

# FEE ORDINANCE

## Land Use and Environmental Services

DRAFT

**Revised:**

May 21, 2019

~~January 15, 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
- May 16, 2008
- January 17, 2008
- December 26, 2007
- June 21, 2007
- February 26, 2007
- August 21, 2006
- June 19, 2006
- November 1, 2005
- November 11, 2004
- 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.**

~~Revised~~ Land Development Fee Schedule

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

**PROJECTS OTHER THAN SUBDIVISIONS**

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

~~\$600~~ **1,400.00**

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

~~\$1,500~~ **3,000.00**

~~Storm drainage and driveway~~ **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)\*:**

~~\$8,600.00~~ **+\$2501,000.00/denuded acre above 5 acres**

~~Review of construction plans (preliminary plats)~~ **Plan review** and construction inspection for storm drainage, water quality, erosion control, driveway permits, and covenants

**SUBDIVISIONS**

~~Subdivision Conceptual/Sketch Plan Review:~~

~~\$800.00~~

**Small Subdivision Projects (less than 10 acres denuded)\*:**

~~•~~ **\$10,000.00 + \$650.00/denuded acre**

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

<b><u>Project Size</u></b> <b><u>(denuded acres)</u></b>	<b><u>Base Fee</u></b> <b><u>(\$)</u></b>	<b><u>Additional</u></b> <b><u>Denuded Acreage Fee</u></b> <b><u>(\$/denuded acre)</u></b>
<u>&lt; 10 acres</u>	<u>\$13,100.00</u>	<u>\$1,050.00 below 10 acres</u>
<u>&gt;10 acres and &lt; 25 acres</u>	<u>\$23,600.00</u>	<u>None</u>
<u>&gt; 25 acres</u>	<u>\$23,600.00</u>	<u>\$500.00 above 25 acres</u>

~~Review of construction plans (preliminary plats)~~ **Plan review** and construction inspection for storm drainage, water quality, erosion control, street design, construction inspection of streets, driveway permits, and covenants

**Large Subdivision Projects (10 acres or more denuded)\*:**

~~\$9,000.00 + \$500.00/denuded acre~~

Review of construction plans (preliminary plats) and construction inspection for storm drainage, water quality, erosion control, street design, construction inspection of streets, driveway permits, and covenants

**Record Plat Review:**

~~\$1,1001,300.00~~

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:**

~~\$2,5004,600.00 + \$5501,000.00/denuded acre~~

For projects receiving erosion control permits from NCDENR

~~Review of construction plans (preliminary plats)Plan review~~ and construction inspection for storm drainage, water quality, driveway permits, and covenants

**Charges for Limited Permits:**

~~\$450535.00/denuded acre~~ Erosion Control permit only

~~\$200.00~~ Driveway permit only

**Charges for As-Built Surveys**

~~\$370.00~~ As-Built Survey – Storm drainage

~~\$550.00~~ As-Built Survey – BMP

**Charges for Revisions:**

~~\$200585.00~~ Minor ~~Changes~~ changes to approved plans\*

~~\$7001,250.00~~ Major changes to approved plans

~~\$200470.00~~ Revisions to approved plats

**Bond Fees (New Fees)**

~~\$3701,100735.00~~ Posting of a New Surety

~~\$3701,100735.00~~ ~~Annual 5 year plus extension renewal~~Renewal of a Surety

~~\$3701,100735.00~~ Reduction of a Surety

~~\$3701,100735.00~~ Replacement of a Surety

~~\$3701,100735.00~~ Release of a Surety ~~after 4 Years from Effective Date~~

~~\$530.00~~ 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.**

~~Traffic Impact Study Fee~~ \$5.00 per peak hour trip

**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 turndowns 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):

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

**Re-Inspection Fee:**

**\$370.00 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 —New Fees**

<b><u>Eligibility and Level Assessment</u></b>		<u>Work with Towns and estimate time required to perform review</u>
	\$100.00	
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:**

\$ 138.00 for signs less than or equal to 100 square feet

\$ 193.00 for signs greater than 100 square feet

**Zoning Use Permits:**

\$138.00

**Single-family Residential Permits:**

\$18.00

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:

