

LUESA

FY2027

Fee Adjustment Proposal

BOCC Presentation



Air Quality

Air Quality Fee Adjustments

- Each year EPA publishes the % increase or decrease of their presumptive minimum fee rate based on average monthly change in the Consumer Price Index
- The value published for the current federal fiscal year is **2.65%**

County Fiscal Year	CPI Adjustment Factor Published by EPA
FY23	2.99%
FY24	7.69%
FY25	5.43%
FY26	3.18%
FY27	2.65%

Air Quality Fee Adjustments

Annual Facility Fees and Application Fees

Class	# of Businesses	Examples of Industry Type	Annual Facility Fee	Application Fee
Title V	6	Steel Mill, Chemical manufacturing, Wood-fired boilers	\$12,400 \$12,730	\$13,050 \$13,400
SM	62	Gasoline terminals, Hospitals, Asphalt plants	\$7,050 \$7,240	\$980 \$1,010
SB	26	Water treatment facilities, Small industries with boilers	\$2,280 \$2,340	\$650 \$670
B	53	Concrete plants, Larger printing/coating	\$1,630 \$1,670	\$330 \$340
C	61	Auto-body shops, Commercial printing/coating	\$820 \$840	\$330 \$340
Stage I	322	Gasoline Stations	\$130	\$260 \$270

- Annual Emission Fee = ~~\$65/ton~~ \$67/ton
- Annual Ambient Monitoring Fee = ~~\$330~~ \$340

Demolition Fee Adjustment

Air Quality is recommending an **adjustment to the fees and the model** to simplify fee structure and to ensure cost recovery

Size of Structure	AQ Fee	
< 500 sq ft	\$	150
500 - 4999 sq ft	\$	200
5000 sq ft or larger	\$	400

Code Enforcement

Code Enforcement Fee Adjustments

- Changes to the **Fire Marshals Ordinance** to align with the **2024 North Carolina Fire Code**. These proposed amendments and new fees will address code-related requirements and testing protocols for emergency systems in buildings and infrastructure
- The Mecklenburg County Fire Marshals' Office, per a request of the Charlotte Fire Department, will implement a **new fire permit**

Proposed Fees

New Ordinance Changes	Charges	Estimated Revenue FY27
Emergency Responder Communication Systems	\$200 for Plan Review \$200 for Field Services	\$5,000
Private Fire Hydrant and Main	\$200 for Field Services	\$3,000
Land Development Reviews	\$1,000 for Plan Review	\$60,000
New Revenues Projected		\$68,000

Demolition Fee Schedule

Size of Structure	Current Fee (Flat)
<500 sq ft	\$ 122
500-4999 sq ft	\$ 486
5000 sq ft - 9999 sq ft	\$ 729
10000 sq ft or larger	\$ 911

Demolition Fee Distribution (2008-Present)

Condition	Code Enforcement	NESHAP (MCAQ)	Vector (Env Health)	Historic Landmark
If Historic and both N & V are "Y"	11	51	14	24
If Historic and not NESHAP, but V is "Y"	23	0	29	48
If Historic and not Vector, but N is "Y"	13	58	0	29
If not Historic, but N & V are "Y"	16	64	20	0
If not Historic and not NESHAP, but V is "Y"	48	0	52	0

Note: Percentage Distribution of Fixed Fees

Demolition Fee Model Change

An adjustment to the fee model and associated fees

Size of Structure	Code	AQ	EH	HL*	Total Fee	Current Fee
<500 sq ft	\$125	\$150	\$100	\$125	\$500	\$ 122
500-4999 sq ft	\$150	\$200	\$150	\$200	\$700	\$ 486
5000 sq ft or larger	\$175	\$400	\$200	\$250	\$1025	\$ 729
						\$ 911

Notes:

- Code, AQ and EH fees will be assessed for each permit. HL will be assessed, as appropriate
- * Only assessed for properties in the Historic District. This fee excludes “designated” properties that are subject to HLC fees for detailed review and approval

Geospatial Information Systems (GIS)

Fee Proposal

The **NEW ADDRESS** fee covers the following services.

- Address assignment and validation
- Street centerline updates
- QA/QC and topology checks
- E911 synchronization
- USPS coordination
- Municipal permitting support
- GIS database maintenance and publishing

The **PARCEL MAPPING FEE** is a cost-recovery charge for GIS staff to update authoritative land records. This includes parcels, addresses, centerlines, and related datasets used by tax, E911, zoning, and stormwater programs.

