meier followed by Pledge of Allegiance to the Flag**

[26-0266](#) Public Hearing to Amend the County's Major System Component of the Storm Water Fee

**Attachments:** [RFBA Resolution County Major System Fee FY27-52126](#)  
[Storm Water Fees Public Hearing Notice - Affidavit](#)

[26-0269](#) Land Use and Environmental Services Agency Fee Ordinance Changes

**Attachments:** [RFBA LD Fee Resolution FY27 May 2026](#)  
[LUESA Fee Ord. Proposed Changes FY27-rev](#)  
[LUESA Fees Public Hearing Notice -Affidavit](#)

[26-0271](#) Amend the County's Fire Marshals' Fire Prevention Ordinance

**Attachments:** [RFBA FPPO -Fire Prvvention Ord. 5526](#)  
[LUESA Fees Public Hearing Notice -Affidavit](#)

[26-0284](#) Public Hearing: Recommended Budget for FY2026-2027

**Attachments:** [Budget Public Hearing Notice - Affidavit](#)

### **Adjournment**

*Upcoming meetings of the Board:*

*Budget Straw Votes \*Thursday, May 28th - 29th at 9:00 a.m.; Valerie C. Woodard, 3205 Freedom Drive, Charlotte*

*Regular Meeting, Tuesday, June 2, 5:00 p.m. (to include budget adoption)*

*Special Accommodations:*

*Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format, please contact the Clerk to the Board. The Clerk is located at 600 East Fourth Street, in the Charlotte-Mecklenburg Government Center, 11th floor, (980-314-2939) or E-mail: [clerk@mecknc.gov](mailto:clerk@mecknc.gov). We request at least 72-hours' notice prior to the meeting to make the appropriate arrangements.*

*The Board reserves the right to deviate from the agenda.*

*Mecklenburg County Vision:*

*"To be the best local government service provider."*

*Mecklenburg County Mission:*

*"To serve Mecklenburg County residents by helping improve their lives and community."*



## Legislation Text

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File #: 26-0266

Meeting Date: 5/21/2026

File Type: Public Hearing

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## Public Hearing to Amend the County's Major System Component of the Storm Water Fee

### **ACTION:**

- 1. Open public hearing for comments on proposed revisions to the Land Use and Environmental Services Agency (LUESA) Fee Ordinance**
- 2. Close public hearing and adopt a Resolution Revising the Land Use and Environmental Services Agency (LUESA) Fee Ordinance.**

**Staff Contact:** Ebenezer S. Gujjarlapudi, Director, PE, LUESA  
Don Ceccarelli, Storm Water Director, LUESA

**Presentation:** No

### **BACKGROUND/JUSTIFICATION:**

In 1994, the County implemented a Storm Water fee to fund the administration of storm water management programs to improve water quality, reduce flood losses and repair/maintain the storm drainage system.

By interlocal agreements among Mecklenburg County, the City of Charlotte, and the Towns, the storm water fee has three components. The purpose of this Board Action is to set a public hearing for May 5, 2026, to receive public comments regarding the County's Major System component of the Storm Water fee. The City of Charlotte and the Town of Cornelius are considering altering their components of the fee that is charged within their jurisdictions. Those requests will be addressed separately in the budget process.

### **Major System Component (Countywide):**

The major system of the storm water system is defined as large creeks and rivers (examples: Little

Sugar Creek, McDowell Creek, West Branch Rocky River, Catawba River, etc.) that drain more than 1 square mile and is the responsibility of the County throughout the County. The additional revenue will be used to expand County Storm Water's Capital Improvement Program (CIP) consistent with the Environmental Leadership Action Plan (ELAP).

The proposed fees for the Major System Component are as follows:

Tier I: \$1.36 to \$1.56 per month

Tier II: \$2.07 to \$2.38 per month

Tier III: \$3.16 to \$3.63 per month

Tier IV: \$5.88 to \$6.76 per month

Commercial: \$36.36 to \$41.82 per acre of impervious acre

MCSWS requests a public hearing be set in accordance with the Storm Water Management Interlocal Agreement and State law for considering such increases.

On March 10, 2026, the Charlotte-Mecklenburg Storm Water Advisory Committee unanimously endorsed the County's FY2027 Operating and Capital budgets (including the above fee increases) and forwarded its recommendations to the County Manager and the Board of County Commissioners.

**PROCUREMENT BACKGROUND:**

N/A

**POLICY IMPACT:**

N/A

**FISCAL IMPACT:**

FY27: \$4,340,000 increase in Major System fee revenue.

**MECKLENBURG COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**RESOLUTION AUTHORIZING AMENDING THE MAJOR SYSTEM COMPONENT OF THE COUNTY'S  
STORM WATER FEES**

**WHEREAS**, on June 14, 1993, the Mecklenburg County Board of Commissioners adopted the “Mecklenburg County Storm Water Management Plan” which sets forth guiding principles and a financial plan for the operation of the comprehensive storm water management program in Mecklenburg County, which plan requires use of a rate structure based on impervious area and a base charge for fixed and administrative costs sufficient to cover such costs; and

**WHEREAS**, on November 1, 1993, Mecklenburg County, the City of Charlotte and the Towns entered into “AGREEMENT FOR OPERATION OF A SINGLE STORM WATER SYSTEM IN MECKLENBURG COUNTY” (hereinafter “Agreement”) to operate and maintain the storm water drainage system within the incorporated limits of the City and surrounding Towns; and

**WHEREAS**, a public hearing was held by the County on May 5, 2026, on amending the major system component of the storm water service charges to be levied on properties Countywide; and

**WHEREAS**, Section 5(iii) of the Agreement requires that the Board of Commissioners alter the major system cost component of the service charge to be levied Countywide; now, therefore, be it

**RESOLVED** by the Board of Commissioners of Mecklenburg County that effective July 1, 2026, the major system component of the storm water service charge to be levied on properties Countywide as follows:

Major System Component are as follows (Countywide):

- Tier I: \$1.36 to \$1.56 per month
- Tier II: \$2.07 to \$2.38 per month
- Tier III: \$3.16 to \$3.63 per month
- Tier IV: \$5.88 to \$6.76 per month
- Commercial: \$36.36 to \$41.82 per acre of impervious acre

Approved as to form:

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County Attorney

CERTIFICATION

I, Kristine Smith, Clerk to the Board of Commissioners of Mecklenburg County, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a resolution adopted by the Board of Commissioners, in regular session convened on the 5th day of May 2026.

WITNESS my hand and the common seal of the County of Mecklenburg, North Carolina, this the 5th day of May 2026.

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Kristine Smith, Clerk to the Board

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41331	IPL0338446	Legal Ad - IPL0338446		2.0	94.0L

ATTENTION: MECK COUNTY MANAGERS OFFI IP  
 600 E 4TH ST  
 CHARLOTTE, NC 28202  
 barb.felder@mecklenburgcountync.gov

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### MECKLENBURG BOARD OF COUNTY COMMISSIONERS NOTICE OF A PUBLIC HEARING ON THE COUNTY'S MAJOR SYSTEM COMPONENT OF THE STORM WATER FEE

Notice is hereby given that the Mecklenburg Board of County Commissioners will hold a public hearing on Thursday, May 21, 2026, at 6:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, located at 600 East Fourth Street.

**Major System Component (Countywide):** The major system of the storm water system is defined as large creeks and rivers (examples: Little Sugar Creek, McDowell Creek, West Branch Rocky River, Catawba River, etc.) that drain more than 1 square mile and is the responsibility of the County throughout the County. The additional revenue will be used to and increase Storm Water staffing and to expand County Storm Water's Capital Improvement Program (CIP) consistent with the Environmental Leadership Action Plan (ELAP).

The purpose of the public hearing is for the Board to receive public comments on proposed changes to the County's Major System component of the Storm Water fee for properties in the unincorporated area, the City, and the Towns.

Additional information can be found at [www.charmeck.org/stormwater](http://www.charmeck.org/stormwater)

The public hearing by the Board of County Commissioners is in accordance with the provisions of the "AGREEMENT FOR THE OPERATION OF A SINGLE STORM WATER SYSTEM IN MECKLENBURG COUNTY."

Reservations for the speaker's lists can be made in the Office of the Clerk to the Board of Commissioners, Charlotte-Mecklenburg Government Center, 11th floor, 600 East Fourth Street, Charlotte, North Carolina or by calling (704) 336 -2472.

Persons desiring to speak can sign up online at <https://mecknc.seamlessdocs.com/f/clerk> or call 980-314-2912. The deadline to register online is 5:00 p.m., May 20, 2026. After 5:00 p.m., persons can sign up at the meeting up until the hearing is reached on the agenda. The hearing will commence at 6:00 p.m. or as soon thereafter as the matter can be heard and will be held in the Meeting Chamber of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina, 28202. Members of the public can access and view the meeting on the Government Channel or online at: <https://watch.mecknc.gov>. Anyone needing special accommodations when attending this meeting because of a disability, contact the Clerk to the Board at least seventy-two (72) hours prior to the meeting, via email at [clerk@mecknc.gov](mailto:clerk@mecknc.gov). or by phone at (980) 314-2939. The Clerk to the Board is located at 600 East Fourth Street, 11th Floor, Charlotte, N.C. 28202.

IPL0338446  
 May 8 2026

North Carolina } ss  
 Mecklenburg County }  
 Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

1.0 insertion(s) published on:  
 05/08/26 Print

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Sworn to and subscribed before  
 me on



**MECKLENBURG BOARD OF COUNTY COMMISSIONERS  
NOTICE OF A PUBLIC HEARING ON THE COUNTY'S MAJOR  
SYSTEM COMPONENT OF THE STORM WATER FEE**

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The purpose of the public hearing is for the Board to receive public comments on proposed changes to the County's Major System component of the Storm Water fee for properties in the unincorporated area, the City, and the Towns.

Additional information can be found at [www.charmeck.org/stormwater](http://www.charmeck.org/stormwater)

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IPL0338446

May 8 2026



## Legislation Text

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File #: 26-0269

Meeting Date: 5/21/2026

File Type: Public Hearing

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## Land Use and Environmental Services Agency Fee Ordinance Changes

### **ACTION:**

**1. Open public hearing for comments on proposed revisions to the Land Use and Environmental Services Agency (LUESA) Fee Ordinance**

**2. Close public hearing and adopt a Resolution Revising the Land Use and Environmental Services Agency (LUESA) Fee Ordinance**

**Staff Contact:** Ebenezer Gujjarlapudi, PE, LUESA

**Presentation:** No

### **BACKGROUND/JUSTIFICATION:**

**Land Development Services Fees:** By Interlocal Agreements, LUESA - Storm Water Services division provides Land Development services on behalf of the towns. The services may vary from Town to Town. Generally, the services are comprised of performing plan review, permitting and inspection services for land development activities, such as, erosion control, storm water, transportation, zoning, etc. The Land Development Services Interlocal Cooperation Agreements state that the County may charge fees to offset the costs incurred in providing the services on behalf of the Towns. On July 1, 2019, the Town of Huntersville started providing most of these services themselves.

In FY19, Storm Water Services developed a time/expense tracking system, 100% cost recovery hourly rate model and Land Development fee model to better align the revenue generated from fees with the services provided. The output from the system and FY27 models indicated that the fees being charged do not accurately cover the expenses incurred by Storm Water Services.

The Towns and LUESA - Storm Water Services recommend revisions to the LUESA Fee Ordinance

to achieve the following goals:

- County recover 100% of its costs and minimize subsidies, and
- Set fees to attain Land Development Reserves to fund pre-paid services

The proposed FY27 budget is based on the proposed fees as contained in the attached LUESA Fee Ordinance.

Public Hearings: The Board of County Commissioners held a Public Hearing on May 5, 2026, in accordance with the Storm Water Management Interlocal Agreement and State law for considering such increases. The public hearing provided interested parties an opportunity to comment to the Board of County Commissioners on the proposed changes.

An informal Budget Committee consisting of the five Town Managers and the Storm Water Services Division Director exists. They have endorsed the above goals and proposed fee increases.

GIS: New Addressing fee and Per-Parcel Mapping fee to recover cost of these services to the development community.

Demolition Permits: The fee structure for demolition permits is being simplified for transparency. Each reviewing agency (Code Enforcement, Air Quality, Environmental Health and Historic Landmark Commission) has specified its portion of the fee in a table based on square footage of the structure (s) being demolished.

**PROCUREMENT BACKGROUND:**

N/A

**POLICY IMPACT:**

N/A

**FISCAL IMPACT:**

The net Land Development Services Revenue is anticipated to be “zero” as minor increases due to fee changes will be offset by loss of revenue due to Cornelius performing their own plan review services

**MECKLENBURG COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**RESOLUTION AUTHORIZING REVISIONS TO THE LUESA FEE ORDINANCE**

**WHEREAS**, in 2002, Mecklenburg County Board of Commissioners and the Towns in Mecklenburg County approved Land Development Services Interlocal Cooperation Agreements which sets forth roles and responsibilities for County and Towns associated with the provision of Land Development, North Carolina Building Code and other related services; and

**WHEREAS**, on April 16, 2026, an informal Budget Committee consisting of Town Managers and the Storm Water Services Division Director wrote a letter to the County Manager endorsing the proposed FY27 budget, including the proposed fee adjustments; and

**WHEREAS**, on May 21, 2026, the Mecklenburg County Board of Commissioners held a public hearing on the proposed revisions to the LUESA Fee Ordinance including the proposed fee adjustments; and

**WHEREAS**, Paragraph 4 of the Land Development Services Interlocal Cooperation Agreements gives the County the right to charge fees to cover the costs incurred by the County; and

**WHEREAS**, July 1, 2026 is the intended effective date of the proposed fee adjustments; now, therefore, be it

**RESOLVED** by the Board of Commissioners of Mecklenburg County that on May 21, 2026 the Board approves revisions to the LUESA Fee Ordinance in substantially the form attached to this resolution and that this resolution shall be spread upon the minutes.

