



# DEVELOPMENT FEE SCHEDULE

Effective July 1, 2011

Schedule subject to change upon approval by Town Council

DEVELOPMENT SUBMITTAL FEES			
<i>For Zoning/Subdivision/Site Activity</i>			
<i>Calculated and collected by the Planning Department</i>			
Administrative Adjustment	\$150	Pond Drainage Plan	\$100
Administrative Approval (Small Town Character Overlay)	No Charge	Re-submittal Fees – (3rd submittal)	½ Original Fee
Annexation Petition	\$200	Rezoning/Conditional Zoning	\$600/\$800
Appeal (Board of Adjustment)	Lesser of \$300 or ½ Original Fee	Sign, Master Plan	\$100
Certificate of Zoning Compliance (CZC)	\$ 50	Sign, Permanent	\$75 + \$5/add'l sign
Consultant Fees	As required	Sign, Temporary	\$25
Development Name Change	\$500	Site Inspections (Non-residential(lot))	\$500
Exempt Site Plan	\$200	Site Inspections (Residential lot)	\$35
Home Occupation	\$25	Site Plan, Major	\$750 + \$5/acre
Land Use Plan Amendment	\$600	Site Plan, Minor	\$600
Master Subdivision Plan (Non-residential and Residential)	\$700 + \$5/lot	Special Use Permit	\$600
Planned Unit Development (PUD-CZ)	\$1000 +\$5/acre	Temporary Use Permit	\$50
Plat, Easement	\$100	Text Amendments (UDO)	\$600
Plat, Exempt	\$100	Tree Protection Fencing Inspection	\$35
Plat , Major Subdivision	\$200 + \$5/lot	Tree Removal	\$100
Plat , Minor Subdivision	\$200	Variance Application	\$350
Plat, Recombination	\$100	Zoning Letter	\$100
Plat, Site Plan	\$150		

DOCUMENT FEES			
<i>Collected by all town departments.</i>			
Photocopying up to 11" x 17" (black and white)	\$0.10 per sheet	Printed 24" x 36" maps	\$20 per sheet
Photocopying larger than 11" x 17" (black and white)	\$5 per sheet	Printed 11" x 17" maps	\$0.40 per sheet
Photocopying up to 11" x 17" (color)	\$0.40 per sheet	3 ring or spiral bound documents and plans	\$35
Photocopying larger than 11" x 17" (color)	\$20 per sheet	Unified Development Ordinance	\$40
Printed 36" x 48" maps	\$40 per sheet	Design and Development Manual	\$15

ACREAGE FEES (WATER & SEWER SERVICES)			
The purpose of acreage fees for water and sewer service is to recover the cost of previous capital investments in the water and sewer systems and to build capital reserve funds for future investment in water and sewer collection, distribution, and treatment facilities.			
<i>Calculated and collected by the Planning Department with required plat approval.</i>			
Zoning District	Per Gross Acre	Zoning District	Per Gross Acre
CB (Conservation Buffer)	\$1,500	B1 (Neighborhood Business)	\$3,750
RA (Residential Agricultural)	\$1,500	B2 (Downtown Business)	\$4,200
RR (Rural Residential)	\$1,500	PC (Planned Commercial)	\$3,750
LD (Low Density Residential)	\$1,800	MORR (Mixed Office, Residential, Retail)	\$3,750
MD (Medium Density Residential)	\$2,437	MEC (Major Employment Center)	\$3,750
HDSF (High Density Residential Single-Family)	\$3,080	LI (Light Industrial)	\$4,200
HDMF (High Density Residential Multi-Family)	\$3,080	TF (Tech/Flex)	\$3,975
MH (Manufactured Housing Residential)	\$2,437	PUD (Planned Unit Development)	\$3,080
MHP (Mobile Home Park)	\$2,437	SD (Sustainable Development)	\$3,975
O&I (Office & Institutional)	\$3,750	TND (Traditional Neighborhood District)	\$3,080

## RECREATION FEES

*For New Residential Developments Assessed after 1/1/2012-Collected by the Planning Department*