Typical triggers include:

- New subdivisions or re-combinations
- New primary and accessory structures requiring address assignment
- Boundary adjustments, ROW dedications, easements
- Plat reviews that require GIS verification



DEVELOPMENT SERVICES DEPARTMENT FEES
Effective July 1, 2025



TABLE 4—ADDRESSING FEES

General Items

- 1. Hourly fee for all Addressing requests not defined in Table 4 (one hour minimum) \$73

Single lot items

- 2. New address assignment (per numbered address or unit identifier) \$73
- 3. Address change \$109

Street Naming

- 4. New Street name assignment) \$444
- 5. Change Street name assignment \$666

Subdivision Plats & Development Plans Other Jurisdictions Only

- 6. Initial Submittal (includes 2nd submittal)
 - a. Base Fee \$133
 - b. Per Sheet Fee \$22

Minor Land Division

- 7. Lot Splits (per lot fee) \$154

Chapter 2

Fees

201 FEES

The Addressing Official shall charge the following fees for addressing:

Address Assignment:

<u>Amount</u>	<u>Description</u>
\$ 10 per address	Address verification
\$ 10 per lot	Addressing research of legal description and alignments at preliminary plat for subdivisions
\$ 10 per address	Address assigned at final plat for the subdivision process (includes street name approval)
\$ 50 per address	Address assigned from dedicated access at time of permit
\$ 50 per address	Address assigned from a private easement at time of permit
\$ 50 per address	Address assigned to vacant property prior to subdivision

Address Changes:

<u>Amount</u>	<u>Description</u>
\$ 10 per address	Address changed during subdivision process
\$ 50 per address	Previously assigned address (vacant ground) changed at time of permit
\$ 50	Street Number Change
\$ 500	Street Name Change/New Street Name Request

Other Services:

<u>Amount</u>	<u>Description</u>
\$ 500	Development Master Plan Street Name Plan Request

Any required fee may be waived by a unanimous vote of the Board of Supervisors.

Maricopa
County
AZ

Clark County NV

Application Type	Required Fees		
	Application	Mailed Notice	Sign
	\$25 for 0.01-19.99 acres + \$50 for 20-100 acres + \$100 for more than 100 acres		
Standard	\$100		
Street Name or Numbering System Change	\$300	\$100	
Administrative Street Naming	\$100		
Vacation and Abandonment	\$500	\$500 + \$200	
Zoning Compliance	\$150		
Subdivision/Public Works Procedures			
Major Subdivision			
Tentative Map	\$750		
Final Map Technical Review	\$600 + \$6 per lot, including comment element lots		
Final Map Mylar	\$100		
Minor Subdivision			
Parcel Map Review	\$150		
Exception to Determination	\$150		
Parcel Map Technical Review	\$200		
Parcel Map Mylar	\$100		
Reversionary Maps			
Reversionary Map Technical Review	\$500 for Final Maps \$350 for Parcel Maps		
Reversionary Map Mylar			
Boundary Line Adjustment	\$300		
Extension of Time, Public Works	\$200		
Vacation and Abandonment	\$150		
Separate Document	\$50		
Separate Documents	\$75 with \$50 incomplete package fee		
Vacation of Patent Easement	\$200		
Minor Deviation, Public Works	\$100		
Las Vegas Boulevard South Survey	\$300		

Clark County, NV

- b. Administrative Fees – General.** Fees are required for the administration and implementation of the requirements of the Master Plan and Title 30 in accordance with Table 2 and are payable to the department responsible for collecting the fee in question.

Table 2: Administrative Fees - General

Administrative Service	Fee
Addressing – Change of Address	\$110
Addressing – Early Addressing	\$100 plus \$2 per lot or building
Administrative Document Preparation and Reports	\$45 per hour; minimum of \$45
Agenda Subscriptions	
*Notice of final action	\$65 per fiscal year



Addresses as shown in the interactive Parcel Viewer.

Address Assignment Fee and Benefits

When applying for an address in Van Buren County, there is a **\$50.00 fee**. This fee is essential for several services, including:

- Ensuring your property is correctly placed on the **911 grid**, which helps emergency services locate you quickly in case of an emergency.
- Providing you with a **reflective address sign**, making it easier for first responders to find your home or business day or night.