Approved as to form:

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County Attorney

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Clerk to the Board

# FEE ORDINANCE

## Land Use and Environmental Services

**Revised:**  
**July 1, 2026**  
May 20, 2025  
June 4, 2024  
October 25, 2023  
June 6, 2023  
May 19, 2020  
June 4, 2019  
July 1, 2017  
*July 6, 2016*  
June 02, 2015  
July 1, 2014  
May 20, 2013  
November 5, 2012  
June 5, 2012  
June 21, 2011  
June 7, 2011  
May 17, 2011  
May 5, 2010  
April 21, 2010  
March 16, 2010  
June 16, 2009  
December 9, 2008  
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August 24, 2004  
July 1, 2004  
January 29, 2004  
June 4, 2003  
October 3, 2002  
July 18, 2002  
June 25, 2002  
May 14, 2002  
April 30, 2002  
February 6, 2001  
January 3, 2001  
June 20, 2000  
April 18, 2000  
January 5, 2000  
September 27, 1999  
June 7, 1999  
March 3, 1999  
May 13, 1998

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**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA THAT:**

The Mecklenburg County Land Use and Environmental Services Fee Ordinance as adopted on March 12, 1996 is amended to read as follows:

**SECTION I.**

**Land Development Fee Schedule**

For jurisdictions requiring engineering review and site inspections by Mecklenburg County staff:

**Conceptual/sketch plan review (commercial and residential):**

**\$2,600.00**

**Small Commercial Projects –Construction (less than 1 denuded acre):**

**\$5,300.00**

Plan review and construction inspection for storm drainage, water quality, erosion control, driveway permits, and covenants for sites of less than one denuded acre and less than 20,000 SF impervious surfaces

**Large Commercial Projects –Construction (more than 1 denuded acre or Post Construction Control Ordinance is applicable):**

**\$10,800.00 + \$1,000.00/denuded acre above 5 acres**

Plan review and construction inspection for storm drainage, water quality, erosion control, driveway permits, and covenants

**Subdivision Projects:**

Based upon denuded acreage of project, the fees are calculated using the Base Fee plus the Denuded Acreage Fee shown below:

<b>Project Size (denuded acres)</b>	<b>Base Fee (\$)</b>	<b>Additional Denuded Acreage Fee (\$/denuded acre)</b>
≤ 10 acres	\$18,900.00	\$ \$2,170.00 below 10 acres
>10 acres and ≤ 25 acres	\$39,800.00	None
> 25 acres	\$39,800.00	\$500.00 above 25 acres

Plan review and construction inspection for storm drainage, water quality, erosion control, street design, construction inspection of streets, driveway permits, and covenants

**Record Plat Review:**

**\$1,700.00**

**NOTE: \* - The customer will have the option to pay for plan review related services at plan submittal (70% of the total fee) and the remaining balance (30% of the total fee) at plan approval.**

**Public Projects:**

**\$5,400.00 + \$1,000.00/denuded acre**

For projects receiving erosion control permits from NCDENR

Plan review and construction inspection for storm drainage, water quality, driveway permits, and covenants

**Charges for Limited Permits:**

**\$800.00/denuded acre** Erosion Control permit only

**Charges for As-Built Surveys**

**\$1,300.00** As-Built Survey – Storm drainage

**\$1,900.00** As-Built Survey – BMP

**Charges for Revisions:**

**\$1,600.00** Minor changes to approved plans\*

**\$2,500.00** Major changes to approved plans

**\$810.00** Revisions to approved plans

**Bond Fees**

**\$1,500.00** Posting of a New Surety

**\$1,500.00** Renewal of a Surety

**\$1,500.00** Reduction of a Surety

**\$1,500.00** Replacement of a Surety

**\$1,500.00** Release of a Surety

**\$580.00** Bond Default Letter (required when bond holder does not provide timely bond renewal information and the County Attorney writes a default letter to ensure the bond does not expire)

**\*Examples of minor changes are ones that effect: less than an acre, two lengths of storm drainage pipe, one floodway cross-section, or two single-family lots.**

**Re-Review Fee:**

**\$110.00/hour**

Re-Review fees will be charged as follows:

**Program Scope:**

Any project will be allowed two, three, or four review cycles within the basic fee structure as described in the table below. (Herein, a “project” is defined as any scope of work requiring Plan Review. Any project exceeding the specified number of reviews would be subject to re-review fee as described below.

- Reviews will be performed on an hourly basis and payment made as described below.
- An appeal process will be available to professionals or other customers who believe Plan Review turn downs were not justified.

**Re-Review Fee:**

The fee will be charged on any project for each Plan Review beyond the number of reviews specified in the table below. The Re-Review Fee would be in addition to any permit fee, expedited fee, or other permit charge. The Re-Review Fee will be paid by the Lead Project Designer prior to plan approval.

**Definition:**

Where the term “Lead Project Designer” is used, it refers to the following:

- 1) The seal holding engineer or land surveyor on a project shall be responsible for all re-reviews required and all related re-review fees.
- 2) If a project has no engineer or land surveyor, the owner’s contractor shall be responsible for all re-reviews required and all related re-review fees.

**Appeals Process:**

Where disagreements occur on review comments or interpretations, impacting a project’s review status, an appeal will be available. Appeals will be directed to the Lead Project Manager, who, when necessary, will consult the Land Development Program Manager of the issue in question. Appeals may only be submitted in writing, with all relevant information provided. Appeals must be submitted within 10 working days of the review rejection date. An appeal decision will be made within 10 working days of receiving the written appeal.

For project reviews beyond the specified review cycles listed below (The Re-Review Fee would be in addition to any land development fee and will be paid by prior to project approval):

Review Type	Cycle Number above which hourly review rate applies
As-Built	3
Concept	2
Erosion Control Only	2
Small Commercial	3
Large Commercial	3
Subdivision	4
Major Revision	2
Minor Revision	2
Plat	2
Plat Revision	2
Public Projects	3

**Re-Inspection Fee:**

**\$460.00 per Inspection**

Re-inspection fees apply as follows:

**Program Scope:**

Re-Inspection fees apply to each re-inspection when:

- A re-inspection is required because an owner, owner’s representative or contractor schedules an inspector to be present for a Land Development inspection and staff arrive on-site but fail the inspection because the site is not ready for the inspection,
- A re-inspection is required by an owner, owner’s representative or contractor after two (2) consecutive failed inspections of the same roadway segment,
- A re-inspection is required because an owner, owner’s representative or contractor fails to perform corrective actions within 30 calendar days of a field mark-up of infrastructure, or
- A re-inspection is requested by an owner, owner’s representative or contractor that involves a Land Development, Zoning or Erosion Control inspection prior to a bond being secured because additional work was completed after the initial inspection.
- Fee applies to each re-inspection.
- An appeal process will be available to owners, or owner’s contractors who believe re-inspection fees are not justified

**Appeals Process:**

Appeals will be directed to the Supervisor, who, when necessary, will consult the Land Development Program Manager of the inspection in question. Appeals may only be submitted in writing, with all relevant information provided. Appeals must be submitted within 10 working days of the inspection failure date or request date. An appeal decision will be made within 10 working days of receiving the written appeal.

The Re-Inspection Fee would be in addition to any land development fee and will be paid by prior to the owner, or owner’s contractor receiving a re-inspection:

Fees must be submitted to Land Development Services for plans to be accepted for review. Checks are to be payable to Mecklenburg County.

**Expedited Plan Review Fees**

<b>Eligibility and Level Assessment</b>	\$100.00	Work with Towns and estimate time required to perform review
Level 1	\$500.00	
Level 2	\$1,500.00	
Level 3	\$3,000.00	
Level 4	\$5,500.00	

The Town of Huntersville provide its own land development services; therefore, Huntersville charges separate land development fees.

**Zoning Fee Schedule**

For jurisdictions requiring zoning review, permitting, and site inspections by Mecklenburg County staff:

**Sign Permits:**

\$ 160.00 for signs less than or equal to 100 square feet

\$ 220.00 for signs greater than 100 square feet

**Zoning Use Permits:**

\$160.00

**Single-family Residential Permits:**

\$20.00

**Zoning Commercial Plan Review Fee** - Fees to be charged in the unincorporated County, Towns of Matthews and Pineville based upon the total construction cost of the project:

<b>Total Construction Cost</b>	<b>Zoning Fee</b>
\$1 to \$3,000	\$50.00
\$3,001 to \$50,000	\$110.00
\$50,001 to \$100,000	\$420.00
\$100,001 to \$1,000,000	\$890.00
Over \$1,000,000	\$1,050.00

**Zoning Commercial Plan Review Fee** - Fees to be charged in the Towns of Cornelius and Davidson based upon the total construction cost of the project:

<b>Total Construction Cost</b>	<b>Zoning Fee</b>
\$1 to \$3,000	\$30.00
\$3,001 to \$50,000	\$50.00
\$50,001 to \$100,000	\$210.00
\$100,001 to \$1,000,000	\$440.00
Over \$1,000,000	\$520.00

The Towns of Mint Hill and Huntersville provide their own zoning services; therefore, Mint Hill and Huntersville set their own zoning fees.

## Individual Floodplain Development Permit (IFDP) Fee Schedule

For jurisdictions requiring floodplain permitting by Mecklenburg County staff: Fees must be submitted to Mecklenburg County for an IFDP Application to be accepted for review. Checks are to be made payable to Mecklenburg County.

### Fee Information:

- Fee Charges apply to projects with proposed development within the limits of the Community Special Flood Hazard Area “Floodplain”.
- Activities listed below that meet the criteria for a General Floodplain Development Permit are not charged a fee.
- Fee Charges for projects involving multiple activities in multiple areas of the floodplain are assessed a single fee in the highest applicable category.
- Phased projects submitted under a single application will be charged a new fee for each phase requiring a separate review.
- Projects owned and funded by local governments within Mecklenburg County are exempt from Fee Charges.
- Expired IFDP Applications and Permits will require a new Application and a new Fee Charge will apply.
- Fee Charges for IFDP Applications submitted after development activities have commenced, will be doubled due to additional staff time investigating and reviewing the violation.

<b>\$1,300.00</b>	<b>Minor Floodplain Impact Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)</b> <ul style="list-style-type: none"><li>• New Habitable Building (building only)* - Residential Parcel-Single lot/Single building &amp; Commercial Parcel-Single lot/Single building</li><li>• Other Development (Land/Site Development) – Residential Parcel-Single lot/Single building &amp; Commercial Parcel-Single lot/Single building</li><li>• Other Development (non-habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)* - Commercial Parcel-Single lot/Single building</li></ul>
<b>\$5,300.00</b>	<b>Minor Encroachment Study Between the creek centerline and the Community Encroachment Line (Community Encroachment Area)</b> <ul style="list-style-type: none"><li>• New Habitable Building (building only)* - Residential Parcel-Single lot/Single building</li><li>• Lateral Additions to existing building – Residential Parcel-Single lot/Single building</li><li>• Other Development (Land/Site Development)-Residential Parcel-Single lot/Single building</li><li>• Other Development (bridge/culvert crossing, non-habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)*- Residential Parcel-Single lot/Single building</li></ul>
<b>\$2,900.00</b>	<b>Major Floodplain Impact Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)</b> <ul style="list-style-type: none"><li>• Other Development (Land/Site Development)-Residential Subdivision-Multi-lot or Multi-buildings &amp; Commercial Subdivision-Multi lot or Multi-buildings</li><li>• Other Development (non-habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)* - Residential Subdivision-Multi-lot or Multi-buildings &amp; Commercial Subdivision – Multi-lot or Multi-buildings &amp; Other Use (Non-Residential/Commercial)</li></ul>
<b>\$13,100.00</b>	<b>Major Encroachment Study Between the creek centerline and the Community Encroachment Line (Community Encroachment Area)</b> <ul style="list-style-type: none"><li>• New Habitable Building (building only)* - Commercial Parcel-Single lot</li></ul>

- Lateral Additions to existing building – Commercial Parcel-Single lot
- Other Development (Land/Site Development, bridge/culvert crossing, non-habitable building-shed/garage, fill/landscaping, infrastructure-utilities, storm water, sewer, roads)\* – Residential Subdivision-Multi lot & Commercial Parcel-Single lot & Commercial Subdivision-Multi lot & Other Use (Non-Residential/Commercial)

\* For standalone activities that are not clearly included in another IFDP Application

**Additional Charges for Other Reviews:**

<b>\$13,400.00</b>	<b>Community Letter of Map Revision (CoLOMR)</b> (Fee applies only if a FEMA LOMR is not required)
<b>\$2,300.00</b>	<b>Levee</b> (Levee/Floodwall Review)
<b>\$1,200.00</b>	<b>Minor Revision to an Approved Floodplain Development Permit</b> (Minor revisions are changes to the plans that do not require another full review of the proposed development. Major revisions will require either a full re-review or a new IFDP application, and a new fee charge will apply.)

**SECTION II.**

**A. PERMIT FEES**

At the department’s discretion, 25% of fees may be required at the time plans are submitted for review. The permit fee plus the plan review fee shall equal the fee calculated above; the permit fee can therefore be more or less than the above schedule, depending upon the fee paid when the plans were submitted for review.

*Note: Effective July 1, 2010, on commercial projects only; the permit fee increased by 5% to support technology development. This increase will expire on June 30, 2014, unless extended by the Mecklenburg County Board of Commissioners. Funds from this increase will be held in a separate account in the Mecklenburg County Technology Fund and dedicated to Code Enforcement’s development of technology supporting commercial projects.*

**Permit Fees**

- **Total Construction Permit Value:** is the higher of (i) the construction permit value as determined by the owner or the owner’s agent; or (ii) the construction permit value calculation made using the building valuation data being used by the Department at the time application is made for the permit. Construction permit value shall include all project costs, other than land, including all site and building improvement labor and materials, contractor fees and design professional fees.
- All equipment cost, including the owner provided equipment shall be included in “Total Construction Permit Value”. For projects having individual pieces of equipment costing \$500,000.00 or more, the equipment cost will be included in the “Total Construction Permit Value” on the basis of an amount equal to \$500,000.00 plus 20% of equipment cost in excess of \$500,000.00.

**Required Permits:** At a minimum, a permit will be required for each Certificate of Occupancy (CO) issued space. At its discretion, the Department may require complex projects to be permitted in increments (footing/foundation, steel, shell, core, etc.) representing the method and cost of Department service. Construction permit value will be allocated *proportionately* to each permitted space or building component and must meet or exceed the construction permit value determined by use of the Building Valuation Data noted above.