Housing Type	Fee Per Unit	Acreage Per Unit	Decimal Multiplier
Single Family Detached	\$3,075.40	1/30 acre	0.03329
Single Family Attached	\$2,059.34	1/45 acre	0.0223
Multi-Family Attached	\$1,813.18	1/51 acre	0.01964

Existing Town ordinances require either the dedication of open space for public recreation or the payment of a fee in lieu per unit. The requirement regarding land dedication or fee in lieu will be based, in large part, on the Town's adopted Parks, Recreation, Greenways, and Open Space Master Plan. Recommendations regarding the acceptance of land or fee in lieu are made to the Town Council by the Parks, Recreation, and Cultural Resources Advisory Commission. For more information, contact John M. Brown, Director of Parks, Recreation and Cultural Resources Department @ 249-3344.

## TRANSPORTATION DEVELOPMENT FEES

*Calculated and collected by the Planning Department*

The purpose of Transportation Development Fees is to recover a portion of the costs associated with building major road improvements in the Apex Planning Area. These planned road improvements will be required to service new residential and commercial developments as these same developments create additional demands on the road systems. The fee schedule provides for new developments to pay a prorated share of future road construction costs proportional to the projected impact of that particular type of development.

LAND USE CATEGORY	CRITERIA	FEE
<b>Residential</b>		
Single Family	Units	\$ 295.00*
Multi-Family	Units	\$ 200.00*
Mobile Homes	Units	\$ 148.00*
Congregate Care	Units	\$ 66.00
Hotel/Motel	Rooms	\$ 268.00
<i>*Fee collected at permit by Building Inspections and Permits</i>		
<b>Recreation</b>		
Stadiums/Racetracks	Acre	\$1,177.00
Racquet Clubs	Courts	\$1,323.00
Golf Courses	Holes	\$1,159.00
Parks	Parking Spaces	\$ 47.00
General Outdoor Recreation	Acre	\$2,292.00
Indoor Recreation	1000 sq. ft.	\$ 617.00
<b>Industrial</b>		
Manufacturing, Warehousing/Storage	1000 sq. ft.	\$ 119.00
Wholesale/Distribution	1000 sq. ft.	\$ 151.00
Truck Terminal	1000 sq. ft.	\$ 304.00
Mini Warehousing	1000 sq. ft.	\$ 81.00
<b>Institutional</b>		
Church	1000 sq. ft.	\$ 288.00
Hospital	1000 sq. ft.	\$ 518.00
Daycare	Students	\$ 84.00
Elem. & Middle Schools	Students	\$ 34.00
High School	Students	\$ 43.00
Junior College	Students	\$ 41.00
College	Students	\$ 73.00
<b>Retail</b>		
<50,000 sq. ft.	1000 sq. ft.	\$1,616.00
50,000 to 99,999 sq. ft.	1000 sq. ft.	\$1,262.00
100,000 to 199,999 sq. ft.	1000 sq. ft.	\$1,067.00
>200,000 sq. ft.	1000 sq. ft.	\$ 833.00
<b>Office</b>		
<100,000 sq. ft.	1000 sq. ft.	\$ 433.00
100,000 to 199,999 sq. ft.	1000 sq. ft.	\$ 366.00
>200,000 sq. ft.	1000 sq. ft.	\$ 332.00

ENGINEERING FEES/BONDS			
<i>Calculated and collected by the Engineering Division</i>			
Construction Plan Submittal Fees	\$ 500.00 + \$10.00/Sheet (electronic submittal)		
Water Extension Permit Application	\$ 200.00		
Sewer Extension Permit Application	\$ 200.00		
<b>Engineering Inspection Fees:</b>			
Water Lines	\$1.30 per linear foot	Fire Lanes	\$ .75 per square yard
Sewer Lines	\$1.30 per linear foot	Sidewalks	\$ 1.80 per square yard
New Streets (public)	\$ .75 per square yard	Infill/Outparcel Lots	\$ 350.00/lot
Curb & Gutter (public)	\$ 1.50 per linear foot	Driveway, residential	\$75.00 Inspection fee – includes 1 re-inspection
Storm Drains (public)	\$ 1.30 per linear foot		
Maintenance Bonds	25% of cost of installed and approved Infrastructure		
Performance Bonds	125% of cost of uninstalled Improvements		