<u>Total Construction Cost</u>	<u>Zoning Fee</u>
<u>\$1 to \$3,000</u>	<u>\$45.00</u>
<u>\$3,001 to \$50,000</u>	<u>\$95.00</u>
<u>\$50,001 to \$100,000</u>	<u>\$365.00</u>
<u>\$100,001 to \$1,000,000</u>	<u>\$770.00</u>
<u>Over \$1,000,000</u>	<u>\$910.00</u>

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:

<u>Total Construction Cost</u>	<u>Zoning Fee</u>
<u>\$1 to \$3,000</u>	<u>\$25.00</u>
<u>\$3,001 to \$50,000</u>	<u>\$45.00</u>
<u>\$50,001 to \$100,000</u>	<u>\$183.00</u>
<u>\$100,001 to \$1,000,000</u>	<u>\$383.00</u>
<u>Over \$1,000,000</u>	<u>\$453.00</u>

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.

#### \$395.00 Minor Floodplain Impact Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)

- New Habitable Building (building only)\* - Residential Parcel-Single lot/Single building & Commercial Parcel-Single lot/Single building
- Other Development (Land/Site Development) – Residential Parcel-Single lot/Single building & Commercial Parcel-Single lot/Single building
- Other Development (non-habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)\* - Commercial Parcel-Single lot/Single building

**\$1,625.00 Minor Encroachment Study**  
**Between the creek centerline and the Community Encroachment Line**  
**(Community Encroachment Area)**

- New Habitable Building (building only)\* - Residential Parcel-Single lot/Single building
- Lateral Additions to existing building – Residential Parcel-Single lot/Single building
- Other Development (Land/Site Development)-Residential Parcel-Single lot/Single building
- Other Development (bridge/culvert crossing, non-habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)\*- Residential Parcel-Single lot/Single building

**\$1,100.00 Major Floodplain Impact**  
**Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)**

- Other Development (Land/Site Development)-Residential Subdivision-Multi-lot or Multi-buildings & Commercial Subdivision-Multi lot or Multi-buildings
- Other Development (non-habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)\* - Residential Subdivision-Multi-lot or Multi-buildings & Commercial Subdivision – Multi-lot or Multi-buildings & Other Use (Non-Residential/Commercial)

**\$4,250.00 Major Encroachment Study**  
**Between the creek centerline and the Community Encroachment Line**  
**(Community Encroachment Area)**

- New Habitable Building (building only)\* - Commercial Parcel-Single lot
- 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><u>\$4,250.00</u></b>	<b><u>Community Letter of Map Revision (CoLOMR)</u></b> (Fee applies only if a FEMA LOMR is not required)
<b><u>\$2,300.00</u></b>	<b><u>Levee</u></b> (Levee/Floodwall Review)
<b><u>\$ 250.00</u></b>	<b><u>Minor Revision to an Approved Floodplain Development Permit</u></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 and e; 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 plus \$12.19 per \$1,000 or part over \$3,000
\$50,001 to \$100,000	\$632.57 plus \$5.49 per \$1,000 or part over \$50,000
\$100,001 to \$150,000	\$907.12 plus \$5.93 per \$1,000 or part over \$100,000
\$150,001 to \$250,000	\$1,203.52 plus \$4.59 per \$1,000 or part over \$150,000
\$250,001 to \$1,000,000	\$1,662.37 plus \$5.05 per \$1,000 or part over \$250,000
\$1,000,001 to \$10,000,000	\$5,445.74 plus \$2.64 per \$1,000 or part over \$1,000,000
Over \$10,000,000	\$29,214.74 plus \$1.35 per \$1,000 or part over \$10,000,000

**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 \$30,000, 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: 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" in the Building-Development Ordinance will incur a two-part permit fee charge.

### **Fee Schedule**

The Mega Project permit fee will consist of the total of the following: Part 1) the fee schedule outlined in Part A) PERMIT FEES and Part A, Item 1) Total Construction Cost per permit will be reduced by 25%. 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. For the permit, add the “Additional” fee to the “Per Structure” base for each structure with more than the NESHAP regulated amount of asbestos-containing material (RACM).