**Note: Permit fees shall be as determined by the following schedule, or as required by notes a, b, c, d, e, and f; whichever is greater.**

<b>1. <u>Total Construction Permit Value/Permit</u></b>	<b><u>Fees</u></b>
\$1 to \$3,000	\$59.70 <i>Minimum Fee-Projects not requiring plan review</i>
\$1 to \$7,001	\$79.61 <i>Minimum Fee-Commercial Projects requiring plan review</i>
\$3,001 to \$50,000	\$59.70 <i>plus \$12.19 per \$1,000 or part over \$3,000</i>
\$50,001 to \$100,000	\$632.57 <i>plus \$5.49 per \$1,000 or part over \$50,000</i>
\$100,001 to \$150,000	\$907.12 <i>plus \$5.93 per \$1,000 or part over \$100,000</i>
\$150,001 to \$250,000	\$1,203.52 <i>plus \$4.59 per \$1,000 or part over \$150,000</i>
\$250,001 to \$1,000,000	\$1,662.37 <i>plus \$5.05 per \$1,000 or part over \$250,000</i>
\$1,000,001 to \$10,000,000	\$5,445.74 <i>plus \$2.64 per \$1,000 or part over \$1,000,000</i>
Over \$10,000,000	\$29,214.74 <i>plus \$1.35 per \$1,000 or part over \$10,000,000</i>

**Note a:** For projects with a total construction permit value of less than \$100,000, all renovation/alteration projects, and “Upfit” projects, both commercial and residential, to be charged \$79.61 per trade (BEMP), plus \$.12 per square foot for building trade and \$.08 per square foot for each involved electrical, mechanical or plumbing trade.

- Where “square foot area” shall mean the area of the room or space in which the renovation/alteration occurs.

**Note b:** Commercial permits not requiring plan review to be charged on a per trade (BEMP) basis; 1 trade at \$59.70, 2 trades at 2 x \$59.70, etc.

**Note c:** Commercial permits requiring plan review to be charged on a per trade (BEMP) basis; 1 trade at \$79.61, 2 trades at 2 x 79.61, etc.

**Note d:** For residential projects where the owner serves as the contractor, with a total construction permit value of less than \$40,000, refer to Section II, Part D, item 49.1 of this Fee Ordinance for the permit and inspection fee structure.

**Note e:** For new construction of residential single-family detached dwellings designated as affordable housing (defined as 1,500 or less heated square feet), there is a price break as an incentive to build. Affordable housing projects calculate the construction permit value at \$52 per heated square foot and \$26 per unheated square foot.

**Note f:** There will be a \$32.00 technology charge on all permits issued to support and maintain current operational systems.

**NOTE: Additional Zoning Fees may apply. See fee schedule.**

### **1.1 High-Rise Residential Construction Permitting Fee Option:**

At the Director’s discretion, the Department may offer a High-Rise Residential Construction Permitting Fee Option, available to all projects meeting the project eligibility definition listed below. The fee option will be publicized by the Department.

- **Project eligibility:** Projects must be high-rise construction (as defined in the NC Building Code), a minimum of 51% residential unit floor area, have only one project general contractor, and have only one project lead registered design professional firm.
- **Other option requirements and limitations:**
  - The permit fee will be paid as a lump sum at project start, with unlimited permits issued thereafter, but not less than 1 permit for each CO issued space.
  - Applicant must select this option before the permits are issued.
  - If this option is not selected, projects will permit by the Total Construction Cost per Permit/Fees schedule listed above.
  - Only charges will be issued under “14. Disapproved Inspections” section of this ordinance. No credits will be issued.
  - The Department may periodically add other appropriate option requirements after publicizing the same program users.

- High-Rise Residential Construction Permitting Fee Option Calculation: The sum of a) Permit fee based on the project’s total construction cost and the Total Construction Cost Per Permit/Fees schedule listed above, plus b) any added service fees (fast track permitting, Express Review, Added Code Enforcement Services, etc.), plus c) a charge to recover the Department’s “high-rise residential construction cost of service per residential unit” [\$425 per residential unit as of February 2007].
  - The Department’s “high-rise residential construction cost of service per residential unit” shall be periodically evaluated and adjusted to reflect the Department’s cost for plan review and inspections per residential unit, with calculations to be based on the average inspector or plan reviewer’s annual compensation (respectively), divided by 1675 average available hours/year, times a Department overhead multiplier (plan review at 1.73, inspections at 1.81).

**1.2 Mega Project Permit Fees**

Any project defined as a “Mega Project” the Building-Development Ordinance will incur a two-part permit fee charge.

**Fee Schedule**

The Mega Project permit fee will consist of the total in of the following: Part 1) the fee schedule outlined in Part A) PERMIT FEES. Part 2) the project will pay for plan review services by the hour. See item B.6 of the LUESA Fee Ordinance.

**2. Mobile Homes**

\$35.00 per trade

**3. Building/Structure Move Off**

\$100.00 (Including applicable NESHAP notification.)

**4. Demolition Permit**

Demolition means the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.

Per Structure Fee

Size of Structure	Code Enforce	Air Quality	Env. Health	Historic Landmarks*	Total Fee
Less than 500 sq ft	\$125.00	\$150.00	\$100.00	\$125.00	\$500.00
500 - 4999 sq ft	\$150.00	\$200.00	\$150.00	\$200.00	\$700.00
5000 sq ft or larger	\$175.00	\$400.00	\$200.00	\$250.00	\$1,025.00

\*Historic Landmarks fees are only charged to projects in the historic district or are designated as a “historic property”.

<u>Size—Square Footage</u>	<u>Per Structure</u>	<u>Additional</u>
Less than 500	\$122.00	\$—0.00
500 to 4,999	\$486.00	\$365.00
5,000 to 9,999	\$729.00	\$365.00
10,000 and above	\$911.00	\$365.00

**B. PLAN REVIEW FEES**

Plan Review Fees are assessed when plans are submitted for permit issuance, resubmission of disapproved plans, “fast track” projects, and re-stamping of lost plans.

**1a. Plan Review**

Where the owner’s representative schedules plan review time through the Department’s OnSchedule program, and subsequently determines they will not use those hours, they must cancel the appointment no less than 5 workdays in advance. Should the owner’s representative cancel less than 5 workdays before the appointment, fails to pass through Gatekeeping, or otherwise fails to submit drawings for the appointment as required, the owner will be charged for the scheduled unused review hours at the rate of \$145/hour per trade.

**1b. Plan Review for OnSchedule Projects and Abandoned Plans**

All OnSchedule projects, other than CTAC or Mega Projects, are required to pay full permit fees on or before permit application (that is, before commencing Plan Review) by either of the following methods.

- The owner holds an account with Mecklenburg County Code Enforcement, secured by a bond. The account will be charged the full permit fee amount at the time of permit application.
- Or, the owner will deliver payment in full for the full permit fee on or before the time of permit application.

In either case, if a project is abandoned, as defined in the Building-Development Ordinance, the Department will calculate the cost of Plan Review, based on the actual discipline hours expended on the related project review, at a rate of \$145 per discipline hour. The Plan Review cost will be subtracted from the original permit fee amount and the owner will receive a credit or refund for the balance.

**1b1. CTAC Abandoned Projects**

If CTAC projects are abandoned, the Department will calculate the cost of Plan Review, based on the actual discipline hours expended on the related project review, and charge the applicants account accordingly, or issue an invoice for same. This charge shall not exceed the cost of the original permit fee.

- 1c.** For residential projects where the owner serves as the contractor, with a total construction permit value of less than \$40,000 refer to Section II, Part D, item 49.1 of this Fee Ordinance for the plan review charges.”

**2. Third and Subsequent Reviews**

Re-Review fees will be charged as follows:

**Program Scope:**

Any project will be allowed two reviews within the basic permit fee structure. (Herein, a “project” is defined as any scope of work requiring Plan Review for a permit or group of permits to be issued.)

- Exception 1: Sheets revised in total after the first review or re-issued will be subject to a re-review fee as described below.
- Exception 2: Revisions to approved plans after the permit is issued will be subject to a re-review fee as described below.

Any project exceeding two reviews would be subject to re-review fee as described below.

- Reviews will be performed on an hourly basis and payment made as described below.
- An appeal process will be available to professionals or other customers who believe Plan Review turn downs were not justified.

**Re-Review Fee:**

A fee of \$145/hour per trade hour will be charged on any project for each Plan Review beyond the second review. The Re-Review Fee would be in addition to any permit fee, fast track fee, CFD fee, or other base permit charge. The Re-Review Fee will be paid by the Lead Project Designer prior to permit issuance.

**Deposit Requirement:**

Upon submittal for the 3<sup>rd</sup> or subsequent Plan Review, the Department may check the plans to

estimate the required scope of the review and, at its discretion, require a deposit from the Lead Project Designer based on the estimated hours for the review. Final cost of the re-review will be based on the actual hours expended, with any difference being charged or credited to the Lead Project Designer accordingly.

**Definition:**

Where the term “Lead Project Designer” is used, it refers to the following:

- 1) The seal holding architect on a project shall be responsible for all discipline re-reviews required and all related re-review fees.
- 2) If the project has no architect, the seal holding engineer with the greatest construction value shall be responsible for all disciplines re-reviews required and all related re-review fees.
- 3) If a project has no architect or engineer, the owner’s contractor shall be responsible for all discipline re-reviews required and all related re-review fees.

**Appeals Process:**

Where disagreements occur on code interpretations, impacting a project’s review status, an appeal will be available. Appeals will be directed to the Commercial Permits Code Enforcement Manager, who, when necessary, will consult the Code Administrator of the issue/discipline in question. Appeals may only be submitted in writing, with all relevant information provided. Appeals must be submitted within 10 working days of the review rejection date. An appeal decision will be made within 10 working days of receiving the written appeal.

**3. “Fast Track” Administrative Fees**

Permits for construction which involve Plans Review and which have been requested to be processed under the “Fast Track” guidelines will be charged an additional fee as follows. The fee is to be collected at permit issuance.

<u>Total Construction Cost</u>	<u>Fee Schedule</u>
\$250,000 or less	\$500.00
\$500,000 or less	\$600.00
\$750,000 or less	\$700.00
\$1,000,000 or less	\$800.00
\$2,000,000 or less	\$900.00
\$3,000,000 or less	\$1,050.00
\$4,000,000 or less	\$1,200.00
\$5,000,000 or less	\$1,350.00
Over \$5,000,000	\$1,500.00

**4. Restamp Lost Approved Plans**

Plans to be maintained at the construction site \$15.00 per plan

**5. Express Plan Review Fees:**

- |   |                     |
|---|---------------------|
| a) Application Fee (to be credited to review fee, non-refundable if review cancelled) | \$100.00            |
| b) Renovations and Upfits   | \$1,200.00 per hour |
| c) New Construction and Additions   | \$1,500.00 per hour |

**6a. Mega Project Hourly Plan Review Charge**

Any project defined as a “Mega Project” in the Building-Development Ordinance will pay for Plan Review services by the hour. This will include all preliminary reviews, all cycles of permit plan review, and any reviews for revisions to approved plans (RTAP).

Work to be charged at the rate of \$145/hour per trade hour expended in the Plan Review process, on any review cycle (preliminary, RTAP, 1<sup>st</sup> cycle, 2<sup>nd</sup> cycle, etc.).

**6b. OnSchedule Hourly Plan Review Charge**

All OnSchedule projects, other than CTAC, with total construction cost greater than \$1,000,000 will pay for Plan Review services by the hour. This will include all cycles of the permit plan review, and any reviews for revisions to approved plans (RTAP).

Work to be charged at the rate of \$145/hour per trade hour expended in the Plan Review process, on any review cycle (preliminary, RTAP, 1<sup>st</sup> cycle, 2<sup>nd</sup> cycle, etc.).

**6c. OnSchedule Plan Review Charge in Connection with Project Value Engineering**

Any OnSchedule project, including CTAC, requiring Plan Review services in support of value engineering will pay for Plan Review services by the hour.

Work to be charged at the rate of \$145/hour per trade hour expended in the Plan Review process.

**C. SIGNS AND BILLBOARDS**

**1. Sizes**

a) Less than 100 square feet

See Land Development Fee Schedule in Section I

b) More than 100 square feet

See Land Development Fee Schedule in Section I

**D. OTHER FEES AND CHARGES**

~~1. Airports, Heliports and Helitops \$100.00~~

**1. Appliance/Equipment Change Out:**

In multi-family (apartment or condominium) residential units, townhouse and SF residential units:

- o replacing kitchen appliances, water heaters or heating/cooling equipment units requiring 2 trade permits among mechanical, electrical, plumbing
- o hot water heaters limited to less than 50 gal. or 5500 watts input for electric and 50 gal. or 55,000 BTU for gas.

Total permit fee (both trade permit fees combined) of 1.5 X the minimum permit fee, if the permit is issued by the Trades Internet Permit (TIP) automated process.

- Change out permits issued by means other than TIP will be charged 2 times the maximum permit fee.

~~2. Blasting Permit \$200.00 each~~

**2. Bonds**

(a) Bonds required to cover payment of fees and charges: Before any person, firm or corporation shall engage in construction, installation, maintenance, alteration or repair for which a permit is now or may hereafter be required, such person, firm or corporation shall give bond as follows: The applicant shall file with the Agency a continuous surety bond in such amount as set forth in Section II (D-5) of this Ordinance or in an amount sufficient to guarantee payment of all fees and other charges required by this ordinance. The surety may cancel the bond only if it gives the Agency 30 days' notice in writing if its intention

**Minimum Bond Amount:**

\$1,000 for County only

\$2,000 for City or City and County

to cancel. The Director of Code Enforcement may issue a permit without bond to the owner of a residence.

(b) Bonds required to do work within municipalities: In addition to the above requirements concerning bonds required to cover payment of fees and charges, upon request from the governing board of any municipality within Mecklenburg County subject to the Mecklenburg County Land Use & Environmental Services Fee Ordinance, the Agency will require that the applicant shall file with the Agency a continuous surety bond in such amount as set forth in Section II (D-5) of this ordinance on a form approved by the County Attorney to indemnify the municipality against loss in any manner whatsoever in the performance of the duties imposed by the Ordinances of the municipality or for any damage to sewer or water pipes or streets or sidewalks in the municipality. The surety, upon 30-day notice of intention to cancel, may cancel bond.

Exceptions:

1. Bond shall not be required for minor work to be performed by the property owner when such work does not exceed \$2,000.
2. Bond shall not be required in connection with a permit issued to the owner-occupant of a single-family dwelling for repairs, alterations or extension of that building or its accessory building, nor for construction or erection of its accessory building when such work does not exceed \$40,000.