STORMWATER PLAN REVIEW FEES/BONDS	
<i>Submit to the Engineering Division</i>	
Project Size (disturbed acres)	Stormwater Plan Review Fee
< 1 acre	\$ -0-
1-5 acres	\$500.00
5- 50 acres	\$500.00 + \$50.00 per additional disturbed acre
<p>\$500 base review fee for projects disturbing up to 5 acres. Add \$50 per additional disturbed acre beyond 5 acres. Development projects that disturb less than 1 acre of land are <u>not</u> subject to the stormwater plan review fees since they are exempt from stormwater controls. The stormwater plan review fee will be limited to a maximum of 50 acres.</p>	
<b>BMP Maintenance Bond</b>	25% of cost of installed and approved Infrastructure
<b>BMP Performance Bond</b>	125% of cost of uninstalled Improvements

SOIL AND EROSION CONTROL FEES/GUARANTEES	
<i>Submit to the Engineering Division</i>	
Application for Approval of S & E Plan	\$500.00 per disturbed acre
S & E Performance Guarantee*	\$2,500.00 per disturbed acre
<p>*Performance guarantee must be in the form of a certified check, cash, or irrevocable letter of credit approved by the Town. The performance guarantee is due prior to the Town issuing a Letter of S&amp;E Plan Approval.</p>	

ELECTRICAL UNDERGROUND AND SERVICE LATERAL FEES			
<i>Calculated by Public Works - Electric Division</i>			
<b>Primary Facilities:</b> <i>Collected by Public Works - Electric Division</i>		<b>Service Laterals:</b> <i>Collected by Building Inspections and Permits.</i>	
<b>Based on cost difference of normal overhead facilities and the requested underground facilities.</b>		<b>Charges are for the first 100 feet of service length. An excess footage charge, if applicable, is billed separately by the Electric Utilities Division at \$3.00/foot over 100 feet.</b>	
Single-Family	\$ 420.00/lot	Single-Family	\$ 450.00/service lateral
Townhomes	\$ 420.00/unit	Townhomes	\$ 450.00/service lateral
Apartments	\$ 420.00/point of delivery	Apartments	Apartments are typically served with multiple meter bases at approved locations; service laterals are usually installed in conjunction with the primary facilities and service lateral charges do not apply.

### WATER TAPS AND METER FEES

Fees are based on 60 foot right-of-way roads and lateral lengths less than 100 feet. Special cases, wider rights-of-way, special or complex boring and items not shown shall be at cost.

Size	Base Cost	Add Bore	Add Street Cut	Meter Only
¾ inch	\$ 1,500.00	\$ 500.00	\$ 750.00	\$ 190.00
1 inch	\$ 1,700.00	\$ 500.00	\$ 750.00	\$ 285.00
1 ½ inch	N/A	N/A	N/A	\$ 500.00
2 inch	N/A	N/A	N/A	\$ 630.00
3 inch	N/A	N/A	N/A	\$ 2,060.00
4 inch	N/A	N/A	N/A	\$ 2,950.00

### SEWER TAPS

Size	Base Cost	Add Bore	Add Street Cut
4 inch	\$ 1,400.00	Not available	\$ 750.00

### SEWER AND STORMWATER RE-INSPECTION FEES

*Submit to Public Works*

**Sewer and stormwater drain camera re-inspection fee**

\$300 for every inspection after the first failed inspection. Fee must be paid prior to the camera crew returning to the site.

**Sewer line re-inspection fee**

\$325 plus \$0.25 per foot for every sewer line inspection after the first failed inspection.