<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

**5. Renovations**

Renovation means altering a facility or one or more facility components in any way, including the stripping or removal of Regulated Asbestos-Containing Material (RACM) from a facility component.

For all renovations in which a NESHAP regulated quantity of RACM is to be stripped, removed, dislodged, cut, drilled, or similarly disturbed (including applicable NESHAP notification.) \$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 \$30,000, 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 turndowns 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

~~\$115.00 each~~ [See Land Development Fee Schedule in Section I.](#)

- b) More than 100 square feet

~~\$165.00 each~~ [See Land Development Fee Schedule in Section I.](#)

**D. OTHER FEES AND CHARGES**

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

**2. 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.

**3. Blasting Permit** \$200.00 each

**4. Bonds**

**Minimum Bond Amount:**

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

\$1,000 for County only  
\$2,000 for City or City and County

(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 \$30,000.

<b>5. Bowling Pin and Bowling Alley Resurfacing/Refinishing</b>	\$100.00 each
<b>6. Burning Permit</b>	\$100.00 each
<b>7. Certificates of Occupancy</b>	\$10.00 each
<b>8. Change of Address:</b>	
a) Detached Single Family or Duplex	\$10.00 each
b) Multi-Unit Buildings	\$5.00 per unit
<b>9. Change of Contractor:</b>	
a) Commercial, Detached Single Family or Duplex	No Charge
b) Multi-Unit Buildings	No Charge
<b>10. Change of Use</b>	<del>\$110.00</del> <u>See Land Development Fee Schedule in Section I.</u>
<b>11. Code Books</b>	Not Applicable
<b>12. Copies of Contractor Monthly Activities/Statements</b>	\$0.10 per page
<b>13. Disapproved Inspections</b>	

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: 10% Cap</b>		<b>RESIDENTIAL: 15% Cap</b>	
<b>Percentage of Failure</b>	<b>Permit Fee Adjustment</b>	<b>Percentage of Failure</b>	<b>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)

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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
37	34	37	34
38	36	38	36
39	38	39	38
40	40	40	40

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>15. Duplicate Building Placard</b>	\$3.00 each
<b>16. Faxing a Permit</b>	\$2.00 additional surcharge
<b>17. Fire Damage Surcharge</b>	5% of fee
<b>18. Firework Permit:</b> a) County	\$200.00 each
<b>19. Flammable Finishes (spraying or dipping operations)</b>	\$100.00 each
<b>20. Hazardous Materials Storage Permits</b>	\$100.00 each
<b>21. Home Owner Recovery Fund</b>	\$10.00 per single family construction alteration permit issued to general contractor
<b>22. Insulation Contractors License Fee</b>	\$25.00 per year

<b>23. Late Payment of Accounts</b>	1% of amount due per month
<b>24. Letters of Certification/Verification</b>	\$25.00 each
<b>25. Lumber Storage</b> (Excess storage of 100,000 board feet)	\$100.00 each
<b>26. Monthly Statistical Reports</b>	\$10.00 each
<b>27. 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>28. 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)

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.

<b>29. Document Control Research:</b>	
a) Retrieval of document for individual address	\$0.10 per page
b) Research for multiple addresses	\$40.00 per hour (charges will vary depending on contracted paralegal service cost)

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>34. Seminars Sponsored by the Department</b>		\$10.00 per session	
<b>35. Storage Permit – Above Ground</b>			
a) Initial		\$200.00	
b) Renewal		\$100.00	
<b>36. Storage Permit – Below Ground</b>			
a) Initial		\$200.00	
b) Renewal		\$100.00	
<b>37. Tank Removal/Abandonment</b>		\$100.00	
<b>38.1 Temporary Utilities</b>			
Initial inspection and placard issuance		\$100.00 per open mechanical or electrical permit	
<b>38.2 Limited Conditional Utility (LCU)</b>			
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	
<b>38.3 Temporary Certificate of Occupancy</b>			
a) Initial TCO issuance and placard issuance		\$90.00 per open trade permit	
b) TCO renewal including re-inspection, TCO and placard re-issuance		\$55.00 per open trade permit	
c) Inspector charge for posting placard on site (for Temporary Utility, LCU or TCO) if owner fails to maintain the same)		\$45.00 per posting	
<b>38.4 Conditional Certificate of Occupancy</b>			
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.