- ~~5. Bowling Pin and Bowling Alley Resurfacing/Refinishing \$100.00 each~~
- ~~6. Burning Permit \$100.00 each~~
- 3. Certificates of Occupancy \$10.00 each
- 4. Change of Address:
  - a) Detached Single Family or Duplex \$10.00 each
  - b) Multi-Unit Buildings \$5.00 per unit

- |  |   |
|--|---|
| <b>5. Change of Contractor:</b>                              |   |
| a) Commercial, Detached Single Family or Duplex              | No Charge                                       |
| b) Multi-Unit Buildings                                      | No Charge                                       |
| <b>6. Change of Use</b>                                      | See Land Development Fee Schedule in Section I. |
| <b>7. Code Books</b>   | Not Applicable                                  |
| <b>8. Copies of Contractor Monthly Activities/Statements</b> | \$0.10 per page                                 |

**9. Disapproved Inspections**

The re-inspection fee structure is based on an evaluation of each project with regard to the project code defect rate (failed inspections/total inspections for all disciplines), at project completion or issuance of the Certificate of Occupancy (CO) \*or Temporary Certificate of Occupancy (TCO), whichever occurs first. The projects code defect rate is compared to the Percent Fee Adjustment Schedule and, prior to issuance of the CO, or following the final inspection, either a charge or credit would be calculated based on the original permit fee and applied to the general contractor's account.

1. Small projects (less than or equal to a \$200 permit fee or \$20,000 construction permit value)
  - Charges: by percentage on fee adjustment schedule
  - Minimum charge: not less than \$25 per permit
  - Maximum charge: no maximum
  - Credits: no credits given
  
2. Large Projects (greater than a \$200 permit fee and \$20,000 construction value)
  - Charges: by percentage on fee adjustment schedule
  - Minimum charge: no minimum
  - Maximum charge: not more than \$90 per failed inspection
  - Credits: to be credited as follows;
    - Credit = (a-b) X \$90, where
    - "a" is 20% of total inspections
    - "b" is the number of inspections failed
    - Difference times \$90 per saved inspection

Where Part D section 48.3 and Part D section 48.4 of this ordinance apply, there will be no disapproved inspection charges or credits.

**Fee Schedule**

The Percentage Fee Adjustment Schedule is as follows:

Code Defect Percentage of Failure

(< or = to) % of Failure/Permit Fee Adjustments

<b>COMMERCIAL Percentage of Failure</b>	<b>10% Cap Permit Fee Adjustment</b>	<b>RESIDENTIAL Percentage of Failure</b>	<b>10% Cap Permit Fee Adjustment</b>
0	(10)	0	(15)
1	(9)	1	(14)
2	(8)	2	(13)
3	(7)	3	(12)
4	(6)	4	(11)
5	(5)	5	(10)
6	(4)	6	(9)
7	(3)	7	(8)
8	(2)	8	(7)
9	(1)	9	(6)
10	0	10	(5)
11	0	11	(4)
12	0	12	(3)
13	0	13	(2)
14	0	14	(1)
15	0	15	0
16	1	16	1
17	2	17	2
18	3	18	3
19	4	19	4
20	5	20	5
21	6	21	6
22	7	22	7
23	8	23	8
24	9	24	9
25	10	25	10
26	12	26	12
27	14	27	14
28	16	28	16
29	18	29	18
30	20	30	20
31	22	31	22
32	24	32	24
33	26	33	26
34	28	34	28
35	30	35	30
36	32	36	32

<b>37</b>	<b>34</b>	<b>37</b>	<b>34</b>
<b>38</b>	<b>36</b>	<b>38</b>	<b>36</b>
<b>39</b>	<b>38</b>	<b>39</b>	<b>38</b>
<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>

The new re-inspection schedule will be applied to all projects, large and small. The primary responsibility, or conduit, for charges and credits will be as follows:

- Whoever applies for and pays for the permit will receive any fee adjustments at issuance of CO. These contractors will be responsible for the project inspection failure rate of all sub-contractors working on the project.
- For projects with multiple trades but no general contractor, a lead contractor, responsible for all subcontractors' code defect rates and any fee adjustment, will be assigned from the attached Small Project Lead Contractor Schedule.
- On Commercial projects with multi-primers, where some work is beyond control of the permit applicant, the general contractor and other prime contractors will have individual code defect rate responsibility, unless they agree otherwise.
- The reports will be based on code defect performance on the structure (per house, per project, etc.) at the completion of the work (typically the Certificate of Occupancy stage).
- For all other conditions not prescribed herein, the Director will propose responsibility for charges and credits after consulting with the Code Compliance Task Force.

The task force proposes the program will begin immediately for the purpose of notification of all project failure rates. The Task Force further proposes the new re-inspection fee schedule go into effect for all permits issued on or after April 1, 2000, assuming all the requisite fee ordinance changes have been approved by the BOCC and the appropriate IST programming is in place.

Note: Above 40%, the percent fee adjustment shall be the same as the Code Defect Percentage Failure.

Commercial = Projects constructed under the NC Building Code

Residential = Projects constructed under the NC Residential Code (One-Two Family)

- |   |   |
|---|---|
| <b>10. Duplicate Building Placard</b>                                       | \$3.00 each   |
| <b>11. Faxing a Permit</b>  | \$2.00 additional surcharge   |
| <b>12. Fire Damage Surcharge</b>  | 5% of fee   |
| <b>18. Firework Permit:</b>   |   |
| <del>a) County</del>  | <del>\$200.00 each</del>  |
| <b>19. Flammable Finishes (spraying or dipping operations) spray booths</b> | <del>\$100.00 each</del>  |
| <b>20. Hazardous Materials Storage Permits Annual</b>                       | <del>\$100.00 each</del>  |
| <b>13. Homeowner Recovery Fund</b>  | \$10.00 per single family construction alteration permit issued to general contractor |
| <b>14. Insulation Contractors License Fee</b>                               | \$25.00 per year  |

<b>15. Late Payment of Accounts</b>	1% of amount due per month
<b>16 Letters of Certification/Verification</b>	\$25.00 each
<del><b>23. Lumber Storage</b></del> <del>(Excess storage of 100,000 board feet)</del>	<del>\$100.00 each</del>
<b>17. Monthly Statistical Reports</b>	\$10.00 each
<b>18. Personal Computer – Remote Access</b> (available to customers with accounts)	\$25.00 per subscriber initial fee \$ 5.00 per month per subscriber \$ 0.03 per minute of usage
<b>19. Proprietary School Licensing Inspection</b>	Inspections and Day Care Program Fee:
a. First Licensing Inspection	\$100.00
b. Annual Renewal Inspections	\$ 60.00
c. Day Care Preliminary Plan Review Fee	\$300.00 (per application, per project site)
d. Foster Care Inspections	No Fee Charged

Including Certificate of Occupancy Submission as Certification Documentation.  
Should the project advance to building permit application and permit fees exceed \$450.00, the preliminary plan review process fee shall be credited to the building permit fee cost.

- 20. Document Control Research:**
  - a. Retrieval of document for individual address
  - b. Research for multiple addresses

The department shall, at its expense, provide and maintain a public workstation with personal computer/terminal and printer allowing access to permit/inspection data during normal daily business hours. Persons needing to research departmental permit/inspection records may utilize the public workstation or request that the Department conduct the research. If the Department is requested to conduct the research, it shall do so by providing contracted paralegal services to perform this service. The hourly cost of such paralegal services shall be paid by the individual person requesting the research.

<b>23.</b>	<b>Seminars Sponsored by the Department</b>	\$ 10.00 per session
<b>24.</b>	<del><b>Storage Permit—Above Ground</b></del>	
	<del>a) Initial</del>	<del>\$200.00</del>
	<del>b) Renewal</del>	<del>\$100.00</del>
<b>32.</b>	<del><b>Storage Permit—Below Ground</b></del>	
	<del>a) Initial</del>	<del>\$200.00</del>
	<del>b) Renewal</del>	<del>\$100.00</del>
<b>33.</b>	<del><b>Tank Removal/Abandonment</b></del>	<del>\$100.00</del>
<b>24.</b>	<b>Temporary Utilities</b>	
	Initial inspection and placard issuance	\$100.00 per open mechanical or electrical permit

\$0.10 per page

\$40.00 per hour (charges will vary depending on contracted paralegal service cost)

- 25. Limited Conditional Utility (LCU)**  
 Plan Review, Initial inspection and placard issuance
- Small (less than 3,000 sf.) \$100.00
  - Medium (3,000 to 10,000 sf.) \$115.00
  - Large (greater than 10,000 sf.) \$165.00
- 26. Temporary Certificate of Occupancy**
- Initial TCO issuance and placard issuance \$ 90.00 per open trade permit
  - TCO renewal including re-inspection, TCO and placard re-issuance \$ 55.00 per open trade permit
  - Inspector charge for posting placard on site (for Temporary Utility, LCU or TCO) if owner fails to maintain the same) \$ 45.00 per posting

- 27. Conditional Certificate of Occupancy**  
 d) Conditional Certificate of Occupancy – Fine levels for violation of conditional certificate of occupancy.

	<b>Small Items (\$1,000)</b>	<b>Small Equipment \$1,000-\$10,000</b>	<b>Large Equipment \$10,001 or Greater</b>
1 <sup>st</sup> Violation	\$250.00	\$250.00	10% of equipment value
2 <sup>nd</sup> Violation	\$500.00	\$500.00	10% of equipment value
3 <sup>rd</sup> Violation	<u>Revocation of CCO</u>	<u>Revocation of CCO</u>	<u>Revocation of CCO</u>

If a CCO is revoked, it may only be reinstated by the owner posting a bond in the amount of the Listing and labeling cost. Exceptions may be approved by the department if not completed within 60 days.

- 35. ~~Tents and Air Supported Structures~~ \$135.00—**  
 a) ~~Funeral tents are exempt~~  
 b) ~~Boy Scouts and Girl Scouts are exempt from fee but must obtain permits~~
- 28. Utility Reconnects** \$ 50.00
- 37. ~~Waterflow Test~~ \$145.00 each**
- 29. Fee for Work Started without a Permit** Original permit fee times 3.75
- 30. Zoning Board of Adjustment Appeal Fee**
- a) Residential – Variance \$100.00 each
  - Interpretation \$150.00 each
  - b) Commercial – Variance \$250.00 each
  - Interpretation \$350.00 each
- 31. Signs** See Land Development Fee Schedule in Section I.
- 32. Zoning Permits** See Land Development Fee Schedule in Section I.

**33. BOCC Endorsement** \$ 30.00 each  
 Request for Board of County Commissioners endorsement of the naming of a geographical location.

**34. Added Code Enforcement Services**

1. For added Code Enforcement work, either Plan Review or Inspections, the fee shall be calculated by the Departmental Business Manager as described in the fee schedule.
2. The Director of Code Enforcement or his designee, shall be authorized to execute such agreements as necessary to affect the program including but not limited to the following:
  - agreements between the County and 3<sup>rd</sup> party independent code enforcement contractors;
  - agreements between the County and customers voluntarily seeking added code enforcement services.

**Fee Schedule**

- a. If the added code enforcement work is performed by a part-time employee, the hourly rate charge will be the employee's hourly rate times 1.39.
  - a.1 If the added code enforcement work is performed by a full-time employee, the hourly rate charge will be either the employee's hourly rate for regular time times 1.39 or 1.5 times.
- b. If the added code enforcement work is performed by an independent contractor (IC) the rate charged shall be the rate negotiated with the IC, times 1.1.

3. Expired Permits and Notice of Violation

For Expired Permits and Notices of Violations there will be a \$35.00 administration charge.

4. Overtime inspections: applied to projects not included in the Inspections Overtime Qualifications List.

\$115.00 per hour

5. Inspection by Appointment

\$115.00 per hour

- Refunds on cancelled appointments at 90% if cancelled more than 72 hours in advance.
- No refund if cancelled within 72 hours on the scheduled inspection, except a 90% refund if scheduled time, or portion thereof, is used by others.

6. Revising permit structure (breaking up into smaller components) after permit issuance, including office or field related work.

- Plan Review time
- Field Inspection time

\$145.00 per hour

\$115.00 per hour

7. Coordinating projects where the owner's team has no project coordinator and the Department must perform coordination work to effect permitting or inspections.

- Plan Review time
- Field Inspection time
- Professional Service

\$145.00 per hour

\$115.00 per hour

\$300.00 per hour

**35. Inspections Added by Permit Holder**

- 1. Optional inspections for sheathing/energy conservation for contractors who wish to proceed with outside finishing or wall encapsulation, before the framing is complete:
  - a) for SF dwelling units \$50.00 per inspection
  - b) for townhomes \$25.00 per inspection per unit
- 2. Multi-trade inspections: Are to be bundled into single inspection requests. Where the contractor elects the option, they may request a single trade inspection with added charge. \$65.00 per inspection
- 3. Exceeding project inspection allocations: Where the Department stipulates a maximum inspection location on a permit, based on criteria published on meckpermit.com, contractors requiring inspections beyond that count incur an added charge per inspection. \$65.00 per inspection
- 4. Owner as contractor project inspection allocations: The Department stipulates maximum inspection allocation per permit type based on criteria published on meckpermit.com. Where the owner requires inspections beyond that count, they incur an added charge per inspection. \$65.00 per inspection

**35. Residential Permit Review**

See Land Development Fee Schedule in Section I.

**36. Residential Owner-As-Contractor Permitting & Inspection Process and Fees**

For residential projects where the owner serves as the contractor, with a total construction permit value of less than \$40,000, the permit, plan review and inspection fee charges shall be as follows:

- o Base Permit Fee \$60.00 per BEMP trade involved in work
- o Plan Review (if required) \$45.00 per BEMP trade involved in work
- o Inspections per trip \$45.00 per trip (single or multi-trade)

Note: inspection trip duration on site limited to 30 minutes.