General survey filing fee - \$475

Survey filing - plat boundaries, property line adjustment, pre/post construction.

(Actual cost)

- Deposit - \$860
- Filing fee - \$475

Subdivision plat checking - pre-monumented [See Cost Calculator](#)

(Actual cost)

- Deposit base fee - \$2,700
- Deposit per lot and tract - \$110
- Filing fee - \$475
- Address fees (county plats only) - \$110 per lot

Subdivision plat checking - post monumented [See Cost Calculator](#)

(Actual cost)

- Deposit base fee - \$3,000
- Deposit per lot and tract - \$150
- Filing fee - \$475
- Address fees (county plats only) - \$110 per lot

Partition plat checking [See Cost Calculator](#)

(Actual cost)

- Deposit - \$2,700
- Filing fee - \$475
- Address fees (county plats only) - \$110 per parcel

Street naming or renaming

(Actual cost)

- Minimum fee - \$280
- Deposit - 120% of estimated cost - Contact us

Addresses - \$110 per address

- Change of address - \$215 per address



Washington County
Oregon

GIS Fee Proposal

- GIS is proposing a **\$35** fee for each new address that is issued in Mecklenburg County
- GIS is proposing a **\$50** fee for each parcel mapping for new parcels – both re-combinations or subdivisions

Storm Water Services

Storm Water Financial Model Input

Capital Expenditure Forecast

Stormwater Water Quality and Flood Mitigation Capital Improvement Program (CIP) Costs						
Stormwater - WQ & FM	FY26	FY27	FY28	FY29	FY30	Total
Feb-25	\$39,238,330	\$30,858,311	\$29,315,000	\$28,315,000	\$29,315,000	
Feb-26	\$31,286,301	\$49,544,668	\$35,319,943	\$29,175,000	\$30,175,000	
Difference	\$ (7,952,029)	\$18,686,357	\$6,004,943	\$860,000	\$860,000	\$18,459,271

Strategy: Reduce the debt ratio and gradually balance the increase in construction costs with new stream restoration techniques

Storm Water Financial Model History

Model Year	Item	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
2022	% Fee Increase	13%	11%	10%	9%	8%	8%	7%	7%	6%	6%
	Bond Amt.	-	-	\$40M	-	-	-	-	-	-	-
2023	% Fee Increase		8%	8%	10%	10%	10%	10%	10%	10%	10%
	Bond Amt.		-	-	\$20M	-	-	-	-	-	-
2024	% Fee Increase			8%	10%	10%	10%	10%	10%	10%	10%
	Bond Amt.			-	\$20M	-	-	-	-	-	-
2025	% Fee Increase				12.5%	15%	20%	20%	20%	20%	20%
	Bond Amt.				\$50M	-	-	-	-	-	-
2026	% Fee Increase					15%	20%	20%	20%	20%	20%
	Bond Amt.					\$25M	\$10M	\$10M	-	-	-

Storm Water Fee Proposal

- Proposed FY2027 fee increase based on a financial model and associated funding strategy
- Assumes a \$25 M* Bond Sale in FY27
- Proposed FY2027 Storm water fee rates below were endorsed by the Storm Water Advisory Committee
- If fee adjustments are not approved, stream restoration and other capital (flooding, buy-out, retrofit) projects will be impacted.

Major System Fee (Countywide)

Tiers	FY2026 Monthly Rate	FY2027 Monthly Rate (proposed) *	FY2027 Monthly Rate Increase (proposed)
I	\$1.36	\$ 1.56	\$0.20
II	\$2.07	\$ 2.38	\$0.31
III	\$3.16	\$ 3.63	\$0.47
IV	\$5.88	\$ 6.76	\$0.88
Commercial (per acre)	\$36.36	\$ 41.82	\$5.46

* Estimated rates; County Finance is continuing to fine tune the financial model created by Finance & STW in preparation for FY2027 and beyond

Storm Water Fee Adjustments

- Proposed FY2027 fee increase based on Land Development Fee model
- Proposed Land Development fees will more accurately cover costs for providing services
- There will be a slight fee reduction in January 2027 as the Town of Cornelius will perform their own plan reviews

Proposed Land Development User Fees (page 1)