<b>39. Tents and Air Supported Structures</b>	\$135.00
a) Funeral tents are exempt	
b) Boy Scouts and Girl Scouts are exempt from fee	

but must obtain permits

- |  |   |
|--|---|
| <b>40. Utility Reconnects</b>  | \$50.00   |
| <b>41. Waterflow Test</b>  | \$145.00 each   |
| <b>42. Fee for Work Started without a Permit</b>   | Original permit fee times 3.75  |
| <b>43. Zoning Board of Adjustment Appeal Fee</b>   |   |
| a) Residential – Variance  | \$100.00 each   |
| Interpretation   | \$150.00 each   |
| b) Commercial – Variance   | \$250.00 each   |
| Interpretation   | \$350.00 each   |
| <b>44. Signs</b>   | <del>\$115.00 to 165.00</del> See Land Development Fee Schedule in Section I.   |
| <b>45. Zoning Permits</b>  | <del>\$115.00</del> See Land Development Fee Schedule in Section I.   |
| <b>46. BOCC Endorsement</b>  | \$30.00 each  |
| Request for Board of County Commissioners endorsement of the naming of a geographical location.  |   |
| <b>47. Added Code Enforcement Services</b>   | <b>Fee Schedule</b>   |
| 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.          | 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.   |
| 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: | 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 the employee's hourly rate for overtime. |
| • agreements between the County and 3 <sup>rd</sup> party independent code enforcement contractors;  | 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.  |
| • agreements between the County and customers voluntarily seeking added code enforcement services.   | \$115.00 per hour   |
| 3. Overtime inspections: applied to projects not included in the Inspections Overtime Qualifications List.   | \$115.00 per hour   |
| 4. Inspection by Appointment   | o Refunds on cancelled appointments at 90% if cancelled more than 72 hours in advance.  |
|  | o 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.   |
| 5. Revising permit structure (breaking up into smaller components) after permit issuance, including office or field related work.  |   |

- Plan Review time \$145.00 per hour
- Field Inspection time \$115.00 per hour

6. 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 \$145.00 per hour
- Field Inspection time \$115.00 per hour

**48. 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

**49. Residential Permit Review**

~~\$15.00~~ See Land Development Fee Schedule in Section I.

**49.1 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 \$30,000, the permit, plan review and inspection fee charges shall be as follows:

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

Note: inspection trip duration on site limited to 30 minutes. \$45.00 per trip (single or multi-trade)

**50. Zoning Commercial Plan Review Fee** (previously included in building permit fee). ~~Fees to be charged~~ See Land Development Fee Schedule in Section I.

in the unincorporated County, Towns of Matthews, Mint Hill and Pineville.

<u>Total Construction Cost</u>	<u>Fees</u>
\$1 to \$3,000	\$40.00
\$3,001 to \$50,000	\$80.00
\$50,001 to \$100,000	\$310.00
\$100,001 to \$1,000,000	\$650.00
\$1,000,001 to \$10,000,000	\$770.00
Over \$10,000,000	\$770.00

Fees to be charged in the Towns of Huntersville, Cornelius and Davidson

<u>Total Construction Cost</u>	<u>Fees</u>
\$1 to \$3,000	\$20.00
\$3,001 to \$50,000	\$40.00
\$50,001 to \$100,000	\$155.00
\$100,001 to \$1,000,000	\$325.00
\$1,000,001 to \$10,000,000	\$385.00
Over \$10,000,000	\$385.00

**51. 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:

**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.

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

- 1. Meck-SI annual renewal fee charged to each Special Inspections registrant. \$125.00 per year
- 2. Meck-SI preconstruction meeting attendance by the assigned project inspectors on the SI related (BEMP) discipline. \$115.00 per discipline hour

**53. Permit Master Plan Revisions**

After a Permit Master Plan is established at the project start, if the customer changes the plan, they

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

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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.

o \$60.00 per hour for non-CEO

**54. 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**

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

**55. ABC License Building Compliance Inspections**

By either building inspector and/or Fire Marshal

**Fee Schedule**

\$130.00 each

**56. 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

**56.1 Other Agency Manual Fee Collection**

Administrative fees will be added to services provided by LUESA staff for the collection of fees by other

- \$5.00/permit for other agency fees collected

agencies that involve a manual process and are not included in permit fees.