**37. Zoning Commercial Plan Review Fee (previously included in building permit fee)**

See Land Development Fee Schedule in Section I

**38. High Inspection Failure Rate Charges**  
“High Inspection Failure Rate Contractors” process outline and definition are included in the Building-Development Ordinance. Related fees for High Inspection Failure Rate Contractors are as follows:

1. For contractors with 19 or fewer inspections per quarter.
2. For contractors with 20 or more inspections per quarter, when using inspection services, will be charged on an hourly basis as outlined in the “High Inspection Failure Rate” process:

**39. Special Inspections Program (Meck-SI)**

1. Meck-SI annual renewal fee charged to each Special Inspections registrant.
2. Meck-SI preconstruction meeting attendance by the assigned project inspectors on the SI related (BEMP) discipline.

**40. Permit Master Plan Revisions**

After a Permit Master Plan is established at the project start, if the customer changes the plan, they will be charged for staff time necessary to revise the Master Plan. This charge also applies to any owner provided information changes, after permit issuance, impacting issuance of CC, CO, TCO or other Department records.

**41..Sustainable Design Permit Fee Modification (Green Permit Rebate Program) The *Green Permit Rebate program is suspended for new applications, effective April 7, 2010.***

Subject to rules published by the Department, projects qualify for fee credits by delivering to the Department approved project certifications for one of the following programs at the following levels:

- a) LEED Certified or One Green Globe
- b) LEED Silver or Two Green Globes
- c) LEED Gold or Three Green Globes
- d) LEED Platinum or Four Green Globes

**Fee Schedule**

The contractor will be charged as follows:

- For permit fees otherwise \$38.00 to \$500.00, the fee is tripled.
- For permit fees otherwise \$501.00 or greater, the fee is doubled. Or the contractor may elect to follow the “High Inspection Failure Rate” process and charges for contractors with 20 or more inspections per quarter below for the duration of the project and the remainder of the quarter the project is completed.

The hourly rate charge will be \$90.00 per hour for regular time or \$115.00 per hour for overtime.

\$225.00 per year

\$115.00 per discipline hour

○ \$80.00 per hour for Code Enforcement Officials (CEO)

○ \$60.00 per hour for non-CEO

**Fee Schedule**

Note: all permit fee rebates are based on the Permit Fee Schedule listed in Section II, Part A, herein, exclusive of many added service credits or charges.

- a) 10% permit fee rebate to a maximum of \$50,000
- b) 15% permit fee rebate to a maximum of \$60,000
- c) 20% permit fee rebate to a maximum of \$75,000
- d) 25% permit fee rebate to a maximum of \$100,000

**42. ABC License Building Compliance Inspections**  
By either building inspector and/or Fire Marshal

**Fee Schedule**  
\$130.00 each

**43. Conversion to an Electronic Format** Customers choosing to submit paper permit applications and plans in lieu of electronically will be subject to additional administrative charges necessary to recover the added cost to convert the submittal into an electronic format or to enter the submittal into the electronic submittal program. Administrative fees will be added to services provided by LUESA staff that involve a manual process and are not included in permit fees. Administrative fees will be added to duplicate, and/or canceled services provided by LUESA staff that involve a manual process and are not otherwise included in permit fees.

- \$9.50/permit entered manually
- RDS conversion to electronic; added charge based on sheet scanning or digitization per schedule 56a below.
- CTAC drawing submittal conversion to electronic; added charge based on sheet scanning or digitization per schedule 56a below.
- OnSchedule drawing submittal conversion to electronic; added charge based on sheet scanning or digitization per schedule 56a below.
- OnSchedule plan review applications entered manually per schedule 56a below.
- Schedule 56a:  
\$31.60/hour for Admin. Staff  
\$0.50 per 8 ½ x 11 document  
\$1.00 per plan sheet for digitization  
\$15.00 burn to CD

**43.1 Other Agency Manual Fee Collection**

Administrative fees will be added to services provided by LUESA staff for the collection of fees by other agencies that involve a manual process and are not included in permit fees.

- \$5.00/permit for other agency fees collected

**43.2 Electronic Billing – (E-Statements)**

Developed and implemented an on-line billing process wherein customers receive monthly statements electronically via e-mail.

Customers

choosing to continue receiving manual statements will be subject to a processing fee.

- \$4.00 per manual statement per month

**~~51. Mecklenburg County Fire Marshal additional fees for Plan Review and Inspections~~**

**~~Fire Plans Review~~**

- ~~Construction cost less than \$50,000~~
- ~~Construction cost \$50,000 to \$100,000~~
- ~~Construction cost \$100,001 to \$500,000~~
- ~~Construction cost \$500,001 to \$1,000,000~~
- ~~Construction cost \$1,000,001 to \$5,000,000~~
- ~~Construction cost \$5,000,001 to \$10,000,000~~
- ~~Construction cost greater than \$10,000,000~~
- ~~Hydrant Test~~
- ~~Rezoning Petitions~~

~~\$200.00~~  
~~\$225.00~~  
~~\$275.00~~  
~~\$350.00~~  
~~\$550.00~~  
~~\$775.00~~  
~~\$1,225.00~~  
~~\$230.00~~  
~~\$ 75.00~~

• <del>Multi-Family</del>	<del>\$375.00</del>
• <del>Fire Alarm Plans (shop drawings)</del>	<del>\$200.00</del>
• <del>Fire Sprinkler (shop drawings)</del>	<del>\$200.00</del>
• <del>Performance Tests Fire Pumps</del>	<del>\$160.00</del>
• <del>Performance Tests Fire Alarm (shells)</del>	<del>\$590.00</del>
• <del>Performance Tests Fire Alarm (upfit)</del>	<del>\$160.00</del>
• <del>Performance Tests Private Fire Hydrant</del>	<del>\$160.00</del>
• <del>Performance Tests Standpipe Sys</del>	<del>\$400.00</del>
• <del>Performance Tests Auto Fire Existing Sys</del>	<del>\$160.00</del>
• <del>Interactive Review</del>	<del>\$165.00</del>
• <del>Residential Review</del>	<del>\$ 75.00</del>
• <del>Operational Permits</del>	<del>\$100.00</del>
• <del>Mandatory Permit</del>	<del>\$180.00</del>
	<del>\$180.00</del>
• <del>Motor Fuel Dispensing</del>	<del>\$135.00</del>
• <del>Membrane Structures, Tents and Stages (400 sf or greater)</del>	<del>\$180.00</del>
• <del>Carbon Dioxide Systems (Beverage Dispensing)</del>	<del>\$180.00</del>
• <del>Repair garages and Motor fuel dispensing Facilities</del>	<del>\$180.00</del>

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• <del>Construction Permits</del>	<del>\$180.00</del>
• <del>Solar Photovoltaic Power</del>	<del>\$240.00</del>
• <del>Smoke Control or Smoke Exhaust Systems (Alteration and New Systems)</del>	<del>\$180.00</del>
• <del>Gates &amp; Barricades Across Fire Apparatus roads</del>	

#### **D. Fees and Charges in Other Ordinances**

The Mobile Home Park Ordinance sets an annual fee of \$5.00 for each park space with a minimum fee of \$30.00 and a maximum of \$100.00 for each Mobile Home Park.

#### **Credit/Refund and Expired Permit Criteria**

The Director of Code Enforcement shall create a credit/refund schedule, which retains that portion of fees paid necessary to cover costs already incurred, including any administrative costs. The Credit/Refund Schedule is listed in the back of the Credit/Refund Adjustment Form and at Meckpermit.com.

##### **1. Credit/Refunds**

- Credits or refunds will be made upon written request by the permittee and/or the payee.
- No credits or refunds will be given for permits less than the minimum fee.
- A percentage of the permit fee will be retained commensurate with the percentage of work completed. If no work has commenced, a percentage of the permit fee will be retained or the minimum fee, whichever is greater.
- No credits or refunds will be given unless applied for within 120 days after a permit has expired.
- No credits or refunds will be given for fees or charges shown under Land Use and Environmental Services Fee Ordinance Section II.D. The Land Use & Environmental Services Fee Ordinance and Credit Refund Adjustment Form are available from the Department in several formats.

##### **2. Expired Permits**

Permits expire six (6) months or (180 days) after issued date if no work has commenced.  
Permits

also expire when work has started but discontinued for twelve (12) months or (365 days) from the last inspection

**SECTION III.****Fee Schedule**

<b>1.</b>	<b>Storm Drainage Manual</b>	\$35.00
<b>2.</b>	<b>Erosion Control Ordinance</b>	No Charge
<b>3.</b>	<b>Land Development Standards Manual</b>	
	a) excludes future updates	\$11.00
	b) includes future updates	\$15.00
<b>4.</b>	<b>Landscape Construction Standards</b>	\$10.00
<b>5.</b>	<b>Floodway Regulations</b>	No Charge
<b>6.</b>	<b>Official County Maps:</b>	
	a) 1" = 3,000 scale	\$1.50
	b) 1" = 2,000 scale (6 sheets per full map)	\$1.50
	c) Full Set	\$9.00
<b>7.</b>	<b>Imminent Transportation Map (2 sheets)</b>	\$3.00
<b>8.</b>	<b>Beer Map</b>	\$1.50
<b>9.</b>	<b>City Street Atlas</b>	
	a) Public	\$15.00
	b) County/City Agencies	\$12.00
<b>10.</b>	<b>1" = 5,000 Scale</b>	\$1.50
<b>11.</b>	<b>Block Numbers (4 sheets per full map)</b>	\$1.50
	a) Full Set	\$6.00
<b>12.</b>	<b>Zip Code</b>	\$1.50
<b>13.</b>	<b>1" = 1 Mile</b>	\$1.50

15.	<b>Regional Road Map</b> (1" = 2 miles)	\$1.50
16.	<b>Regional Road Map</b> (8.5" x 11")	\$0.10
17.	<b>Thoroughfare Plan</b> 1" = 4,000 scale	\$1.50
18.	<b>Preliminary Designs of Thoroughfares</b>	
	a) Blueprint	\$1.00 per sheet
	b) Xerographic	\$1.00 per sheet
19.	<b>Ariel Index</b>	\$1.00
20.	<b>Topographic Map Index</b>	\$1.50
21.	<b>8.5" x 11" County Maps</b>	\$0.10

**SECTION IV.**

Ariel Photography for Topographic Mapping – Actual cost for private reproduction

	<u><b>Blue</b></u> <u><b>line</b></u>	<u><b>Mylar</b></u>	
1.	<b>1" = 400' 4' Contours</b>	\$1.00	\$3.50
2.	<b>1" = 200' 2' Contours</b>	\$1.00	\$3.50
3.	<b>Floodway Topos</b> (County/City)	\$1.00	\$3.50
4.	<b>Storm Drainage Topos</b>	\$1.00	\$3.50
5.	<b>Plainmetric Mapping</b> 1" = 200'	\$1.00	\$3.50
6.	<b>Construction Plans</b>		
	a) 11" x 7"	\$0.20	
	b) 24" x 36"	\$1.00	
	c) 36" x 42"	\$1.50	
7.	<b>Zoning Maps</b> 1" = 400'		\$1.00
	Prices may change based upon recommendations by the Planning Commission. Zoning maps for smaller municipalities are available.		
8.	<b>Aerial Photography</b>		
	a) 1" = 200'		
	b) 1" = 400'		
9.	<b>Wetlands Maps</b> (on USGS Quad Maps)		
10.	<b>Roadway Corridor Official Maps</b>		

<b>11.</b>	<b>Public Hearing Signs</b>			
	a) Public Hearing signs for rezoning petitions to be collected through the Charlotte Mecklenburg Planning Commission.			\$100.00
	b) Public Hearing signs for demolition and sanitary landfills, quarries, and other such facilities.			\$100.00
<b>12.</b>	<b>Photocopies:</b>			
	8.5" x 11"			\$0.10
	8.5" x 14"			\$0.10
	11" x 17"			\$0.20
	24" x 36"			\$1.00
<b>13.</b>	<b>Storm Water Advisory Committee Appeal Filing Fee</b> (If the Storm Water Advisory Committee rules in favor of the petitioner, it may order the refund of all or part of the filing fee.)			\$100.00
<b>15.</b>	<b>Charlotte Mecklenburg Certified Site Inspector Certification Training (CMCSI)</b> New fee effective July 1, 2007			\$25.00 per session
<b>16.</b>	<b>COMPASS GIS Products</b>			<b>Current Price \$</b>
	a) 0 to 50 MB (51200KB)			\$10.00
	b) 51 to 100 MB (102400KB)			\$50.00
	c) Greater than 100 MB			\$100.00
	d) Compass Package – All GIS Data			\$1,000.00
	e) Additional Hourly Fees			\$40.00 per hour \$10.00 per quarter hour
	f) Plotting Fees	<b>Size 11</b>	<b>Mylar</b>	<b>Bond</b>
		x 17 24 x	\$10.00	\$ 5.00
		36 48 x	\$20.00	\$10.00
		36	\$20.00	\$10.00
	g) Lamination Fees	11 x 17 = \$10.00 24 x 36 = \$15.00 34 x 44 = \$15.00		
	h) Foam Mounting	11 x 17 = \$ 5.00 24 x 36 = \$10.00		
<b>17.</b>	<b>GIS Addressing Fee -</b>		<b>\$35.00</b>	
	The Addressing Fee covers the review and assignment of new addresses for new developments, including updates to GIS systems to support permitting workflows and other agencies.			
<b>18.</b>	<b>GIS per-parcel mapping fee</b>		<b>\$50.00</b>	
	The Parcel Mapping Fee is a cost-recovery charge applied when development activity or recorded			

land transactions require the County to create, modify, or verify parcel boundaries within the official land records. This fee supports the specialized GIS work necessary to maintain an accurate, legally defensible parcel fabric used by Tax Administration, E911, Planning, Environmental Health, and other county services.

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41331	IPL0338443	Legal Ad - IPL0338443		2.0	114.0L

ATTENTION: MECK COUNTY MANAGERS OFFI IP  
 600 E 4TH ST  
 CHARLOTTE, NC 28202  
 barb.felder@mecklenburgcountync.gov

**MECKLENBURG BOARD OF COUNTY COMMISSIONERS  
 NOTICE OF A PUBLIC HEARING ON LAND USE AND  
 ENVIRONMENTAL SERVICES FEES**

Notice is hereby given that the Mecklenburg Board of County Commissioners will hold a public hearing on Thursday, May 21, 2026, at 6:00 p.m. or as soon thereafter as the matter can be heard and will be held in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, located at 600 East Fourth Street, Charlotte, NC 28202.

