Nash County
Planning & Development Department
Fee Schedule **Effective 7/01/2012**

I. Residential Permit Fees

1. Building****
    a. New Construction and Additions*
        i. 0 – 1200 .17 per square foot*
        ii. 1201 – 2500 .21 per square foot*
        iii. 2501 – 3000 .23 per square foot*
        iv. 3001 & greater .25 per square foot*

    Example: 2400 sq.ft. new construction 2400 x .21 = $504 plus applicable trade work from section I (2).

    b. Alterations, Renovations, and Accessory Structures
        i. Gross Floor Area .20 per square foot*
        ii. Open Shelter*** .15 per square foot

2. Trade Work (each contractor)
    a. Electrical $55.00 per job**
    b. Mechanical $55.00 per job**
    c. Plumbing $55.00 per job**

3. Building Plans Review
    a. New Dwelling $26.00
    b. Addition (covered) $16.00
    c. All Other (including decks) $10.00
    d. Re-Review fee ½ of original fee (per re-review)

* Gross floor area with no deduction for corridors, stairs, closets, garages, or other features. Includes energy inspection.
**Each contractor on job.
****Open on all sides.
****A **$10.00** Fee for the Homeowners Recovery Fund will collected in accordance with G.S. 87-15.6

Minimum Permit Fee	$55.00
Re-Inspection Fee	$75.00
Failure to Obtain Permit	$150.00
Approved After Hours Inspection (Min. 2 Hr.)	$50.00 / Hour (Per Inspector)

II. Residential Miscellaneous Permit Fees

1. Building*		
a. Misc. Permit		$55.00
b. Moving of Building****		$55.00
c. Rehab Dwelling (grant funded)		$55.00
d. Swimming Pool**		$55.00
e. Demolition		-
2. Electrical		
a. Misc. Permit		$55.00
b. Service Change		$55.00
3. Mechanical		
a. Misc. Permit		$55.00
b. New Unit Installation w/ducts		
	(1st Unit)	$55.00
	(ea. addl.)	$35.00
c. Mechanical Replacement		
	(1st Unit)	$55.00
	(ea. addl.)	$30.00
d. Gas Piping		$55.00
4. Plumbing		
a. Misc. Permit		$55.00
b. Water Heater		$55.00
c. Gas Piping		$55.00
5. Building Plans Review***		$10.00
6. Re-Review fee		½ of original fee (per re-review)

*All applicable trade permit fees shall be taken from Section II.
**Building Permit required for swimming pools if project is valued at $5,000 or greater.
***For any building permit requiring plans review in Section II (1).
****Renovation fee may also apply depending on the scope of work.

Minimum Permit Fee	$55.00
Re-Inspection Fee	$75.00
Failure to Obtain Permit	$150.00
Approved After Hours Inspection (Min. 2 Hr.)	$50.00 / Hour (Per Inspector)

III. Residential Manufactured Home Permit Fees*

1. Manufactured Housing***
    a. HUD Labeled Homes $50.00
    b. Modular Home On/Off Frame**** $200.00

2. Trade Work (each contractor)
    a. Electrical $50.00 per job**
    b. Mechanical $50.00 per job**
    c. Plumbing $50.00 per job**

Re-Inspection Fee	$75.00
Failure to Obtain Permit	$150.00
Approved After Hours Inspection (Min. 2 Hr.)	$50.00 / Hour (Per Inspector)

*Trade permit fees are taken from Section III (2) as part of the original set-up. All other trade work fees from Section II.
**Each contractor on job.
***Fees for additions and field finished areas are taken from Section I (1) when performed as part of the original set-up.(example: garage/carport addition and/or completing the 2nd floor)
****A **$10.00** Fee for the Homeowners Recovery Fund will collected in accordance with G.S. 87-15.6

Note:

If the property is located within the following jurisdictions, a Zoning Permit will be required prior to a Manufactured Home Permit being Issued: Bailey, Middlesex, Nashville, Spring Hope, Momeyer, Castalia, Red Oak, Dortches, Sharpsburg, or Whitakers.