Fee Type	FY26 Fee	FY27 Fee
Land Development Fees - Multi-year Projects (last updated FY26)		
Large Commercial Plan (>1 acre denuded or PCO applies)	\$ 10,800	No Change
Per denuded acre (>5 acres)	\$ 1,000	No Change
Small Subdivision (<10 acres denuded)	\$ 18,900	No Change
Per denuded acre below 10 acres	\$ 1,050	\$ 2,170
Mid Size Subdivison (>10 and < 25 acres)	\$ 31,300	\$ 39,800
Per denuded acre	None	No Change
Large Subdivision (>25 acres denuded)	\$ 31,300	\$ 39,800
Per denuded acre (>25 acres)	\$ 500	No Change
Public Projects	\$ 5,400	No Change
Public Projects per denuded acre	\$ 1,000	No Change

Note: Denuded means to “strip/clear land” for development. Minor adjustments to proposed fees may be made prior to final approval

Storm Water Fee Adjustments

Proposed Land Development User Fees (page 2)

Fee Type	FY26 Fee	FY27 Fee
Land Development Fees - Single-year Projects (last updated FY26)		
Concept Plan - Commercial	\$ 2,600	No Change
Concept Plan - Subdivision	\$ 2,600	No Change
Small Commercial Plan	\$ 5,300	No Change
Plat Review	\$ 1,700	No Change
Erosion Control Only per denuded acre	\$ 800	No Change
Minor Revision to Approved Plans	\$ 1,500	\$ 1,600
Major Revision to Approved Plans	\$ 2,500	No Change
Plat Revision	\$ 810	No Change
As-Built Survey - Storm Drainage	\$ 1,300	No Change
As-Built Survey - BMP	\$ 1,900	No Change
Posting Bond	\$ 1,500	No Change
Renewing Bond	\$ 1,500	No Change
Replacing Bond	\$ 1,500	No Change
Releasing Bond	\$ 1,500	No Change
Bond Default Letter	\$ 580	No Change
Re-Inspection	\$ 430	\$ 460
Re-Plan Review (\$/hr)	\$ 110	No Change

Note: Minor adjustments to proposed fees may be made prior to final approval

Storm Water Fee Adjustments

Proposed Land Development User Fees (page 3)

Fee Type	FY26 Fee	FY27 Fee
Floodplain Permit Fees (last updated FY26)		
Development in the Flood Fringe - Minor Impact	\$ 1,000	\$ 1,300
Development in the Flood Fringe - Major Impact	\$ 2,500	\$ 2,900
Development in the Floodway - Minor Impact	\$ 4,600	\$ 5,300
Development in the Floodway - Major Impact	\$ 11,600	\$ 13,100
Community Letter of Map Revision	\$ 10,400	\$ 13,400
Minor Revision to an Existing Floodplain Permit	\$ 800	\$ 1,200

Note: Minor adjustments to proposed fees may be made prior to final approval

Solid Waste Services FY27

Fee Adjustments – Residential Availability

Residential Availability Fee (RAF): adjustment to cover costs associated with new infrastructure needs, recyclables processing and ongoing capital projects

- Financial model with annual increases was originally presented to the BOCC on Nov. 15, 2022
- **FY27** model run in Jan 2026 projects increase of **\$7/property** annually (**0.58¢/month/property**)
- **FY27** model run (most recent) projects increase **\$5/property** annually (**0.42¢/month/property**)
- Currently **\$54.50**; model will require to increase to either **\$59.50** or **\$61.50** annually

Solid Waste Fee Adjustment History

Year	Annual Fee	Annual Approved Increase
2016	\$17.00	\$2.00
2017	\$20.50	\$3.50
2018	\$24.00	\$3.50
2019	\$27.50	\$3.50
2020	\$33.50	\$6.00
2021	\$39.50	\$6.00
2022	\$39.50	\$0.00
2023	\$39.50	\$0.00 (\$2.00 levy missed)
2024	\$44.50	\$5.00
2025	\$49.50	\$5.00
2026	\$54.50	\$5.00

Solid Waste Financial Model History

Model Year	Item	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
2022	Fee Increase	\$0	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	TBD
	Bond Amt.	-	-	\$45M	-	\$20M	\$20M	-	-	-	-
2023	Fee Increase		\$0	\$5	\$5	\$5	\$5	\$5	\$5	\$5	TBD
	Bond Amt.			\$45M	\$20M	\$20M	-	-	-	-	-
2024	Fee Increase			\$5	\$5	\$5	\$5	\$5	\$5	\$5	TBD
	Bond Amt.			\$45M	-	\$20M	\$20M	-	-	-	-
2025	Fee Increase				\$5	\$5	\$5	\$5	\$5	\$5	TBD
	Bond Amt.			\$45M	-	-	\$20M	\$20M	-	-	-
2026	Fee Increase					\$7	\$7	\$7	TBD	TBD	TBD
	Bond Amt.			\$45M			\$12M		\$8M		-

FY26 Solid Waste CIP Capital Ordinance

- The BOCC previously approved the Solid Waste Program Capital Project Ordinance, which includes \$159M in various projects.
- This is anticipated to increase by **\$30M** for FY28.