Land Development and Floodplain Services Fees: By Interlocal Agreements, LU-ESA - Storm Water Services division provides Land Development and Floodplain services on behalf of five (5) Towns (Cornelius, Davidson, Mint Hill, Matthews, and Pineville) and provides Floodplain Permitting services Countywide. The services may vary from Town to Town. Generally, the services are comprised of performing plan review, permitting and inspection services for land development activities, such as, erosion control, storm water, transportation, zoning, floodplain permitting, etc. The Land Development Services Interlocal Cooperation Agreements state that the County may charge fees to offset the costs incurred in providing the services on behalf of the Towns.

GIS: New Addressing fee and Per-Parcel Mapping fee to recover cost of these services to the development community.

Demolition Permits: The fee structure for demolition permits is being simplified for transparency. Each reviewing agency (Code Enforcement, Air Quality, Environmental Health and Historic Landmark Commission) has specified its portion of the fee in a table based on square footage of the structure(s) being demolished.

Volunteer Fire Department Fees: Changes to the Fire Marshal's Ordinance are needed to align with the 2024 North Carolina Fire Code. The proposed amendments and new fees addresses code-related requirements and testing protocols for emergency systems in buildings and infrastructure.

The purpose of the public hearing is for the Board to receive public comments on proposed changes to the Land Development Services fees charged for properties located within the unincorporated area, the City, and the Towns.

Additional information can be found at <https://stormwaterservices.mecknc.gov/>

Persons desiring to speak can sign up online at <https://mecknc.seamlessdocs.com/f/clerk> or call 980-314-2912. The deadline to register online is 5:00 p.m. May 20, 2026. After 5:00 p.m., persons can sign up at the meeting up until the hearing is reached on the agenda. The hearing will commence at 6:00 p.m. or as soon thereafter as the matter can be heard and will be held in the Meeting Chamber of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina, 28202. Members of the public can access and view the meeting on the Government Channel or online at: <https://watch.mecknc.gov>. Anyone needing special accommodations when attending this meeting because of a disability, contact the Clerk to the Board at least seventy-two (72) hours prior to the meeting, via email at [clerk@mecknc.gov](mailto:clerk@mecknc.gov). or by phone at (980) 314-2939. The Clerk to the Board is located at 600 East Fourth Street, 11th Floor, Charlotte, N.C. 28202.  
 IPL0338443  
 May 8 2026

North Carolina } ss  
 Mecklenburg County }  
 Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

1.0 insertion(s) published on:  
 05/08/26 Print

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[Marketplace Link](#)

Sworn to and subscribed before  
 me on



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IFL0338443  
May 8 2026



Legislation Text

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File #: 26-0271

Meeting Date: 5/21/2026

File Type: Public Hearing

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## Amend the County's Fire Marshals' Fire Prevention Ordinance

### **ACTION:**

**1. Open public hearing for comments on proposed revisions to the Land Use and Environmental Services Agency (LUESA) Fire Marshals' Fire Prevention Ordinance**

**2. Close public hearing and adopt a Resolution Revising the Land Use and Environmental Services Agency (LUESA) Fire Marshals' Fire Prevention Ordinance**

**Staff Contact:** Ebenezer S. Gujjarlapudi, Director, PE, LUESA

**Presentation:** No

### **BACKGROUND/JUSTIFICATION:**

Changes to the Fire Marshal's Fire Prevention Ordinance to align with the changes in the 2024 North Carolina Fire Code. The proposed amendments and new fees address code-related requirements and test protocols for emergency systems in buildings and related fire infrastructure.

The Mecklenburg County Fire Marshals' Office, in partnership with the Charlotte Fire Department, will implement a new fire permit.

### **PROCUREMENT BACKGROUND:**

N/A

### **POLICY IMPACT:**

N/A

**FISCAL IMPACT:**

FY 27 \$68,000 increase in revenues for fees.

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**Mecklenburg County *Fire Prevention & Protection* Ordinance**



*JUNE 15, 1992*

Amended December 1, 2019

Amended ~~October 1, 2024~~

Amended <TBD



# MECKLENBURG COUNTY FIRE PREVENTION & PROTECTION ORDINANCE

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# MECKLENBURG COUNTY FIRE PREVENTION & PROTECTION ORDINANCE

## SECTION 1 – Title

- A. This ordinance shall be known as the Fire Prevention & Protection Ordinance of Mecklenburg County, North Carolina, and may be cited as such and referred to herein as the Ordinance.

## SECTION 2 – Intent of the Ordinance

- A. It is the intent of the Ordinance to prescribe regulations consistent with nationally recognized standards for the safeguarding of life and property within the unincorporated limits of Mecklenburg County from the hazards of fire and explosion arising from the storage, handling, and use of hazardous substances, materials and devices, and from hazardous conditions in the use or occupancy of buildings or premises.
- B. These regulations shall also be ~~controlling~~ regulatory within the corporate limits of any municipality within Mecklenburg County upon request from the governing body of the municipality and upon approval of the Board of County Commissioners.
- C. The Ordinance shall not be construed to hold the County responsible for any damage to persons or property by reason of the inspection or re-inspection authorized herein or failure to inspect or re-inspect or the permits issued or denied as herein provided or by reason of the approval or disapproval of any equipment authorized herein.
- D. All ~~previous adoptions of the~~ fire prevention ordinances ~~heretofore~~ adopted by Mecklenburg County are hereby repealed.
- E. The purpose of Section 7 is to address the need for monitoring the degradation to private water mains and fire hydrants. Current minimum requirements allow for full flow tests to be conducted every (5) years. Annual full flow tests allow for consistent monitoring and assurance that adequate water is always available for fire suppression and shall be the requirement hereforth.
- F. The purpose of Section 8 of the Ordinance is to ensure that radio communications for emergency services agencies are maintained in buildings where the signals have been evaluated and determined to be deficient and pose a life safety hazard to emergency services personnel operating within the structure.
- G. The purpose of Section 7 9 of the Ordinance is to establish a structured process for permitting the staging of Large Outdoor Assembly Events to ensure proper planning and adequate allocation of County and first responder resources for events and to protect the health and safety of the public attending such events.
- H. Section 7 9 of the Ordinance will not apply to events or mass gatherings sponsored by State or Federal government agencies, as planning for events and allocation of necessary resources is already coordinated. Section 7 8 of this Ordinance shall not apply to businesses holding events in venues designated to hold large numbers of people where there is already a safety and emergency plan approved by the County.
- I. When it is determined that a Large Outdoor Assembly Event does not meet the threshold of requiring a permit, but notification of emergency first responders is



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recommended, the Mecklenburg County Fire Marshal's Office and Code Enforcement will forward the information to the appropriate agencies.

### SECTION 3 – Fire Marshal to Enforce Ordinance

- A. The Fire Prevention Ordinance of Mecklenburg County shall be enforced by the Mecklenburg County Fire Marshal and the authorized representatives as certified by the North Carolina Code Officials Qualification Board or as otherwise provided herein by Mecklenburg County policies.

### SECTION 4 – Adoption of Technical Codes and Standards by Reference

- A. There is hereby adopted by reference and incorporated herein that certain code known as the current adopted edition of the North Carolina State Building Code: Fire Code, hereafter referred to as the "Fire Code."
- B. Amendments to codes and standards adopted by reference herein which are adopted and published by the North Carolina State Building Code Council shall be effective in Mecklenburg County at the time such amendments become a part of the Fire Code.

### SECTION 5 – Inspection of Buildings and Premises

- A. Subject to the requirements, limitations, and conditions stated in the North Carolina State Building Code and Fire Code, it shall be the duty of the Fire Marshal to inspect or cause to be inspected as often as he may deem necessary or appropriate all buildings, structures, and premises within his jurisdiction for the purposes of ascertaining and causing to be corrected any condition which may cause fire or explosion, endanger life from fire or explosion, or any violations of the provisions of the Ordinance.

### SECTION 6 – Permits

- A. This Ordinance shall require permits from the Fire Marshal as set forth in the Fire Code and any others as required by Mecklenburg County.
- B. It shall be the duty of the Fire Marshal to evaluate applications and issue if approved all permits for those conditions as prescribed in the Fire Code and this Ordinance.
- C. No person shall maintain, store, or handle materials or conduct processes which produce conditions hazardous to life or property or install equipment used in connection with such activities without first obtaining a permit as required by the Fire Marshal and prescribed in the Fire Code and this Ordinance. Before a permit may be issued, the Fire Marshal may inspect and approve the receptacles, vehicles, buildings, structures, storage areas, devices, processes, and conditions related to the permit.
- D. A permit may be revoked pursuant to the provisions of the Fire Code.
- E. To provide for efficient, timely handling of duties set forth in North Carolina G.S. 14-284, G.S. 14-410, and G.S. 14-413, and with greater convenience to the public, authority is granted to the Fire Marshal to act as the agent of the Board of County Commissioners to approve/disapprove issuance of permits and licenses for the storage of explosives and the exhibition of pyrotechnics at public celebrations.



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- F. No person shall have, hold, sponsor, or cause to be had, held, or sponsored, or allow to be had, held, or sponsored on any real property they own in Mecklenburg County any Large Outdoor Assembly Event without having first applied for and received a permit from the County to hold the Large Outdoor Assembly Event, except as permitted in Section 7.
- G. All Large Outdoor Assembly Event permit applications must be made through the Mecklenburg County Fire Marshal's Office. A Special Event Application must be submitted to the Mecklenburg County Special Events Portal. An application must be submitted for each event proposed and completed in its entirety. No application will be considered until all information required by the application form has been provided.
- H. All applications for Large Outdoor Assembly Event Permits shall be submitted as follows:
- i. All applications for Large Outdoor Assembly Event Permits shall be submitted as follows:
    - (a) At least five (5) business days prior to Events with 0 – 499 persons.
    - (b) At least fifteen (15) business days prior to Events with 500 – 999 persons.
    - (c) At least thirty (30) business days prior to Events with 1000 – 2999 persons.
    - (d) At least ninety (90) business days prior to Events with 3000 + persons.
      - Mecklenburg County Code Enforcement shall have the authority to reduce this time period for good cause shown.
  - i. The Mecklenburg County Fire Marshal's Office will forward Large Outdoor Assembly Event applications to the following organizations to secure the approvals of any Partner Agencies that may be impacted by the event.
    - i. The Partner Agencies may include representatives from the following County Departments, Fire Departments, and Cooperating Organizations:
      - (a) Police Department/Sheriff's Office District/Jurisdiction in which the Event is planned;
      - (b) Mecklenburg Emergency Medical Services Agency (MEDIC);
      - (c) Charlotte-Mecklenburg Emergency Management; ~~(CMEMO)~~
      - (d) Fire Department Representative from the District/Jurisdiction in which the Event is planned;
      - (e) Mecklenburg County Parks and Recreation;
      - (f) Mecklenburg County Health Department;
      - (g) Public Works Department from the District/Jurisdiction in which the Event is planned;
      - (h) Central Medical Emergency Dispatch;
      - (i) Mecklenburg County Code Enforcement;
      - (j) Zoning Department from the District/Jurisdiction in which the Event is planned;
    - ii. For informational purposes, the following organizations may also need to be notified:
      - (a) North Carolina Department of Transportation (NCDOT);
      - (b) Duke Energy Lake Management;



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- (c) Lake Norman Marine Commission;
  - (d) NC Highway Patrol;
  - (e) North Carolina Wildlife Commission
  - (f) North Carolina Forest Service
- iii. In order to receive a permit, the application must receive approval and/or signoff from each of the partner agencies.
- (a) The Partner Agencies may set additional conditions for permit approval. The applicant may, for example, be required to pay for fire/rescue/medical standby and security/law enforcement/traffic control for permit approval. The applicant may be required to pay additional fees if County facilities are being used.

### SECTION 7 – Private Fire Hydrants

- A. Reference the Mecklenburg County Fire Marshal’s Office requirements for annual full flow tests on private fire hydrant inspection, testing, and maintenance which is available on their website.

### SECTION 8 – Emergency Responder Communication Coverage Systems (ERCCS)

- A. The Mecklenburg County Fire Marshal’s Office has developed and implemented requirements for the assessment, plans review process and requirements, installation requirements, acceptance and commissioning of systems and the subsequent maintenance and monitoring of such systems.

### SECTION 7-9 – Large Outdoor Assembly Events

- A. Definitions.
  - i. For the purpose of this Section of the Ordinance, the following definitions shall apply:
    - (a) “Large Outdoor Assembly Event” An outdoor area attended by more than 1,000 persons, which includes a theatrical exhibition, fair, festival, display, entertainment, amusement, rally, or similar gatherings, but does not include assemblages held in a manner consistent with the approved property or occupancy use. Any of the following events may apply:
      - a. The use, sale, or display of fireworks;
      - b. The sale, purchase, provision, or consumption of alcoholic beverages;
      - c. The provision of live entertainment;
      - d. The provision of overnight activities (e.g., camping);
      - e. Motorized or non-motorized vehicular racing;
      - f. Activities located wholly or partially on public rights of way;





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- (a) All Federal, State, local, and event Sanctioning Authority mandated medical coverage requirements. The submitted plan will need approval by the local partner agency.
- (b) Mecklenburg Emergency Medical Services Agency (MEDIC) shall be the primary service provider for Mecklenburg County; if additional emergency medical services are provided by the applicant, they will only be permitted to function under the authority of Mecklenburg Emergency Medical Services Agency (MEDIC).
- (c) The North Carolina State Building Code, Fire Code, and all applicable permitting requirements must be met. The Fire Department in the District/Jurisdiction where the event is to be held shall be primary, and all others must function under the authority of that respective department.
- (d) Event organizers will submit a traffic control plan that identifies an adequate supply of parking and coverage for ingress and egress management by law enforcement personnel for the anticipated number of vehicles. Approval of the plan is required before a permit can be issued.
- (e) Event organizers shall remove all trash and debris and shall clean up immediately after a Large Outdoor Assembly Event.
- (f) The County, in its discretion, may require the applicant to provide liability and/or special events insurance coverage for the Large Outdoor Assembly Event.
- (g) Gatherings of 1,000 people or more must have a Crowd Control Manager for every 250 people (per NC Fire Code). The event organizer must provide an NCOSFM-trained Crowd Control Manager.
- (h) Submit a completed application in the format required by the County, which shall contain information such as the following, which will be critical in evaluating the citizen impact and public safety related to the event:
  - a. General information related to the event, such as:
    - 1. If amplified sound will be used;
    - 2. If electrical connections are requirements;
    - 3. If tents, stage canopies, trailers, inflatable/air-supported devices, fencing, scaffolding, etc., be involved in the event;
    - 4. If alcohol will be provided, served, or sold;
    - 5. If and how many motorized vehicles (cars, boats, tractors, etc.) are involved in the event;
    - 6. If and how many vendors will be involved in the event;
    - 7. If the vendor will be serving or cooking food;
    - 8. If fireworks or other potentially hazardous materials will be used;
    - 9. If there will be admission charges;