Nash County Zoning Permits are $10.00

IV. Commercial Permit Fees

1. New and All Other Construction
   a. Building .12 per square foot*
   b. Electrical .08 per square foot*
   c. Plumbing .07 per square foot*
   d. Mechanical .07 per square foot*

   * Permit Fees for Building, Electrical, Plumbing, & Mechanical shall be based on the following computations with a minimum fee of $55.00 per trade. Fee applied by this section is for the primary contractors. All other contractors should take fee from Section V.

   A = Total gross building floor area of construction
   B = Fee per square foot (from table below)

Total Gross Floor Area of Construction (square feet)	**Fee Computation**
0 – 5000 Sq. Ft.	A x B = Permit Fee
5001 – 15000 Sq. Ft.	(A x B x .75) + (1250 x B) = Permit Fee
15001 Sq. Ft. and Above	(A x B x .50) + (5000 x B) = Permit Fee

2. Additions to Existing Structures

   All permit fees shall be based on the computation of fees in Section IV (1), “All Other Construction” with a minimum fee of $55.00

3. Renovations and Repairs to Existing Structures

   The permit fee shall be based on the computation of fees in Section IV (1), “All Other Construction” divided in half (.5), with a minimum fee of $55.00. All Construction permit fees for electrical, plumbing, and mechanical work shall be based on the area of construction used for building permit fee purposes when a building permit is required as part of the project. (If work does not require a building permit, the applicable trade permit fees shall be taken from Section V.)

4. Change of Occupancy Within an Existing Building

   All permit fees shall be based on the process described in Section IV (3) above, utilizing the new occupancy for fee determination purposes with a minimum fee of $55.00

5. Shell and/or Foundation

   All permit fees shall be based on the computation of fees in Section IV (1) “All Other Construction.” The interior completion permit fee for all previously installed systems permitted under Section IV (1) shall be taken from Section IV (3), with a minimum of $55.00 per trade.

6. Building Plans Review

a. New Building	$80.00
b. Addition and Accessory Structures	$16.00 per trade
c. All Other	$10.00 per trade
d. Re-review fee	½ of original fee (per re-review)

Minimum Permit Fee	$55.00
Re-Inspection Fee	$75.00
Failure to Obtain Permit	$150.00
Approved After Hours Inspection (Min. 2 Hr.)	$50.00 / Hour (Per Inspector)

V. Commercial Miscellaneous Trade Permit Fees

1. Building*

a. Misc.	$55.00
b. Moving of Building****	$55.00
c. Swimming Pool	$60.00
d. Sign w/footing	$55.00
e. Demolition	$ -
f. Towers** (communication, radio, & TV)	$100.00
g. Modular Unit (ie. classroom, office, etc.)	$185.00

2. Electrical

a. Misc. Permit	$55.00
b. Service Change 400 amperes or less	$60.00
Over 400 amperes	$75.00
c. Standby Generator	$100.00
d. Photovoltaic System	$5.00 per panel*****

3. Mechanical

a. Misc. Permit	$55.00
b. New Unit Installation with or without ducts	
(1st Unit)	$65.00
(ea. addl.)	$45.00
c. Mechanical Replacement	
(1st Unit)	$60.00
(ea. addl.)	$35.00
c. Gas Piping	$55.00
d. Commercial Exhaust System	$35.00ea
e. Boiler (over 200k and up)	$65.00ea
f. Unit Heater	$30.00ea
g. Coolers (Refrigeration)	$35.00ea

4. Plumbing

a. Misc. Permit	$55.00
b. Water Heater	$55.00
c. Gas Piping	$55.00
d. Plumbing Fixtures	$15.00ea
e. Fire Sprinklers	$1.40 per head