Unit	Project Name	Budget
MMRF	Main MRF	19,724,770
AVMP	AVM Parts Building	514,661
IMRF	Interim MRF	11,415,321
NMP2	North Meck Phase 2	9,900,000
NMP3	North Meck Phase 3	8,200,000
FDRO	Foxhole Offices	127,076
FDRM	Foxhole Maintenance Shop	2,780,000
FDRI	Foxhole Improvements	12,025,000
SSRC	Self Serve Recycling Centers	5,063,000
SCRC	Steele Creek Recycling Center	43,949,446
HGTS	Hickory Grove Transfer Station	20,100,000
MRLI	Monroe Rd Land Improvements	2,575,000
CAEQ	Capital Equipment	14,780,000
LAYW	Land Acquisition	5,800,000
PGCL	Pine Grove Circle	1,875,000
ELVC	EV Installation	425,000

Total Solid Waste Projects

\$159,254,274

Solid Waste

What Changed??

	FY26	FY27	FY28	FY29	FY30	
Feb-25	\$ 37,433,282	\$ 42,605,000	\$ 31,057,000	\$ 10,182,000	\$ 3,880,000	
Jan-26	\$ 26,753,282	\$ 54,073,000	\$ 45,294,000	\$ 18,657,000	\$ 3,880,000	
Difference	\$ (10,680,000)	\$ 11,468,000	\$ 14,237,000	\$ 8,475,000	\$ -	\$ 23,500,000

- Increased cost associated with Steele Creek Recycling Center, Pine Grove Circle and land acquisition
- Steele Creek Bid was \$12mm higher than anticipated



Potential Options

Fiscal Year	2022 Plan	2026 Proposal	Annual Change
FY23	\$ 39.50		
FY24	\$ 44.50		
FY25	\$ 49.50		
FY26	\$ 54.50		
FY27	\$ 59.50	\$ 61.50	\$7
FY28	TBD	\$ 68.50	\$7
FY29	TBD	\$ 75.50	\$7
FY30	TBD	\$ 75.50	TBD
FY31	TBD	\$ 75.50	TBD



Fee Adjustments – Residential Availability

Residential Availability Fee (RAF): increase is primarily needed to offset Bond payments needed for capital projects

- \$45M in Bonds were obtained in FY25 with a Bond Debt payment of \$3.9M annually.
- \$62M in additional Bond Debt will occur in FY27/28/29 with an anticipated debt service of \$3.2M increasing each Fiscal Year
- The \$7/property increase is anticipated to pay the new debt listed above – providing guarantees to bond issuance

Solid Waste FY27

Proposed Technical Fee Adjustments

Proposed increases in tip fees to cover contractual increases

- **Speedway Landfill - \$41.25/ton to \$42.25/ton**
- These costs affect those external jurisdictions that are party to Agreements for waste disposal and recycling processing
- Speedway Landfill contract is through FY28 with stepped increases
- We have started the process in FY 26 for an additional three years of waste disposal capacity at Speedway – through FY31

Note: Technical Fees are included in the Solid Waste Fee Ordinance

FY27 Technical Fee Adjustments Summary

- Construction Debris: **\$62/ton to \$65/ton**
- Yard Waste: **\$40/ton to \$42/ton**
- Annual **Out of County** Residential Stickers:
 - Increase by \$10: **\$120** annual ; **\$60** for 2nd half of the year
- Speedway Landfill: **\$41.25/ton to \$42.25/ton**

Proposed Technical Fee Adjustments

- **Commercial Recycling Collection:**
 - Monthly commercial collection will increase by \$20 per customer/month; from \$100/month to \$120/month **(this is a voluntary program for participants who choose to have full business recycling) Four collections each month equates to an increase of \$5 per event.**
 - **Approximately 70 businesses participate in this program**

Questions?!