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10. If animals will be involved with the event;
  11. The number of toilets that will be accessible;
  12. The amount and type of insurance that will be secured;
  13. Signage Plan;
  14. Weather Contingency Plan;
  15. Crowd Control Plan;
  16. Emergency Egress or Escape Routes;
  17. Emergency Vehicle Ingress and Egress Plans;
  18. Fire Protection Plans;
  19. First Aid Plans/Emergency Medical Services Plans;
  20. Public Assembly Area Plans;
  21. Traffic Control, Traffic Flow, and Parking Plans.
- b. Information on County and Fire Support services that may be required from:
1. Security/Law Enforcement;
  2. Fire/Rescue;
  3. Medical Standby;
  4. Waste Clean Up;
  5. Other (Parks and Recreation, Health, Public Works)
- C. Additional Standards for Television and Film Events.
- i. In accordance with NCGS § 143-138 (b20), no permit shall be required under the North Carolina State Building Code or any local variant approved under subsection (e) of this section for any construction, installation, repair, replacement, or alteration of temporary motion picture, television, and theater stage sets and scenery.
  - ii. Production vehicles shall not block fire hydrants, driveways, or other access ramps unless authorized by the Mecklenburg County Fire Marshal's Office.
  - iii. Production companies are responsible for obtaining any required pyrotechnic permits from the Mecklenburg County Fire Marshal's Office in a timely manner.
  - iv. Production companies are responsible for following all provisions in the North Carolina Fire Code, Building Code, and Electrical Code. The Mecklenburg County Fire Marshal's Office can be consulted to perform a fire inspection to ensure compliance with the Code.
- D. Revocation of Permit.
- i. The Mecklenburg County Fire Marshal's Office has the authority to revoke a Large Outdoor Assembly Event permit if the holder of such permit fails to comply with the provisions outlined in this Section of the Ordinance or other sections pertaining to Large Outdoor Assembly Events or conditions stipulated in the permit.



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### E. Exemptions.

- i. This Section of the Ordinance shall not apply to:
  - (a) Any State or Federal government agency acting within the scope of its governmental functions;
  - (b) Businesses holding events in venues designated to hold large numbers of people, where there is already a safety and emergency plan approved by the County.
- ii. When it is determined that an event does not meet the threshold of requiring a permit, but notification of emergency first responders is recommended, the Mecklenburg County Fire Marshal's Office will forward the information to the appropriate agencies.

### F. Appeals.

- i. Any applicant shall have the right to appeal the denial of a Large Outdoor Assembly Event permit. The conditions of a Large Outdoor Assembly Event permit or the revocation of a Large Outdoor Assembly Event permit to the Mecklenburg County Fire Marshal, and then a further appeal may be made to the Mecklenburg County Code Enforcement Director. The appealing party shall make the appeal to the Mecklenburg County Fire Marshal within five (5) business days after receipt of the decision by the Mecklenburg County Fire Marshal's Office and the Partner Agencies. If the applicant wishes to appeal the Mecklenburg County Fire Marshal's decision, the appeal must be made to the Mecklenburg County Code Enforcement Director within five (5) business days after receipt of the decision.

### SECTION 8 10 – Service of Orders or Notices

- A. The service of orders or notices for the correction of violations of the Ordinance shall be made upon the owner, occupant or other person responsible for the conditions, either by personally delivering a copy of same to such person, electronically by email, by delivering the same to and leaving it with any person in charge of the premises, or by sending a copy of the order or notice by certified or registered mail to the owner's last known address.
- B. When buildings or other premises are occupied by one other than the owner under a lease or other agreement, the orders or notices issued to correct violations of the Ordinance arising out of operations conducted on the premises shall apply to the occupant thereof; provided that where the order or notices require making of additions to or changes in the premises themselves which may become part of the real property of the owner, then in such cases, the orders or notices shall also be issued to the owner of the premises or real property. Failure to deliver an order or notice to the owner, if other than the occupant, shall not invalidate any order or notice duly served on the occupant.

### SECTION 9 11 – Fee Schedule

- A. Fees for permits required by this Ordinance shall be as contained in the Land Use and Environmental Services Agency Fee Ordinance as adopted by the Board of County Commissioners. A permit fee schedule shall be filed with the Clerk to the Board of County Commissioners and the Fire Marshal's Office for public inspection.



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- B. Permit fees shall be paid within the number of days specified in the billing or notice of the amount of the fee.
- C. The Schedule of Fees for permitting and other fees for Large Outdoor Assembly Events shall be approved by Resolution of the Board of County Commissioners.
- D. If other fees for services are required for Large Outdoor Assembly Events, they must be paid prior to the event. If the event is canceled and the County is provided 24-hour notice, the fees for standby service will be refunded.
- E. All permits pertaining to any Large Outdoor Assembly Events must be obtained prior to the event, and copies must be submitted to Mecklenburg County Fire Marshal's Office (e.g., NC DOT, Fireworks, Tent/Stage Canopy).



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<b>County Fire Fee Schedule - FY27</b>	
<b>FIRE PLANS REVIEW</b>	
<b>Construction Cost</b>	<b>Fee</b>
Construction Cost < \$50,000	\$200
Construction Cost \$50,001 to \$100,000	\$225
Construction Cost \$100,001 to \$500,000	\$275
Construction Cost \$500,001 to \$1,000,000	\$350
Construction Cost \$1,000,001 to \$5,000,000	\$550
Construction Cost \$5,000,001 to \$10,000,000	\$775
Construction Cost > \$10,000,000	\$1,225
<b>Shop Drawings</b>	<b>Fee</b>
Shop Drawings (All inclusive)	\$200
<b>Performance Tests</b>	<b>Fee</b>
Automatic Fire-Extinguishing Systems	\$160
Emergency Responder Communication Coverage System (ERCCS)	\$200
Fire Alarm and Detection Systems and Related Equipment - Shell	\$590
Fire Alarm and Detection Systems and Related Equipment - Upfit	\$160
Fire Pumps and Related Equipment	\$160
Fire Sprinkler Systems	\$200
Standpipe Systems	\$400
<b>Construction Permits</b>	<b>Fee</b>
Automatic fire-extinguishing systems	\$200
Battery Systems	\$200
Compressed Gases	\$200
Cryogenic Fluids	\$200
Emergency Responder Communication Coverage Systems	\$180
Fire (F) Permit	\$200
Flammable and Combustible Liquids	\$200
Gates and Barricades Across Fire Apparatus Access Roads	\$200
Hazardous Materials	\$200
Industrial Ovens	\$200
Private Fire Hydrants and Mains	\$180
Smoke Control or Smoke Exhaust Systems	\$250
Solar Photovoltaic Power Systems	\$200
Spraying or Dipping	\$200
Temporary Membrane Structures and Tents	\$200
<b>Other Plans Reviews</b>	<b>Fee</b>
County Fire Interactive Review	\$75 \$200
County Fire Land Development Review	\$1,000
County Fire Large Commercial Reviews (High-Rise, Institutional, Mega)	\$1500
County Fire Multi-Family Review	\$375
County Fire Residential Review	\$75
County Fire Rezoning Petitions	\$75



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Service	Fee			
ABC License Fire Code Compliance Inspection	\$130			
ABC License Fire Code Compliance Inspection - Reinspection	\$75			
After-Hours Construction Inspection	\$115			
Explosives/Blasting Operations (Valid for Length of Job/Maximum of 12 Months)	\$200			
Private Fire Hydrant Flow Test	\$230			
Pyrotechnic Displays (Fireworks) & Special Effects Materials	\$200			
Operational Permits	Fee			
Amusement Buildings	\$180			
Airports, Heliports, Helistops (Rooftop) Aviation Facilities & Rooftop Heliports	\$180			
Carnivals & Fairs	\$180			
Flammable and Combustible Liquids (Items 6-11)	\$200			
Covered & Open Mall Buildings	\$180			
Exhibits & Trade Shows	\$180			
Large Outdoor Assembly Event	\$250			
Open Burning Permit (Valid for 12 Months)	\$100			
Tank Removal / Abandonment (90 Days or More)	\$180			
Temporary Membrane Structures and Tents (Valid for 180 Days)	\$135			
Temporary Membrane Structures and Tents - 2 or More (Valid for 180 Days)	\$400			
Stage Canopy Permit - Larger than 400 Square Feet (Valid for 45 Days)	\$180			
Hazardous Materials Storage Permit – New Permit	\$200			
Hazardous Materials Storage Permit – Annual Renewal	\$100			
Hazardous Materials Operational Permit – New Application/Annual Renewal	\$100			
Hazardous Material Operational/Storage Permit – Reinspection – New Permit	\$125			
Hazardous Material Operational/Storage Permit – Reinspection – Annual Renewal	\$75			
Hazardous Material Operational/Storage Permit – Reinspection – No Site Visit	\$0			
SPECIAL EVENT FEES				
Anticipated Attendees	<b>0-499</b>	<b>500-999</b>	<b>1000-2999</b>	<b>3000+</b>
Application Fee	\$100	\$300	\$400	\$500
Permit required	Y	Y	Y	Y
Additional Fee for each trade permit (B, E M, P)	\$79.61, Note 3	\$79.61, Note 3	\$79.61, Note 3	Note 3, 5
Submission Deadlines (Days in Advance)	<del>5-Days</del>	<del>15-Days</del>	<del>30-Days</del>	<del>90-Days</del>
Expediting fee (After deadline submissions)	\$50	\$50	\$100	\$200
After-Hour Inspections Available	Y - Note 1	Y - Note 1	Y - Note 1	Y - Note 1
Event Main Permit - Notes 2 & 5 apply to this line	Note 2	Note 2	Note 2, 5, 6	Note 2, 5, 6
Notes				
1. Standard OTI Fee applies (\$115/per hr per person).				
2. Application fee will be applied to the permit fee if the event occurs.				
3. Fire may charge additional permit fees for optional and mandatory permits per NCFC.				
4. Fire Fees only apply to events held under the jurisdiction of MCFMO.				
5. Permit fees for Building, Electrical, Mechanical, and Plumbing will be based on Construction Valuation.				
6. MCFMO Large Outdoor Assembly Event Permit Required. \$250				
(Proposed) Special Event Fees				



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### SECTION 10.12 – Penalties

#### A. Citations

- i. When it is determined through inspection that a person has violated any provision of the Fire Prevention Ordinance of Mecklenburg County and/or the Fire Code, the Fire Marshal, the Deputy Fire Marshal and the Assistant Fire Marshal shall have the authority to issue a written citation for such violation. The citation shall be served personally on the violator, or if they cannot be readily found, the citation may be served by certified or registered mail. The citation shall specify the section of the Fire Prevention Ordinance of Mecklenburg County and/or the Fire Code which has been violated and shall specify the penalty to be imposed upon the violator. The citation shall direct the violator to pay the fine imposed at the Mecklenburg County Land Use and Environmental Services Agency, 2145 Suttle Avenue, Charlotte, NC 28208 within fifteen (15) days, or to pay the penalty by mail.

The penalty for violating the means of egress provisions of the Fire Code shall be \$200 for each violation.

The penalty for allowing a number of persons to occupy an assembly space that is greater than the posted maximum occupant load for that space shall be \$200 per occurrence of the violation.

The penalty for prohibited parking within a fire lane as described in Section 10 shall be \$100.

The penalty for other violations of the Fire Code or the Fire Prevention Ordinance of Mecklenburg County shall be at the discretion of the Fire Marshal or authorized representative but shall not be less than \$50 per occurrence and shall not exceed \$200 per occurrence.

- ii. The citation shall direct that a violation be corrected within a specific time period. If the violation is not corrected within the specified time, the violator shall be liable for a new and separate offense.
- iii. If the violator does not pay the penalty within fifteen (15) days of the issuance of the citation, a delinquency charge of ten dollars (\$10.00) shall be added to the original penalty. Notice of the delinquency charge shall be mailed to the violator and shall include a notice that a criminal summons will be issued against him if the cited penalty and the delinquency charge are not paid within ten (10) days from the date of the delinquency notice.
- iv. If the penalty and the delinquency charge are not paid within the specified time period, the Fire Marshal may request that a criminal summons be issued against the violator for the violation of the Fire Prevention Ordinance of Mecklenburg County and/or the Fire Code. Upon conviction, the violator shall be subject to the originally cited penalty and the delinquency charge as well as any penalty imposed by the Court pursuant to Section 9(c) of this Ordinance.
- v. Nothing in this subsection shall preclude the issuance of an arrest warrant.