- 56.2 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

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

- **Fire Plans Review**
  - Construction cost less than \$50,000 \$165.00
  - Construction cost \$50,000 to \$100,000 \$175.00
  - Construction cost \$100,001 to \$500,000 \$190.00
  - Construction cost \$500,001 to \$1,000,000 \$220.00
  - Construction cost \$1,000,001 to \$5,000,000 \$290.00
  - Construction cost \$5,000,001 to \$10,000,000 \$430.00
  - Construction cost greater than \$10,000,000 \$650.00
- **Hydrant Test** \$155.00
- **Rezoning Petitions** \$165.00
- **Multi-Family** \$300.00
- **Fire Alarm Plans (shop drawings)** \$140.00
- **Fire Sprinkler (shop drawings)** \$140.00
- **Performance Tests – Fire Pumps** \$160.00
- **Performance Tests – Fire Alarm (shells)** \$160.00
- **Performance Tests – Fire Alarm (upfit)** \$590.00
- **Performance Tests – Private Fire Hydrant** \$160.00
- **Performance Tests – Standpipe Sys** \$160.00
- **Performance Tests – Auto Fire Existing Sys** \$400.00
- **Interactive Review** \$160.00
- **Residential Review** \$ 35.00
- **Operational Permits**
  - Motor Fuel Dispensing \$ 90.00
  - Membrane Structures, Tents and Stages (400 sf or greater) \$180.00
  - Carbon Dioxide Systems (Beverage Dispensing) \$ 90.00
  - Repair garages and Motor fuel-dispensing Facilities \$180.00
- **Construction Permits**
  - Solar Photovoltaic Power \$180.00
  - Smoke Control or Smoke Exhaust Systems (Alteration and New Systems) \$240.00
  - Gates & Barricades Across Fire Apparatus roads \$180.00

**D. Fees and Charges in Other Ordinances – New Fees Section IV**

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. Storm Drainage Manual</b>	\$35.00
<b>2. Erosion Control Ordinance</b>	No Charge
<b>3. Land Development Standards Manual</b>	
a) excludes future updates	\$11.00
b) includes future updates	\$15.00
<b>4. Landscape Construction Standards</b>	\$10.00
<b>5. Floodway Regulations</b>	No Charge
<b>6. Official County Maps:</b>	
a) 1" = 3,000 scale	\$1.50
b) 1" = 2,000 scale (6 sheet per full map)	\$1.50
c) Full Set	\$9.00
<b>7. Imminent Transportation Map (2 sheets)</b>	\$3.00
<b>8. 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
<b>14.</b>	<b>1" = 2 Miles</b>	\$1.50
<b>15.</b>	<b>Regional Road Map (1" = 2 miles)</b>	\$1.50
<b>16.</b>	<b>Regional Road Map (8.5" x 11")</b>	\$0.10
<b>17.</b>	<b>Thoroughfare Plan 1" = 4,000 scale</b>	\$1.50
<b>18.</b>	<b>Preliminary Designs of Thoroughfares</b>	
	a) Blueprint	\$1.00 per sheet
	b) Xerographic	\$1.00 per sheet
<b>19.</b>	<b>Ariel Index</b>	\$1.00
<b>20.</b>	<b>Topographic Map Index</b>	\$1.50
<b>21.</b>	<b>8.5" x 11" County Maps</b>	\$0.10