### IRRIGATION METERS

**Single-Family Residential** - Includes duplex and townhomes (Irrigation meter *required*)

Irrigation Meter Size	System Demand Basis	Rate	Capacity	Meter	Permit	Total
¾ "	200 gallons per day	\$8.50/gallon	\$1,700.00	\$500	\$40.00	\$2,240.00

**Multi-Family and Commercial** (Irrigation meter *required*)

Irrigation Meter Size	System Demand Basis	Rate	Capacity	Meter	Permit	Total
¾ "	500 gallons per day	\$8.50/gallon	\$ 4,250.00	\$190.00	\$50.00	\$ 4,490.00
1"	850 gallons per day	\$8.50/gallon	\$ 7,225.00	\$285.00	\$50.00	\$ 7,560.00
1 ½ "	1370 gallons per day	\$8.50/gallon	\$11,645.00	\$500.00	\$50.00	\$12,195.00
2"	1975 gallons per day	\$8.50/gallon	\$16,787.50	\$630.00	\$50.00	\$17,467.50

**Conditions:**

1. All irrigation meters will require payment of capacity fees.
2. All in-ground irrigation systems shall be protected by an approved backflow preventer.
3. A plumbing permit is required for installation of the system from the meter to the blackflow preventer.
4. A notarized encroachment agreement is required with each permit application.
5. All associated fees will be collected by the Building Inspection Division prior to issuance of a permit.
6. N.C.G.S. requires a second meter for irrigation systems.
7. All other non-single family customers (subdivision entrances and commercial sites) require a second meter.
8. The Public Works and Utilities Department will only install the tap for meters for existing single-family customers; all other taps must be installed by a private contractor and inspected by the Engineering Division.
9. Fees are based upon current rates and are subject to change.

## COMMERCIAL BUILDING PERMIT FEES

*Calculated and collected by Building Inspections and Permits*

### NEW STRUCTURES, ADDITIONS AND ALTERATIONS (Base Fee) 1,2,3

#### Total Gross Building

Floor Area of Construction	Fee Computation
0 - 500	Per Trade (see schedule below)
501 - 5,000	A x B = Permit Fees
5,001 - 10,000	(A x B X .80) + (1,000 X B) = Permit Fee
10,001 - 15,000	(A x B X .70) + (3,000 X B) = Permit Fee
15,001 - 20,000	(A x B X .60) + (4,500 X B) = Permit Fee
20,001 - above	(A x B X .50) + (6,500 X B) = Permit Fee

- Alterations to existing structures, with no footprint increase, are charged at a rate of .60 of the Permit Fee or the minimum per trade fee based upon the Single Trade Fee Schedule, whichever is greater.
- Permits for "shell" buildings are charged at a rate of .60 of the Permit Fee, based upon a Business Occupancy, or the minimum per trade fee based upon the Single Trade Fee Schedule, whichever is greater. Area within the building shell, which is intended to be occupied, will have the permit fees for the occupied area computed per footnote #1 above.
- Additional Miscellaneous Fees, listed below, will be added to the permit fees as applicable.

A=Total Gross Building Floor Area    B= Fee Per Square Foot Based Upon Occupancy

#### Single Trade Fee Schedule

Building	\$ 105.00
Electrical	50.00
Mechanical	50.00
Plumbing	50.00

#### Fee Per Square Foot of Floor Area Based on Occupancy

Occupancy	Fee	Occupancy	Fee
Assembly	0.55	Institutional	0.60
Business	0.60	Mercantile	0.50
Educational	0.60	Residential	0.55
Factory/Industrial	0.40	Storage/Utility	0.30
Hazardous	0.50		

#### MISCELLANEOUS FEES

Conditional Electrical Power Inspection	Per Single Trade Fee Schedule
Conditional Mechanical Systems Inspection	Per Single Trade Fee Schedule
Demolition (All Trades)	\$ 75.00
Elevator	\$ 50.00 Plus Associated Single Trade Fees
Fire Pumps, each	\$ 250.00
Fire Sprinkler System	\$.01 per square feet
Fire Suppression	\$ 50.00
Grease/Oil Interceptor	\$ 50.00
Irrigation System	Per Single Trade Fee Schedule
Occupancy Change of Use	\$ 50.00
Re-inspection/Additional Trip Fee, Per Trade	\$ 50.00
Sales/Construction Trailer/Modular Classroom	Per Single Trade Fee Schedule
Spray Paint Booth, each	\$ 150.00
Stop Work Order	May Require Additional Trip Inspection Fees
Storage Tank, each	\$ 50.00 Plus Associated Single Trade Fees
Swimming Pool	\$ 50.00
Water and Sewer Capacity Fees and Water Meters	Refer to Capacity Fee Schedule
Work Without a Permit	Double Fees (\$ 1000.00 maximum)

