



Vance COUNTY

NORTH CAROLINA

Planning and Development Department

www.vancecounty.org

FEE SCHEDULE

Amended: June 4, 2018
EFFECTIVE DATE: July 1, 2018

156 Church Street
Suite 3
Henderson, NC 27536

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INSPECTIONS DIVISION FEES

<u>NEW HOMES & MODULAR HOMES</u>						
	<u>Total</u>	<u>B</u>	<u>E</u>	<u>P</u>	<u>M</u>	<u>I</u>
Up to 1200 sf*	\$ 479.00 -	\$170	\$ 95	\$ 95	\$ 74	\$ 45
1201 to 2000 sf*	\$ 629.00 -	\$227	\$126	\$126	\$100	\$ 50
2001 to 3000 sf*	\$ 943.00 -	\$341	\$190	\$190	\$148	\$ 74
3001 to 5000 sf*	\$ 1,473.00 -	\$533	\$296	\$296	\$232	\$116
5001 sf * and up.....	\$ 1,473.00 (add \$0.24/sf over 5000sf)					
*Based on gross sf						
HRF (Homeowners Recovery Fund) \$10.00						
Temporary Service Pole Inspection Fee \$55.00						

<u>TRADE FEES</u>	
Building.....	\$ 55.00
Electrical.....	\$ 55.00
Plumbing.....	\$ 55.00
Mechanical.....	\$ 55.00
Insulation.....	\$ 45.00

*Initial countywide water plumbing permit fee is \$50.

<u>HOUSES MOVED ONTO LOTS</u>
See New Homes/Modular above

<u>RESIDENTIAL ADDITONS/REMODEL</u>	
Up to 400 sf	
Base Fee.....	\$155.00 + trade fees
401sf to 1200 sf	
Base Fee.....	\$200.00 + trade fees
Trade Fees.....	\$ 55.00/trade
	(Elect, Plbg, & Mech)
1201sf and up.....	(use new home rate)

<u>RESIDENTIAL ACCESSORY BUILDINGS/ STRUCTURES</u>	
Pre-Fab storage buildings.....	\$55.00 + trade fees
Storage buildings built on site...	
Unfinished walls.....	\$55.00 + trade fees
Finished walls	\$110.00 + trade fees
Garage (unfinished).....	\$110.00 + trade fees
(finished/closed walls)...	\$165.00 + trade fees
Carports	\$55.00 + trade fees
Residential Decks/Ramps	\$110.00
Includes the same items > 36 sq. ft. added to Mobile homes	

<u>MANUFACTURED HOMES</u>		
	<u>Without A/C</u>	<u>With A/C</u>
Single Wides.....	\$155.00	\$210.00
Double Wides.....	\$200.00	\$255.00
Triple Wides.....	\$285.00	\$340.00

<u>SWIMMING POOLS</u>	
Base Fee (Residential).....	\$100.00 + trade fees
Base Fee (Commercial).....	\$250.00 + trade fees
Trade Fees.....	\$ 55.00/trade
	(Elect & Plbg)
Retaining wall and/or fencing.....	\$ 55.00/ea.

- ✓ Multi-family dwellings including condos and apartments will be considered commercial projects for permitting and plan review requirements and pricing.
- ✓ Residential accessory bldgs. with no electrical and no greater than 12 feet in any dimension require no building permit. No permits necessary for family function/use residential canopies or tents unless greater than 12 ft. dimension, contain electricity, or erected more than 72 hours.
- ✓ Fees include maximum of 2 inspections unless otherwise noted. First inspection beyond 2 is considered second re-inspection.

<u>SIGNS</u>	
Base Fee (< 10 ft. height).....	\$ 55.00
Base Fee (> 10 ft. height).....	\$150.00
Trade Fees.....	\$ 55.00/trade
	(Elect)
Exempt signs – nonilluminated wall signs, temporary signs, signs erected by transportation authorities, projecting signs not exceeding 6 square feet, and changing moveable parts of signs designed for such changes.	

