



City of High Point Development Fee Schedule

Effective August 3, 2015

BE IT RESOLVED by the City Council of the City of High Point, North Carolina that pursuant to the provisions of NCGS 160A-414 and Section 9-3-21 of the High Point Development Ordinance, the City Council hereby establishes this comprehensive schedule of development fees.

Approved this the ____ day of June 2015 by the High Point City Council and effective August 3rd to coincide with the projected go-live date for the Accela software system; should the City's activation date of that software be delayed past August 3, 2015, then this resolution shall take effect on the date in which the software does go live, except that in the event Accela is delayed past August 17, 2015, this resolution shall become void.

ATTEST:

Lisa B. Vierling, CMC

6/11/2015

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Fee Standards

Payment Due

Fees for applications and plan reviews are due with the submission of the application or plan. In accordance with the city's Development Ordinance, no action shall be taken on proceedings before the Board of Adjustment, Planning and Zoning Commission, Historic Preservation Commission or Technical Review Committee until all applicable fees have been paid in full. Permit fees are due at the time of permit issuance. Inspection fees are due prior to plan approval or certificate, as applicable. Regional stormwater facility fees are due prior to plan approval. Development fees cannot be waived or refunded except as authorized herein.

Fee Waivers

Development fees may be waived or reduced only as stated herein. Fee waivers do not relinquish the development from any application, plan review, permit or inspection requirements.

Development fees are waived for all projects applicable to any City-owned property. Fees may be waived for economic development projects as part of a City Council approved economic development incentives package. During times of natural disaster, the City Manager is authorized to waive fees for a particular emergency incident. The City Manager, or the applicable Department Director, is authorized to waive or reduce a fee where it is determined in writing that the calculation of the fee to a specific project results in an excessive and unreasonable cost or where it is determined that a fee waiver or reduction is needed to correct a customer service error. In addition, fees may be waived for a particular project by City Council action.

Refunds

Development fees are not refundable except as stated herein. Upon the request of the applicant, application fees for Board Action applications that require public notice is authorized for a 50% refund when the application is withdrawn prior to public notice being given on the request. Regional stormwater facility fees are not refundable unless the applicable land development plan is voided or revised accordingly and no impervious surface has been installed. Infrastructure inspections fees are refundable where infrastructure has not been installed. Upon the request of the permit holder, an

80% refund of the permit fee is authorized where no field inspections or construction under the permit has occurred and the permit has not expired.

Abandonment

Development submittals are considered abandoned in accordance with the applicable provisions of the Development Ordinance. Where a specific time of abandonment is not established by the Development Ordinance, then those submittals may be considered abandoned 6 months after the date of submittal if approval is not obtained.

Module 1 Guidance

Module I pertains to the application fees for the review of buildings and property to determine compliance with State and local codes. Fees are intended to defray the cost of research, inspection, report preparation and other operational costs the City incurs with processing these requests.

Applications		
Item	Sub-Item/ Description	Fee
Code Confirmation	Report	\$25
	Site Compliance Inspection	\$50
Code Compliance	Residential Building	\$50
	Commercial Building	\$75
Building Evaluation	Residential Building	\$200
	Commercial Building	\$0
Water and Sewer Extension Policy Exemption		\$100

Code Confirmations provide written reports for owners, agents and legal representatives to confirm in writing the property's allowable principal uses, zoning districts, environmental regulations, and any pending violations, usually requested as part of due diligence in real estate transactions.

Code Compliance provides an inspection and certification of the building and property's compliance with current State Building and local development codes, usually requested as part of State licensing and similar situations where a determination of a building's compliance with existing codes is requested.

Building Evaluations provides a multi-trade review of an existing building's condition relative to applicable State Building and local codes to identify deficiencies and record major code requirements relative to a proposed use of the building.

Water and Sewer Extension Policy Exemptions enable an owner of property located outside the corporate limits to request an exemption from annexation for City water and/or sewer service in accordance with City Council adopted policy.