#### PLAN REVIEW FEES (Non-refundable)

Per Trade (Applied toward cost of permit)	\$ 50.00
Plan Modification (Not applied toward cost of permit)	\$ 50.00 per trade
Re-review fee (Not applied toward cost of permit)	\$ 50.00 per trade
Re-stamp Plans , Per Trade	\$ 50.00

#### ADMINISTRATIVE FEES

Duplicate Building Record Card	\$ 10.00
General Records Research, Archive Files	\$ 3.00/page
General Records Research, Current Files over 10 pages	\$.50/page

#### INSPECTION FEES

Re-Inspection/Additional Trip	\$ 50.00
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## ONE AND TWO FAMILY DWELLING PERMIT FEES

*Calculated and collected by Building Inspections and Permits*

<b>NEW STRUCTURES (Single Family/Duplex/Townhomes)</b>			<b>\$/SQ.FT</b>	<b>MIN/ \$/UNIT</b>
3,000 Gross SF and Less			0.25	\$360.00
>3,000 Gross SF: (SF x .25 x .75 + \$ 187.50) = Permit Fee			Per Formula	
<b>ADDITIONS /ALTERATIONS 800 SQUARE FEET AND GREATER</b>			<b>\$/SQ.FT</b>	<b>MIN/ \$/UNIT</b>
Building	\$0.13	\$105.00		
Electrical	\$0.04	\$ 50.00		
Plumbing	\$0.04	\$ 50.00		
Mechanical	\$0.04	\$ 50.00		
<b>ADDITIONS /ALTERATION LESS THAN 800 SQUARE FEET</b>			<b>\$/SQ.FT</b>	<b>MIN/ \$/UNIT</b>
Building			0.13	\$ 75.00
Electrical				\$ 40.00
Plumbing				\$ 40.00
Mechanical				\$ 40.00
<b>ACCESSORY STRUCTURES</b>			<b>\$/SQ.FT</b>	<b>MIN/ \$/UNIT</b>
Decks, 400 sq. ft. or less				\$ 60.00
Decks, > 400 sq. ft.			0.13	\$ 90.00
Roof Addition			0.13	\$ 60.00
Screened Decks			0.13	\$ 90.00
Trellis (Attached to a structure)			0.13	\$ 40.00
<b>MISCELLANEOUS</b>				
Conditional Electrical/Mechanical, Per Trade				\$ 50.00
Construction Trailer				Per Single Trades @ \$ 40.00 each
Demolition (All Trades)				\$ 75.00
Electrical Underground				\$ 360.00
House Moved				\$ 279.00
Irrigation				\$ 40.00
Minimum Permit Fee				\$ 40.00
Mobile Home (All Trades)				\$ 100.00
Modular Home (All Trades)				\$ 279.00
Stop Work Order				May Require Additional Trip Fee
Temporary Power (Town of Apex Only)				\$ 125.00
Transportation Impact Fee				\$ 295.00
Work Without Permit				Double Fees (\$ 200.00 Maximum)
<b>PLAN REVIEW FEES (Non-refundable)</b>				
Initial Fee (Applied toward cost of the permit)				\$ 60.00
Plan Modification Fee (Not applied toward cost of permit)				\$ 40.00
Re-review Fee (Not applied toward cost of permit)				\$ 40.00
Re-stamp Plans				\$ 40.00
<b>ADMINISTRATIVE FEES</b>				
Duplicate Building Record Card				\$ 10.00
General Records Research, Current Files Over 10 Pages				.50/page
General Records Research, Archive Files				\$3.00/page
<b>INSPECTION FEES</b>				
Re-Inspection/Additional Trip				\$ 50.00

## WATER AND SEWER CAPACITY FEES

*Calculated and collected by Building Inspections and Permits*

The purpose of Capacity Fees is to recover a portion of the costs associated with building water and wastewater treatment facilities. These treatment facilities provide the system capacity that each new development will demand when connected to the water and sewer systems. Additional capacity fee assessments shall be required of nonresidential customers who, after paying a capacity fee, expand their service requirements.