5. Plans Review***	$10.00 per trade
6. Re-review fee	½ of original fee (per re-review)

*All applicable trade permit fees shall be taken from Section V.
**Does not include Building or Electrical Inspections for equipment building(s)/slab(s).
***For any permit requiring plan review in Section V.
**** Renovation fee may also apply depending on the scope of work.
***** PV Panel as defined by the NEC

Minimum Permit Fee	$55.00
Re-Inspection Fee	$75.00
Failure to Obtain Permit	$150.00
Approved After Hours Inspection (Min. 2 Hr.)	$50.00 / Hour (Per Inspector)

VI. Miscellaneous Fees

1. Licensing Inspection (Group Homes, ABC, Home Day Cares, etc.)	$30.00
2. Certificate of Occupancy* (Commercial)	$40.00
3. Permit Refund Processing**	20% of Permit Fee + plans review fee(s) + zoning fee
4. Reinstate Expired Permit	50% Original Permit Fee
5. Change of Contractor	$55.00

*Existing Building
**Applies to valid permits in which the work as not commenced

VII. Zoning and Subdivision Fees

Subdivision Fees:

Plats (Staff-Level Review):

1. Recombination / Exempt Plat	$25
2. Minor Final Plat (2 lots or less with no road, water, sewer or drainage improvements)	$50 + $10 / lot
3. Major Final Plat (9 lots or less with no road, water, sewer or drainage improvements)	$50 + $10 / lot
4. Major Preliminary Plat (conforms with sketch approved by Planning Board within 1 year)	$75 + $10 / lot
5. Major Final Plat (conforms with preliminary plat approved by Planning Board within 1 year)	$25

Plats (Planning Board Review):

1. Major Sketch Plan	$50
2. Major Preliminary Plat	$100 + $10 / lot
3. Subdivision Access Easement Review Fee	$25
4. Subdivision Waiver Request Fee	$25

Other:

1. Subdivision Bond Legal Review Fee	$200
2. Street Sign for New Development/Intersection	$50

Zoning and Related Fees:

1. Zoning Permit	$10
2. Rezoning Application	$200
3. 3rd Party Rezoning (Supplemental Fee)	$100
4. Conditional Use Rezoning Application	$245
5. Land Development Plan Text or Map Application	$200
6. Special Use Permit Application	$200
7. Variance Application	$100
8. UDO Text Amendment	$200

9. Change of Use Permit	$100
10. Street Closing Petition	$450
11. Road Name Change	$150+$25/ intersection
12. Wireless Communications Facility Review	$3500
13. Site Plan Review (new nonresidential sites)	$50

Note: County-initiated text and map amendments are not subject to fees.

VIII. Stormwater Fees

1. Stormwater Review Base Fee* $35.00
   (Review of Nutrients & Peak Flow Coverage And/or Exemption)

2. Pre-Post Peak Flow Calculations** $250.00

3. Engineer Review – Per Development $1500.00
   (Base Review includes final construction inspection)

4. Additional Engineer Reviews** $350.00 min.
   (Up to total stormwater review cost)

5. Construction Re-inspections*** (each) $150.00
   Explanation: This fee is for any additional inspections required in excess of the required final construction inspection.

6. Stormwater Document Recording Fee**** (Based on ROD Fee Schedule)
   Explanation: This fee is based on the actual cost to record (if required) for the development at the Register of Deeds office. (i.e. stormwater permits, conservation easements, etc.)

7. Stormwater Facility Financial Security (UDO 12-1.14-B2) ***
   Greater of: 15% of total construction costs of BMP **OR** estimated cost of maintenance for ten (10) years according to approved maintenance plan.
   Explanation: This item has been in the UDO since 1999 and applies to engineered stormwater facilities (BMPs in Tar Pam Overlay developments or high-density watershed developments). Adding to fee schedule gives additional notice to developers for estimating costs.

*Fee to be paid at time of submittal of subdivision or site plan in Tar-Pam Basin.
**Fee to be paid prior to site plan or preliminary plat approval.
***Fee to be paid prior to final plat recordation.
****Fee to be paid at preliminary plat or minor final plat approval.