NONRESIDENTIAL/COMMERCIAL

(Based on Project Cost)

	<u>Building</u>	<u>Electrical</u>	<u>Plumbing</u>	<u>Mechanical</u>	<u>Totals</u>
\$0 - \$2,500.....	\$55.00	\$55.00	\$55.00	\$55.00	\$220.00
\$2,501 - \$25,000.....	\$100.00	\$100.00	\$100.00	\$100.00	\$400.00
\$25,001 - \$50,000.....	\$140.00	\$140.00	\$140.00	\$140.00	\$560.00
\$50,001 - \$100,000.....	\$250.00	\$200.00	\$200.00	\$200.00	\$850.00
\$100,001 - \$200,000.....	\$400.00	\$350.00	\$350.00	\$350.00	\$1,450.00
\$200,001 - \$350,000.....	\$600.00	\$500.00	\$500.00	\$500.00	\$2,100.00
\$350,001 - \$500,000.....	\$900.00	\$800.00	\$800.00	\$800.00	\$3,300.00
\$500,001 - \$750,000.....	\$1,050.00	\$950.00	\$950.00	\$950.00	\$3,900.00
\$750,001 - \$1,000,000.....	\$1,350.00	\$1,250.00	\$1,250.00	\$1,250.00	\$5,100.00
\$1,000,001 and up (add \$1.65 per \$1,000 over 1 mil.) *Only added once to total – not added per trade*					

Exceptions

- Mechanical change outs with no ductwork will be charged based upon minimum trade fees; change out with ductwork will be charged based upon square footage (residential) or job cost (commercial);
- Insulation fees are included within building fees for nonresidential/commercial projects;
- Plumbing inspection fee for countywide water hookups are \$50;

Additional Items

- Construction office unit \$80.00
- Temp Pole/Electrical Board \$55.00
- Utility connections (water/sewer stub) \$55.00
- Signs – See previous section
- Refrigeration area (Gross floor refrigerated area x 0.64); Max fee is \$640.00 per area;

PLAN REVIEW
(Based on Project Cost)

\$0 - \$100,000.....	\$ 55.00
\$100,001 - \$250,000.....	\$100.00
\$250,001 - \$500,000.....	\$140.00
\$500,000 - \$1,000,000.....	\$175.00
\$1,000,001 and up.....	\$240.00*
*(Plus \$100 per \$1 mil. or portion thereof)	

FIRE PROTECTION SYSTEMS

Alarm System (sq. ft. x (0.013)).....	\$ 55.00 minimum
Sprinkler System (sq. ft. x (0.013))....	\$ 55.00 minimum
Standpipe System (w/o sprinklers).....	\$ 72.00 per standpipe
Hood Suppression System.....	\$ 55.00 min. per unit

TEMPORARY STRUCTURES
(Tents, Canopies, Shelters, etc)

Min 200sf to 400sf.....	\$ 55.00
401sf to 1000 sf.....	\$110.00
1001sf to 5000 sf.....	\$155.00
5000 sf and up.....	\$220.00

Temp structures may not be installed for more than 180 days. If over 120 sf or used to accommodate 10 or more persons, must meet requirements of NCICC Building, Electrical and Fire Prevention Codes.

STATE MANDATED FIRE INSPECTIONS

Up to 50,000 sf facility.....	\$55.00
50,000 to 500,000 sf facility.....	\$105.00
Greater than 500,000 sf facility.....	\$120.00
Fees are per building and include 2 inspections max	

REINSPECTION/TRIP FEES

First re-inspection.....	\$ 0.00
Second re-inspection.....	\$ 55.00
Third re-inspection.....	\$110.00
Fourth re-inspection.....	\$225.00
All following re-inspections.....	\$225.00 ea
Outside working hours.....	\$275.00
Excessive inspections.....	\$55.00 per ea.

ELECTRICAL ITEMS

Motors/Transformers.....\$55.00 (per each)

Service change

(200 amp or less).....	\$ 55.00 (max 2 inspections)
(>200 to 400 amp).....	\$105.00 (max 3 inspections)
(>400 to 1000 amp).....	\$170.00 (max 4 inspections)
(>1000 amp).....	\$265.00 (max 5 inspections)

Exterior Outlet & Fixture Pricing

Less than 5.....	\$ 55.00 (max 2 inspections)
(>5 to 50).....	\$ 95.00 (max 3 inspections)
(>50 to 100).....	\$125.00 (max 4 inspections)
(>100).....	\$185.00 + \$0.25 per fixture (max 6 inspections)