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- vi. It shall be unlawful for any person to:
    - (a) Carry on a Large Outdoor Assembly Event without a required permit or registration receipt;
    - (b) Fail to terminate a Large Outdoor Assembly Event upon revocation of a permit;
    - (c) Conduct a Large Outdoor Assembly Event in violation of the terms and conditions of a permit issued for such event;
  - vii. Any violation of the provisions of Section 7 of this Ordinance shall subject the offender to a civil penalty of \$100 for the first offense and \$500 for the second and any subsequent offenses. Each condition and day of violation shall constitute a separate offense. If a person fails to pay the civil penalties set forth herein twenty (20) days after being cited for a violation, the County may seek to recover the penalty by filing a civil action.
  - viii. For Large Outdoor Assembly Events, each day the violation continues shall constitute a separate offense.
  - ix. The County, by and through its duly authorized authorities, including, but not limited to, the Mecklenburg County Sheriff's Office, may seek to enforce the provisions of Section 7 of this Ordinance through any appropriate equitable remedy issued from a court of competent jurisdiction.
  - x. A Large Outdoor Assembly Event for which a permit has not been approved, an Event exempt from Section 7 of this Ordinance that otherwise would require a permit except for the exemption, or for which the stipulations of the permit which was approved are not met, or which is otherwise in violation of Section 7 of this Ordinance, may be shut down by Law Enforcement, but only if either the County Manager or the Mecklenburg County Sheriff or his designee determines that the Large Outdoor Assembly Event constitutes an immediate and direct physical danger to citizens or property.
- B. Administrative Remedies
- i. When a violation is found to be uncorrected, the inspector shall by certified or registered mail to the owner at his/her last known address or by personal service give written notice:
    - (a) That the fire hazards noted on the inspection form constitute a safety hazard or are deemed to be dangerous to the life, health, or welfare of the occupants;
    - (b) That a hearing will be held before the inspector at a designated place and time, not later than ten (10) days after the date of the notice at which the owner is entitled to be heard in person or by counsel and to present evidence and arguments pertaining to the matter; and
    - (c) That following the hearing, the inspector may issue any order to correct the fire code violations that appears appropriate. (G.S.160A-425)
  - ii. If the name or whereabouts of the owner cannot be discovered with due diligence, the notice shall be considered properly and adequately served if a copy thereof is posted on the outside of the building in question at least ten (10) days before the day of the



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hearing and a notice of the hearing is published in a newspaper of general circulation at least once not later than one week before the hearing. (G.S. 160A-428)

- iii. If, after a hearing held pursuant to this section, the inspector finds that the building is in a condition that constitutes a fire or safety hazard or renders it dangerous to life, health, safety or welfare, he shall issue a written order, directed to the owner of the building, requiring the owner to remedy the defective conditions by repairing, dosing, vacating, or taking other necessary steps, within such period as the inspector may prescribe as authorized by G.S.160A-429.

### C. Criminal Remedies

- i. Any person who shall violate any of the provisions of the Fire Prevention Ordinance hereby adopted, to fail to comply therewith, or who shall violate or fail to comply with any orders made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate of permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Fire Marshal or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), by imprisonment for not more than thirty (30) days, or both, in the discretion of the court. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. Any person charged under this section shall be required to correct ~~the~~ remedy the violations or defects within a reasonable time; when not otherwise specified, each ten (10) days that prohibited conditions exist shall constitute a separate offense.

### SECTION ~~44~~ 13 – Removal of Obstructions; Prohibited Parking

- A. No person shall place or keep any vehicle, fence, growth, trash or other material near any fire hydrant or fire station, or within any fire lane or fire department access road that would prevent immediate use of a hydrant or delay fire apparatus from responding to any ~~alarm~~. Fire Lanes shall be properly marked, and NO PARKING signs posted. It shall be the responsibility of the management of any shopping center or mall to ensure that the fire lanes are open and accessible to fire apparatus at all times. When such violations are found, the Fire Marshal and his authorized representatives may issue a citation to the person responsible for obstructing a fire hydrant, fire lane, fire department access road, or fire station.



## MECKLENBURG COUNTY FIRE PREVENTION & PROTECTION ORDINANCE

### SECTION 12. 14 – Entry of Premises

- A. Pursuant to G.S. 58-79-20, the Fire Marshal and authorized representatives shall have the right at all reasonable hours, for the purpose of examination, to enter into and upon all buildings and premises in the jurisdiction.
- B. The Fire Marshal or his authorized representatives shall have the right to enter any building or premises without permission or warrant in the event of any emergency situation constituting an immediate threat to human life, property or the public safety for the purpose of eliminating, controlling, or abating the dangerous condition or situation.
- C. If entry or access is denied so as to limit the authorized duties of this Ordinance or the Fire Code, the Fire Marshal or his authorized representatives shall seek and obtain an administrative search warrant pursuant to G.S. 15-27.2.

### SECTION 13. 15 – Investigation of Fires

- A. Pursuant to North Carolina G.S. 58-79-1, the fire chief of the fire department and County Fire Marshal are authorized to investigate the cause, origin, and circumstances of every fire occurring in Mecklenburg County where property has been destroyed or damaged. The fire chief or fire officer in charge may request assistance in determining origin and cause from the Fire Marshal's Office at any time.
- B. An investigator from the Fire Marshal's Office shall immediately be notified and shall respond to the scene of any incident that meets any of the following criteria:
  - i. Any fire or explosion that results in injury or loss of life of a civilian or emergency responder.
  - ii. Any fire or explosion that was not promptly reported or where there was no fire department response, including extinguished fires not immediately reported.
  - iii. Any release of carbon monoxide within a structure that results in hospitalization or loss of life.
- C. The Fire Marshal's Office investigator shall conduct a thorough fire scene examination in accordance with current standards and practices, and upon completion of their investigation, shall prepare and file a detailed origin and cause report.
- D. Upon the discovery of possible or known criminal activity that is related to the origin and cause or circumstances of the fire, the fire investigator shall notify the police department having jurisdiction and shall cooperate with the police department to complete the investigation.
- E. The Fire Marshal's Office investigator may request any assistance they deem necessary to the successful completion of the fire scene examination or origin and cause investigation, including but not limited to: State Bureau of Investigation, A.T.F. or other local, state, or federal agencies that may be required.
- F. The fire chief or fire officer in charge of any emergency incident may request assistance from the Fire Marshal's Office for matters other than fire or explosion investigation should they deem such assistance is necessary or beneficial for the mitigation of the incident.



## MECKLENBURG COUNTY FIRE PREVENTION & PROTECTION ORDINANCE

### SECTION 14. 16 – Records

- A. The Fire Marshal's Office shall keep a record of all investigations and of all the facts concerning the same, including statistics as to the extent of such fires and the damages caused thereby.
- B. Fire Departments shall keep a record of all emergency alarms and submit reports of these alarms to the Fire Marshal's Office as the Fire Marshal prescribes.
- C. The Emergency Communications Center shall keep a date and time stamp record of all emergency alarms indicating incident number, time alarm received, time enroute, time arrived, and in-service time.

### SECTION 15. 17 – Maintaining a Fire Hazard

- A. No person shall knowingly maintain a fire hazard.

### SECTION 16. 18 – Carelessness with Fire

- A. No person shall deliberately, or through carelessness or negligence, set fire to or cause the burning of any material, in such a manner as to endanger the safety of any person or property.

### SECTION 17. 19 – Severability

- A. The Board of Commissioners for the County of Mecklenburg hereby declares that should any section, paragraph, sentence, or word of this Ordinance or of the Code hereby adopted be declared for any reason to be invalid, it is the intent of the Board of Commissioners for the County of Mecklenburg that it would have passed all other portions of this Ordinance independent of the portion as may be declared invalid.

### SECTION 18. 20 – Conflict with Other Laws

- A. Nothing in this Ordinance shall be construed to conflict with Chapter 95, Article 18 of the General Statutes of North Carolina as enacted and as may be amended from time to time.

### SECTION 19. 21 – Effective Date

- A. This Ordinance shall be effective ~~thirty (30) days after publication in a newspaper qualified for legal advertising in Mecklenburg County, which publication shall be accomplished after approval hereof by the Mecklenburg Board of County Commissioners, and the effective date shall be set out in the publication.~~ **July 01, 2026.**



## MECKLENBURG COUNTY FIRE PREVENTION & PROTECTION ORDINANCE

For questions, contact Patrick Granson, Mecklenburg County Director of Code Enforcement, at [Patrick.Granson@mecklenburgcountync.gov](mailto:Patrick.Granson@mecklenburgcountync.gov) or ~~Ted Panagiotopoulos~~ **Matthew Bixler**, Chief Fire Marshal of Mecklenburg County, at ~~Ted.panagiotopoulos@mecklenburgcountync.gov~~, [Matthew.Bixler@MecklenburgCountyNC.gov](mailto:Matthew.Bixler@MecklenburgCountyNC.gov). **Both parties** both can be reached at 980-314-3070.



## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41331	IPL0338443	Legal Ad - IPL0338443		2.0	114.0L

ATTENTION: MECK COUNTY MANAGERS OFFI IP  
 600 E 4TH ST  
 CHARLOTTE, NC 28202  
 barb.felder@mecklenburgcountync.gov

**MECKLENBURG BOARD OF COUNTY COMMISSIONERS  
 NOTICE OF A PUBLIC HEARING ON LAND USE AND  
 ENVIRONMENTAL SERVICES FEES**

Notice is hereby given that the Mecklenburg Board of County Commissioners will hold a public hearing on Thursday, May 21, 2026, at 6:00 p.m. or as soon thereafter as the matter can be heard and will be held in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, located at 600 East Fourth Street, Charlotte, NC 28202.

Land Development and Floodplain Services Fees: By Interlocal Agreements, LU-ESA - Storm Water Services division provides Land Development and Floodplain services on behalf of five (5) Towns (Cornelius, Davidson, Mint Hill, Matthews, and Pineville) and provides Floodplain Permitting services Countywide. The services may vary from Town to Town. Generally, the services are comprised of performing plan review, permitting and inspection services for land development activities, such as, erosion control, storm water, transportation, zoning, floodplain permitting, etc. The Land Development Services Interlocal Cooperation Agreements state that the County may charge fees to offset the costs incurred in providing the services on behalf of the Towns.

GIS: New Addressing fee and Per-Parcel Mapping fee to recover cost of these services to the development community.

Demolition Permits: The fee structure for demolition permits is being simplified for transparency. Each reviewing agency (Code Enforcement, Air Quality, Environmental Health and Historic Landmark Commission) has specified its portion of the fee in a table based on square footage of the structure(s) being demolished.

Volunteer Fire Department Fees: Changes to the Fire Marshal's Ordinance are needed to align with the 2024 North Carolina Fire Code. The proposed amendments and new fees addresses code-related requirements and testing protocols for emergency systems in buildings and infrastructure.

The purpose of the public hearing is for the Board to receive public comments on proposed changes to the Land Development Services fees charged for properties located within the unincorporated area, the City, and the Towns.

Additional information can be found at <https://stormwaterservices.mecknc.gov/>

Persons desiring to speak can sign up online at <https://mecknc.seamlessdocs.com/f/clerk> or call 980-314-2912. The deadline to register online is 5:00 p.m. May 20, 2026. After 5:00 p.m., persons can sign up at the meeting up until the hearing is reached on the agenda. The hearing will commence at 6:00 p.m. or as soon thereafter as the matter can be heard and will be held in the Meeting Chamber of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina, 28202. Members of the public can access and view the meeting on the Government Channel or online at: <https://watch.mecknc.gov>. Anyone needing special accommodations when attending this meeting because of a disability, contact the Clerk to the Board at least seventy-two (72) hours prior to the meeting, via email at [clerk@mecknc.gov](mailto:clerk@mecknc.gov). or by phone at (980) 314-2939. The Clerk to the Board is located at 600 East Fourth Street, 11th Floor, Charlotte, N.C. 28202.  
 IPL0338443  
 May 8 2026

North Carolina } ss  
 Mecklenburg County }  
 Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

1.0 insertion(s) published on:  
 05/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

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 me on



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IFL0338443  
May 8 2026



## Legislation Text

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**File #:** 26-0284

**Meeting Date:** 5/21/2026

**File Type:** Public Hearing

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### **Public Hearing: Recommended Budget for FY2026-2027**

#### **ACTION:**

**(A) Open Public Hearing to receive public comment on the County Manager's Recommended Budget for FY2026-2027**

**(B) Close Public Hearing**

**Staff Contact:** Kristine M Smith, Clerk to the Board

**Presentation:** No

#### **BACKGROUND/JUSTIFICATION:**

Annually, the Board holds a public hearing to receive public comment on the County Manager's Recommended Budget for the upcoming fiscal year. The budget is scheduled for adoption on June 2, 2026.

A copy of the proposed budget is available for public inspection on-line at <https://budget.mecknc.gov/>

#### **PROCUREMENT BACKGROUND:**

N/A

#### **POLICY IMPACT:**

N/A

#### **FISCAL IMPACT:**

N/A

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41331	IPL0338454	Legal Ad - IPL0338454		2.0	96.0L

ATTENTION: MECK COUNTY MANAGERS OFFI IP  
 600 E 4TH ST  
 CHARLOTTE, NC 28202  
 barb.felder@mecklenburgcountync.gov

### NOTICE OF PUBLIC HEARING

The Mecklenburg County Board of Commissioners will hold a public hearing on Thursday, May 21, 2026 at 6:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center (CMGC) located at 600 East Fourth Street, Charlotte, NC, to receive public input as part of the Fiscal Year 2026-2027 budget process.

Persons desiring to speak should sign up online at <https://mecknc.seamless-docs.com/f/clerk> or call 980-314-2912. The deadline for online registration is May 20, 2026, at 5:00 p.m. After the online registration has closed, members of the public may still register to speak when they arrive at the meeting on May 21, 2026. Information will be provided to speakers on the day of the meeting for those who have signed up to attend.

Time Allotment: An organization represented by one or two persons or an individual representing him or herself is allowed three (3) minutes each to speak. Each organization is allowed no more than four (4) speakers with a time allotment of ten (10) minutes total for the group. NOTE: The Board reserves the right to alter these rules on a case-by-case basis as necessary for the efficient and effective conduct of business.

Members of the public may also view the May 21, 2026, Budget Public hearing on the Government Channel, or online at <https://watch.mecknc.gov>

As an alternative to addressing the Board, the Clerk to the Board will also accept written comments on the proposed FY2027 budget. All comments will be compiled and submitted to the Board of County Commissioners at the Budget Public Hearing. Comments will be archived with the permanent meeting files. Comments may be submitted via email to [clerk@mecknc.gov](mailto:clerk@mecknc.gov) or mail to the Clerk to the Board, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 11th Floor, Charlotte, NC 28202. All comments must be received by Wednesday, May 20, 2026, at 5:00 p.m.

Anyone needing special assistance when attending this meeting and/or if this information is needed in an alternative format should contact the Clerk to the Board at least 72 hours prior to the meeting at 600 East Fourth Street, in the Charlotte-Mecklenburg Government Center (CMGC), 11th Floor; 980-314-2939 or email [clerk@mecknc.gov](mailto:clerk@mecknc.gov).

The Board of County Commissioners is scheduled to adopt a budget at its Regular meeting on Tuesday, June 2, 2026. It will fund Mecklenburg County services to its residents for one year, beginning July 1, 2026. A copy of the proposed budget is available for online at [www.mecklenburgcountync.gov](http://www.mecklenburgcountync.gov).

IPL0338454  
 May 8 2026

North Carolina } ss  
 Mecklenburg County }  
 Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

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