Module 2 Board Action

Module II pertains to fees associated with the review of development applications considered by the City Council, Board of Adjustment, Historic Preservation Commission and Planning & Zoning Commission. Fees are intended to defray the cost of public notice, report preparation and other operational costs the city incurs with processing these applications.

Applications		
Item	Sub-Item/ Description	Fee
Annexation (Voluntary) (Includes plat recording fees)		\$200
Appeal (BOA)		\$200
Certificate of Appropriateness	Major Work	\$80
	Minor Work	\$40
Development Agreement		\$400
Plan Amendment		\$200
Street Abandonment		\$500
Street Name Change	Application	\$200
	Sign Replacement Cost	½ sign costs
Special Use	Special Use	\$1000
	Minor Amendment	\$200
Text Amendment		\$200
Variance (BOA)		\$200
Vested Rights		\$400
Zoning Map Amendment	General Zoning District	\$500
	Conditional Zoning District	\$1000
	Planned Development District	\$1200

Module 3 Land Development

Module III pertains to fees associated with the review of land development applications and plans, which include subdivision, site plans, public infrastructure plans, and stormwater treatment facilities. Fees are intended to defray the cost of processing applications, reviewing plans, conducting infrastructure inspections along with the other operational costs the city incurs with processing land development application and plans.

Applications		
Item	Sub-Item/ Description	Fee
Easement Reconveyance		\$100
Right of Way Encroachment Agreement		\$150
Watershed Variance		\$150

Plan Reviews		
Item	Sub-Item/ Description	Fee
Sketch Plan		\$0
Site Plan (Includes watershed & landscape component plan reviews)	Residential Plan (Single-family attached & multi-family)	\$300 + \$4 per dwelling unit
	Small Non-Residential Plan (< 3,000 sq. ft. & no built upon area)	\$50
	Non-Residential Plan (Non-residential & mixed use)	\$300 + \$4 per acre or portion thereof
Group Development (Includes watershed & landscape component plan reviews)	Residential Plan (Single-family attached & multi-family)	\$300 + \$4 per dwelling unit
	Non-Residential Plan (Non-residential & mixed use)	\$300 + \$4 per acre or portion thereof
Subdivision (Includes watershed & landscape component plan reviews)	Preliminary Plan	\$300 + \$20 per lot
	Final Plat (Includes plat recording fees)	\$100
Minor Plan Revision (Revision to an approved plan)	Residential Plan	\$100 + \$4 each added dwelling unit

	Non-Residential Plan	\$100 + \$4 each added 1,000 sf.
	Subdivision	\$100 + \$20 each added lot
Grading Plan		\$345 + \$115 for each acre over 1 acre
Street & Utility Plan		\$50
Common Signage Plan		\$100
Design Review Plan		\$50
Exclusion Map (Includes plat recording fees)		\$100
Land Development Plan – Minimum Fee		\$50

Infrastructure		
Item	Sub-Item/ Description	Fee
Infrastructure Inspections	Roadway Inspection	\$0.50 per linear ft.
	Sewer Line Inspection	\$0.75 per linear ft.
	Storm Sewer Line Inspection	\$0.50 per linear ft.
	Water Line Inspection	\$0.75 per linear ft.
Right-of-Way Disturbance Permit	Residential Application	\$50
	Commercial Application	\$150
	0-400 square feet of excavation	\$0.25 per sf.
	>400 square feet of excavation	\$100 + \$0.50 per sf.
Public Regional Stormwater Facility (Application of Public Regional Stormwater Facility fee to Streets: The facility fee applies to all impervious surface within a development, including public and private streets; however, where a developer constructs a 4-lane or larger public street within a development, then the fee shall apply to only 50% of the impervious surface area of that public street.)	0-1 acre of impervious surface	\$0.35 per sf.
	>1-5 acres of impervious surface	\$30,000 per ISA acre
	>5-10 acres of impervious surface	\$150,000 + \$15,000 per ISA acre over 5 acres
	>10 acres of impervious surface	\$225,000 + \$9,000 per ISA acre over 10 acres
	Minimum Fee	\$2000
	Outside Corporate Limits (Fee for property outside the corporate limits is 100% greater)	[Total fee] x 2

Module 4 Construction Permit

Module IV pertains to fees associated with the plan review, permitting and inspection of buildings, structures and land uses. These fees are intended to offset the city's cost for administering and operating the construction inspection program.