**A 75% grant may be available in the Central Business District.**

**Combined water and sewer service: \$ 17.00 per GPD**

**For water only or sewer only: \$ 8.50 per GPD**

LAND USE CATEGORY	GALLONS PER DAY	COST
Airports (no food service)	5 GPD/passenger	\$85.00/passenger
Auditoriums	5 GPD/seat	\$85.00/seat
Barber Shops	50 GPD/chair	\$850.00/chair
Bars, cocktail lounges (no food service)	20 GPD/seat	\$340.00/seat
Beauty Shops	50 GPD/chair	\$850.00/chair
Bowling Alleys	50 GPD/lane	\$850.00/lane
Bus Terminal (no food service)	5 GPD/passenger	\$85.00/passenger
Business (Not listed in this table)	25 GPD/employee	\$425.00/employee
Camps - Construction or Work	60 GPD/person	\$1,020.00/person
Camps - Summer	60 GPD/person	\$1,020.00/person
Camps - Campgrounds w/out water/sewer	100 GPD/campsite	\$1,700.00/campsite
Camps-Travel Trailer, RV Parks, with water/sewer	120 GPD/campsite	\$2,040.00/campsite
Car Washes	3000 GPD/site	\$51,000.00/site
Churches (No food service, day care, or camps)	3 GPD/seat	\$51.00/seat
Country Clubs – Resident Members	60 GPD/person	\$1,020.00/person
Country Clubs – Non-resident members	20 GPD/person	\$340.00/person
Day Care Facilities	15 GPD/person	\$255.00/person
Factories – per shift (no industrial waste)	25 GPD/employee	\$425.00/employee
Factories – per shift with showers	35 GPD/employee	\$595.00/employee
Food Service (restaurants)	25 GPD/seat	\$425.00/seat
Hospitals	300 GPD/bed	\$5100.00/bed
Laundries – self service	500 GPD/machine	\$8500.00/machine
Marinas – with bathhouses	30 GPD/boat slip	\$510.00/boat slip
Marinas – without bathhouses	10 GPD/boat slip	\$170.00/boat slip
Meat Markets	50 GPD/100 sq. ft + 25 GPD/employee	\$850.00/100 sq. ft + \$425.00/employee
Motels/Hotels – with cooking facilities	175 GPD/room	\$2975.00/room
Motels/Hotels – without cooking facilities	120 GPD/room	\$2040.00/room
Multi-family (Apartments, condos)	250 GPD/unit	\$4250.00/unit
Nursing/Rest Homes – with laundry	120 GPD/bed	\$2040.00/bed
Nursing Rest Homes – without laundry	60 GPD/bed	\$1020.00/bed
Offices (per shift)	25 GPD/person	\$425.00/person
Rail Terminal (no food service)	5 GPD/person	\$85.00/person
Residential Care Facilities	60 GPD/person	\$1020.00/person
Resorts	200 GPD/room	\$3400.00/room
Schools - Day	10 GPD/student	\$170.00/student
Schools - Day (with cafeteria)	12 GPD/student	\$204.00/student
Schools - Day (with cafeteria, gym & showers)	15 GPD/student	\$255.00/student
Schools - Boarding	60 GPD/student	\$1020.00/student
Service Stations – vehicles	250 GPD/water closet	\$4250.00/water closet
Single-Family (One & two family dwellings, townhomes, duplexes, mobile homes)	300 GPD/dwelling unit	\$5100.00/dwelling unit
Stadiums/auditoriums/theaters/drive-ins	5 GPD/seat or space	\$85.00/seat or space
Swimming Pools & Bathhouses	10 GPD/person specified by Health Dept.	\$170.00/person specified by Health Dept.