**SECTION IV.**

Numbers 14 (IFDP) and 15 (CMCSI) – New fees effective July 1, 2007

Ariel Photography for Topographic Mapping – Actual cost for private reproduction

	<b>Blueline</b>	<b>Mylar</b>
<b>1. 1" = 400' 4' Contours</b>	\$1.00	\$3.50
<b>2. 1' = 200' 2' Contours</b>	\$1.00	\$3.50
<b>3. Floodway Topos (County/City)</b>	\$1.00	\$3.50
<b>4. Storm Drainage Topos</b>	\$1.00	\$3.50
<b>5. Plainmetric Mapping</b> 1" = 200'	\$1.00	\$3.50
<b>6. Construction Plans</b>		
a) 11" x 7"	\$0.20	
b) 24" x 36"	\$1.00	
c) 36" x 42"	\$1.50	

7. **Zoning Maps**  
 1" = 400' \$1.00  
 Prices may change based upon recommendations by the Planning Commission. Zoning maps for smaller municipalities are available.
8. **Aerial Photography**  
 a) 1" = 200'  
 b) 1" = 400'
9. **Wetlands Maps** (on USGS Quad Maps)
10. **Roadway Corridor Official Maps**
11. **Public Hearing Signs**  
 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
12. **Photocopies:**  
 8.5" x 11" \$0.10  
 8.5" x 14" \$0.10  
 11" x 17" \$0.20  
 24" x 36" \$1.00
13. **Storm Water Advisory Committee Appeal Filing Fee** \$100.00  
 (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.)
14. **Individual Floodplain Development Permit (IFDP) Fees**  
~~See Land Development Fee Schedule in Section I. 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.~~

**Fee Charges for IFDP Applications:**

**No Fee — Fee Exempt**

**Between the creek centerline and the Community Flood Fringe Line (Community Special Flood Hazard Area — “Floodplain”)**

- Interior Improvements/Repairs to existing building

**Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)**

- Lateral Additions to existing building — Residential parcel — Single lot and Commercial Parcel — Single lot
- Other Development (non-habitable building shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)\* — Residential Parcel Single lot

**\$250 — Minor F.P. Impact**

**Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)**

- New Habitable Building (building only)\* — Residential Parcel Single lot/Single building & Commercial Parcel Single lot/Single building
- Other Development (Land/Site Development) — Residential Parcel Single lot/Single building & Commercial Parcel Single lot/Single building
- Other Development (non-habitable building shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)\* — Commercial Parcel Single lot/Single building

**\$650 — Minor Encroachment Study**

**Between the creek centerline and the Community Encroachment Line (Community Encroachment Area)**

- New Habitable Building (building only)\* — Residential Parcel Single lot/Single building
- Lateral Additions to existing building — Residential Parcel Single lot/Single building
- Other Development (Land/Site Development) — Residential Parcel Single lot/Single building
- Other Development (bridge/culvert crossing, non-habitable building shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)\* — Residential Parcel Single lot/Single building

**\$1,000 — Major F.P. Impact**

**Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)**

- Other Development (Land/Site Development) — Residential Subdivision Multi lot or Multi-buildings & Commercial Subdivision Multi lot or Multi-buildings
- Other Development (non-habitable building shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)\* — Residential Subdivision Multi lot or Multi-buildings & Commercial Subdivision Multi lot or Multi-buildings & Other Use (Non-Residential/Commercial)

**\$2,300 — Major Encroachment Study**

**Between the creek centerline and the Community Encroachment Line (Community Encroachment Area)**

- New Habitable Building (building only)\* — Commercial Parcel Single lot
- 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 and Credits for Other Reviews:**

~~\$2,300~~ ~~Map Revision~~

~~Community Letter of Map Revision (CoLOMR)  
(Fee applies only if a FEMA LOMR is **not** required)~~

~~\$2,300~~ ~~Levee~~

~~Levee/Floodwall Review~~

~~\$ 250~~ ~~Permit Revision~~

~~Minor revisions\*\*to an Approved Floodplain Development Permit~~

~~\*\*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.~~

15. **Charlotte Mecklenburg Certified Site Inspector Certification Training (CMCSI)** \$25.00 per session  
New fee effective July 1, 2007

16. <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</b>	<b>Mylar</b>	<b>Bond</b>
	11 x 17	\$10.00	\$ 5.00
	24 x 36	\$20.00	\$10.00
	48 x 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		
	34 x 44 = \$10.00		