Residential Construction Permit		
Item	Sub-Item/ Description	Fee
Residential Construction Permit Application	Application	\$50
Construction (To calculate construction fees, the schedule uses the current version of the International Code Council (ICC) Building Valuation Data (BVA) to determine the construction value based upon occupancy and building type.)	New Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)	ICC table value x sf. x 0.004 for area less than or equal to 10,000 sf. + value x 0.001 for any area greater than 10,000 sf.
	Building Addition (Includes all associated electrical, mechanical, plumbing & zoning inspections)	ICC table value x sf. x 0.004 for area less than or equal to 10,000 sf. + value x 0.001 for any area greater than 10,000 sf.
	Alteration (Includes inspections for permitted trades)	\$50 per trade (Trades = B, E, P, M)
	Repair (Includes inspections for permitted trades)	\$50 per trade (Trades = B, E, P, M)
	Manufactured Dwelling (Includes all associated electrical, mechanical, plumbing & zoning inspections)	\$200
	Modular Dwelling (Includes all associated electrical, mechanical, plumbing & zoning inspections)	\$300

	Accessory Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)	ICC table value x sf. x 0.004 for area less than or equal to 10,000 sf. + value x 0.001 for any area greater than 10,000 sf.
	Deck Addition (Deck addition to existing building) (Includes inspections for permitted trades)	\$15 + \$50 per Electrical, Plumbing & Mechanical trade
	Screen Porch Addition (Screen porch addition to existing building) (Includes inspections for permitted trades)	\$25 + \$50 per Electrical, Plumbing & Mechanical trade
Residential Plan Revision	Revision to an approved plan	\$25
Partial Permit	Footing and Foundation	25% of [Permit Fee]
	Exterior and Interior Build Out	75% of [Permit Fee]
	Processing Fee	\$100 per partial
Change of Occupancy	Change of Occupancy Only	\$25
Residential Driveway	Inspection	\$30 per driveway
NC Homeowner Recovery Fee	(Mandatory State fee applied to any type of CR permit for a SF dwelling issued to a licensed general contractor; \$1.00 is retained & \$9.00 sent to State)	\$10
Residential Provisional Power	Application	\$100
Residential Temporary Certificate of Occupancy	Application	\$100
Residential Construction Minimum Fee	For unlisted items	\$15

Residential Over-The-Counter Permit		
Trade	Sub-Item/ Description	Fee
Building	Re-Roofing	\$50
	Window Replacement (>\$5000 value)	\$50
	Siding Replacement (>\$5000 value)	\$50
Electrical	New Service	\$100
	Service Change	\$50
	Sub-Panel	\$50
	Outlets and Fixtures	\$70
	Temporary Service	\$50
Mechanical	HVAC New Construction	\$100
	HVAC Unit Addition or Replacement	\$70
	Duct Work Only	\$50
	Fuel Line Only	\$50
	Fuel Appliance (Includes fuel line inspection)	\$50 per appliance
Plumbing	Service Line – Water Line Only	\$50
	Service Line – Sewer Line Only	\$50
	Service Line – Water and Sewer Line	\$50
	Fixtures and Connections	\$70
	Water Heater – Electric	\$50
	Water Heater – Gas	\$50