Other Miscellaneous Inspection Division Fees

➤ Cancellation of permit	\$ 55.00
➤ Change Contractor	\$ 55.00
➤ Clearing & Grading permit (residential > 1 acre)	\$ 55.00 (ETJ & County area)
➤ Clearing & Grading permit (commercial > 1 acre)	\$125.00 (ETJ & County area)
➤ Damaged/Abandoned Bldg. (general reconnection inspection)	\$ 55.00
➤ Demolition	\$ 55.00 (max 2 inspections)
➤ Demolition (Hazardous) (<\$50K)	\$110.00 (max 4 inspections)
➤ Demolition (Hazardous) (>\$50K)	\$220.00 (max 8 inspections)
➤ Fuel tank – Above ground (install or removal)	\$105.00 per ea.
➤ Fuel tank – Underground (install or removal)	\$110.00 per ea.
➤ Fireworks Display	\$ 75.00
➤ Fireworks show (requires approval of Commissioners)	\$125.00
➤ Foster Care & Day Care Set-up (initial)	\$ 95.00
➤ Foster Care & Day Care Annual inspection	\$ 55.00
➤ Occupancy Change	\$ 55.00
➤ Pre-construction inspection	\$ 55.00
➤ Renewal fee/Expired Permit (permits expired for more than 18 months will not be re-issued. A new permit must be obtained)	50% of original fee (if renewed before 18 months from expiration)
➤ Reproduction fee (per page)	\$ 0.25 per page
➤ Re-stamp Plans (lost original sets)	\$ 25.00
➤ Shingle Removal (Residential)	\$ 65.00 per job (max 1 inspections)
➤ Shingle Removal (Commercial)	\$ 75.00 per job (max 2 inspections)
➤ Special Inspection/Minimum fee not covered	\$ 55.00
➤ Stop order removal/Red Tag Fee	\$ 55.00
➤ Utility Connection (Water line/Sewer line inspection)	\$ 55.00 per ea.
➤ Relocated Home	\$55 per trade

PLANNING FEES

Zoning Permit Fees

➤ Single Family, Two Family Dwelling or Manufactured Home	\$ 60.00
➤ Multi-Family Dwelling	\$ 65.00 + \$65.00 per building
➤ Commercial/Industrial/Business	\$ 75.00 + \$65.00 per building
➤ Perk Test Only Permit	\$ 25.00
➤ Conditional Use Permit	\$250.00
➤ Conditional Use Permit (Solar Farm)	\$400.00
➤ Rezoning Petition	\$250.00
➤ Variance	\$250.00
➤ Board of Adjustment Appeal	\$150.00
➤ Ordinance Amendment	\$200.00
➤ Telecommunication Tower Permit Fee	\$5000.00 (\$1000 if colocation)
➤ Sign Permit	\$ 40.00

Review Fees

➤ Certificate of Exemption	\$ 30.00
➤ Minor Subdivision Plan Review (2-7 Lots)	\$175.00
➤ Major Subdivision Preliminary Plan Review (8-20)	\$200.00 + \$10 per lot 8-20
➤ Major Subdivision Preliminary Plan Review (21-50)	\$200.00 + \$8 per lot 21-50
➤ Major Subdivision Preliminary Plan Review (51-250)	\$200.00 + \$6 per lot 21-250
➤ Major Subdivision Final Plan Review (8-20)	\$150.00 + \$10 per lot 8-20
➤ Major Subdivision Final Plan Review (21-50)	\$150.00 + \$8 per lot 21-50
➤ Major Subdivision Final Plan Review (51-250)	\$150.00 + \$6 per lot 51-250
➤ Private Road Construction Plan Review	\$ 50.00 + \$65.00 Consultant fee/hour
➤ Street Naming Sign 2-bladed	\$100.00 per ea
➤ Street Naming Sign 4-bladed	\$150.00 per ea

- Street Naming Sign 6-bladed \$200.00 per ea

Watershed Protection/Floodplain

- Single Family, Two Family Dwelling or Manufactured Home \$ 60.00
- Commercial/Industrial/Business/Multi-Family Dwelling \$125.00 + \$65.00 per building

COMPLIANCE FEES

Civil Penalties: Accidental/No Environmental Hazard

- Non Commercial (First Offense) \$ 50.00
- Non Commercial (Repeat Violation) \$100.00
- Commercial (First Offense) \$100.00
- Commercial (Repeat Violation) \$150.00

MAPS, PRINTS & PRODUCTS

36" wide Opaque Roll Paper

- 36" X 48" \$ 15.00
- 36" X 56" \$ 20.00
- 36" X 60" & over \$ 25.00 Setup Fee + \$2.00 per every 6" beyond 60"

36" wide High Gloss Roll Paper

- 36" X 48" \$ 17.00
- 36" X 56" \$ 25.00
- 36" X 60" & over \$ 30.00 Setup Fee + \$2.00 per every 6" beyond 60"

24" X 36" \$ 12.00

18" X 24" \$ 10.00

11" X 17" \$ 3.00

8.5"X 11" \$ 3.00

GIS and Other Fees

- Data CD/DVD \$50.00
- CD GIS parcel file \$10.00
- CD Ordinances \$20.00
- CD Fee Schedule \$ 5.00
- Copy Ordinances \$ 5.00 ea