Commercial Construction Permit		
Item	Sub-Item/ Description	Fee
Commercial Construction Permit Application	Multi-Trade Application (aka "Combo"; For 2 or more trades)	\$100
	Single Trade Application (aka "Stand Alone"; For 1 trade)	\$50
Construction (To calculate construction fees, the schedule uses the current version of the International Code Council (ICC) Building Valuation Data (BVA) to determine the construction value based upon occupancy and building type.)	New Structure (Includes all associated electrical, mechanical, plumbing & zoning inspections)	ICC table value x sf. x 0.004 for area less than or equal to 10,000 sf. + value x 0.001 for any area greater than 10,000 sf.
	Addition (Includes all associated electrical, mechanical, plumbing & zoning inspections)	ICC table value x sf. x 0.004 for area less than or equal to 10,000 sf. + value x 0.001 for any area greater than 10,000 sf.
	Alteration (Includes all associated electrical, mechanical, plumbing & zoning inspections)	ICC table value x sf. x 0.004 for area less than or equal to 10,000 sf. + value x 0.001 for any area greater than 10,000 sf. x 50%
	Repair (Includes inspections for permitted trades)	\$75 per trade (Trades = B, E, P, M)
	Outdoor Advertising Sign (Includes all associated inspections)	\$400
	Communications Tower (Includes all associated inspections)	\$400
	Wall (Structural inspections only)	\$1.00 per linear ft.; Min. \$50.00
	Electrical (Includes inspections for trade) (For Single Trade/Stand Alone Applications)	\$50 plus \$50 per required inspection over 1

Mechanical	(Includes inspections for trade) (For Single Trade/Stand Alone Applications)	\$50 plus \$50 per required inspection over 1
Plumbing	(Includes inspections for trade) (For Single Trade/Stand Alone Applications)	\$50 plus \$50 per required inspection over 1
Interior Demolition	Interior Demolition Only (For Single Trade/Stand Alone Applications)	\$25
Fire Protection	Automatic Fire Extinguishing System – Sprinkler with or without Standpipe	\$150
	Automatic Fire Extinguishing System – Clean Agent	\$100
	Automatic Fire Extinguishing System – Dry Chemical	\$100
	Automatic Fire Extinguishing System – UL-300 Hood System	\$100
	Automatic Fire Extinguishing System – CO ₂ Inert Gas	\$100
	Automatic Fire Extinguishing System – Other System	\$100
	Battery System	\$100
	Compressed Gas	\$100
	Cryogenic Fluid	\$100
	Fire Alarm and Detection System – Manual Fire Alarm System Only	\$100
	Fire Alarm and Detection system – Automatic Fire Alarm System	\$150
	Fire Alarm and Detection system – Electrical	\$50
	Fire Pumps	\$100
	Flammable and Combustible Liquid – Install, Repair or Modification	\$100

	Flammable and Combustible Liquid – Tanks (Removal or Installation)	\$100 per tank
	Hazardous Material	\$100
	Industrial Oven	\$100
	Private Fire Hydrant	\$100
	Spraying or Dipping	\$100
	Standpipe System	\$100
	Temporary Membrane Structures and Tents – 400 sq. ft. to 1200 sq. ft.	\$50 per tent
	Temporary Membrane Structures and Tents – Greater than 1200 sq. ft.	\$100 per tent
Commercial Plan Revision	Revision to an approved plan	\$50
Partial Permit	Footing and Foundation	25% of [Permit Fee]
	Shell	50% of [Permit Fee]
	Interior Build Out	25% of [Permit Fee]
	Processing Fee	\$200 per partial
Change of Occupancy	Change of Occupancy Only (For Single Trade/Stand Alone Applications)	\$50
Commercial Driveway	Inspection	\$50 per driveway
ABC Code Compliance	Inspection	\$50
Commercial Provisional Power	Application	\$200
Commercial Temporary Certificate of Occupancy	Application	\$125
Commercial Construction Minimum Fee	For unlisted items	\$30

Commercial Over-The-Counter Permit		
Trade	Sub-Item/ Description	Fee
Electrical	Replacement (For replacement of same size receptacles, outlets & fixtures)	\$75
	Minor Work – Relocation and/or up to 5 new devices (For addition of new receptacles, outlets & fixtures)	\$75
	Minor Low Voltage Work – Relocation and/or up to 5 new devices (For low voltage drops & devices)	\$75
	Temporary Service – 60 amp or less	\$75
	Temporary Service – Greater than 60 amp	\$100
	Service Change – 200 amp or less	\$75
	Service Change – Greater than 200 amp	\$100
Mechanical	HVAC Unit Replacement (For replacement of same size unit)	\$75 per unit
Plumbing	Water Line Replacement	\$75
	Sewer Line Replacement	\$75
	Fixture Replacement	\$75
Fire Protection	Sprinkler System Heads – Relocation of existing heads only	\$50
	Sprinkler System Heads – Relocation and/or up to 10 new heads	\$75
	Fire Alarm: Detection System Devices – Relocation of existing devices only	\$50
	Fire Alarm: Detection System Devices – Relocation and/or up to 5 new devices	\$75

	Fire Alarm: Detection System Devices – Electrical	\$50
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Structure Removal Permit		
Item	Sub-Item/ Description	Fee
Structure Removal Permit Application	Application	\$50
Residential Structure	Demolition	\$25
	Moved Structure	\$25
Commercial Structure	Demolition	\$100
	Moved Structure	\$100

Sign Permit		
Item	Sub-Item/ Description	Fee
Sign Permit Application	Application	\$25
Sign Plan Revision	Revision to an approved plan	\$25
Zoning Compliance		\$25 per sign
Structural Compliance		\$50
Electrical Compliance		\$50

Zoning Compliance Permit		
Item	Sub-Item/ Description	Fee
Zoning Compliance Permit Application	Application	\$25
Standard Permit		\$25
Temporary Use Permit		\$25
Residential Fence Permit		\$ 0
Non-Residential Fence Permit		\$25
ABC Code Compliance	Inspection	\$50

Permit Assessment		
Item	Sub-Item/ Description	Fee
Residential Permit Assessments	Not Ready for Inspection	\$25
	Inspection Deficiency	\$25
	Extra Inspection Trip	\$25
Commercial Permit Assessments	Not Ready for Inspection	\$50
	Inspection Deficiency	\$50
	Extra Inspection Trip	\$50
Failure to Obtain Final Inspection		\$200
Work without a Permit		[Permit Fee] x 2
After Hours Inspection	(Note: Fee applied per hour & per trade; min. of 2 hours assessed)	\$60 per hour

Energy Efficiency Permit Rebates		
Item	Sub-Item/ Description	Rebate
Residential New Construction	USGBC Leadership in Energy and Environmental Design (LEED) Certification	50% of [Permit Fee]; Max. \$500
	NC Healthy Built Home Certification	50% of [Permit Fee]; Max. \$500
	USEPA Energy Star Certification	50% of [Permit Fee]; Max. \$500
	NAHB Model Green Building Home Guideline Certification	50% of [Permit Fee]; Max. \$500
	ICC/NAHB National Green Building Standard Certification	50% of [Permit Fee]; Max. \$500
Residential Construction	Geothermal Heat Pump	\$40
	Photovoltaic Energy System	\$40
	Solar Hot Water Heating	\$40
	Gray/Rain Water Collection	\$40
	Tankless Hot Water Heating	\$40
Commercial Construction	Geothermal Heat Pump	\$80
	Photovoltaic Energy System	\$80

	Solar Hot Water Heating	\$80
	Gray/Rain Water Collection	\$80
	Tankless Hot Water Heating	\$80

Module 5

Code Violations

Module V pertains to the costs associated with the abatement of public nuisance violations. Fees are intended to offset a portion of the City's cost for administering and processing the abatement of a violation.

Administrative Abatement Cost		
Item	Sub-Item/ Description	Fee
Administrative Abatement Cost	Public Nuisance Code—Abatements	10% of abatement cost