

City of Morganton Development & Design Services Department

Fee Schedule Year 2020 – 2021

The following fee schedule has been updated to reflect current costs incurred by the City for rendering services related for review, inspection and administration of construction and development.

Planning & Zoning Review Fees

Watershed Permit-----	\$100.00
Preliminary Subdivision Plat Review -----	\$100.00
Final Subdivision Plat Review-----	\$ 75.00
Variance Request-----	\$350.00
Special Exception Request-----	\$300.00
Vested Rights Request-----	\$300.00
Rezoning Request/Alternative Design Review Request-----	\$750.00
Zoning Ordinance Amendment-----	\$300.00
Zoning Ordinance (printed copy)-----	\$100.00
Right of Way Abandonment-----	\$1000.00
Subdivision Ordinance-----	\$ 10.00
Site Plan Review-(minor)-----	\$550.00
Site Plan Review-(major-per acre~all fractions rounded to up)-----	\$100.00
New Telecommunication Towers-----	\$2500.00
Co-locate	\$1000.00
Zoning Verification Letter-----	\$ 25.00

Sign Permits:

Developmental Entrance Sign	\$1.00 /s.f.
Wall Sign (Projecting, awning, canopy window & wall-mounted banners)	\$1.00 /s.f.
Wall Sign (Face change only to existing sign)	\$0.50 /s.f.
Freestanding Sign (on-site includes footing inspection)	\$75.00 + \$1/s.f.
Freestanding (Face change only to existing sign)	\$1.00 /s.f.
Interstate Sign	\$75.00 + \$1/s.f.
Digital Off Premises	\$75.00 + \$1/s.f.

Fire Inspection Fees

Underground Storage Tank - Commercial only Installation or Removal	\$ 50.00
Fireworks Public Display or Display for Sale	\$100.00
Carnival / Fairs / Circus – (per hour)	\$100.00
Flea Markets – (per hour)	\$100.00
Festivals – (per hour)	\$100.00
Fire Inspection	\$ 80.00
Safety (ABC inspection)	\$80.00

Infrastructure Engineering Inspection Rates

Public Water Line Inspection – charge per linear foot	\$ 0.75
Public Sewer Line Inspection – charge per linear foot	\$ 0.75
Public Water/Sewer tap Inspection-per tap	\$ 50.00
Public Streets/Rdways Inspection-charge per linear foot	\$ 0.50
Driveway Connections - Removal or Installation	
Curb With Sidewalk (per linear foot)	\$ 45.00
Curb Without Sidewalk (per linear foot)	\$ 35.00
Curb Close (per foot)	\$ 30.00
Street Closing	\$1,000.00

Building/Construction Inspection Fees

Fast Track Architectural Plan Reviews -----	\$150.00/hr
Demolition Permit-----	\$ 15.00
Mech. Equip. (per unit-does not include electrical permit)-----	\$ 80.00
Plumbing Equip. (per unit-does not include electrical permit)-----	\$ 80.00
Penalty for beginning work without permit-----	(double the standard charge)
Moving permit (new foundation inspection)-----	\$ 80.00
Mobile Home Permit	
Setup-----	\$ 80.00
Plumbing-----	\$ 80.00
Electrical-----	\$ 80.00
Modular Home -----	(use new residential fee table)
Swimming Pool-----	\$160.00
Special arranged inspections-----	(per ½ hour)----- \$ 80.00/ea.
Continuous re-inspections-----	\$ 80.00/ea.
Zoning Permit	
Residential	\$25.00
Commercial (change of use)	\$25.00
Zoning Verification Letter	\$25.00

Building/Construction Permits:

All new construction building permit fees shall be determined by using the following computation:

<p>New Construction Permit Fee Formula: $A \times B = \text{fee}$</p>

A = Total gross building floor area
 B = Fee per square foot (see Bldg. Insp. fee table)

All renovation building permit fees shall be determined by using the following computation:

<p>Renovation Permit Fee Formula: $A \times B \times .50 = \text{fee}$</p>
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A = Total gross building floor area
 B = Fee per square foot (see Bldg. Insp. table)

Note** A \$10 Homeowner Recovery Fee will be added to General Contractors Fee on New Residential Construction.

BUILDING PERMIT FEES TABLE (see Planning and Development fees document for formula)							
SIZE	BUILDING	ELECTRIC	PLUMBING	HEATING	A/C	INSUL.	TOTAL
Assembly							
0-10,000sf	0.1768	0.0956	0.0811	0.01455	0.042	0.042	0.452
10,001-50,000sf	0.1559	0.0686	0.05405	0.031185	0.031185	0.031185	0.32346
Above 50,000sf	0.13513	0.05405	0.04158	0.02079	0.02079	0.02079	0.29313
Business							
0-10,000sf	0.1557	0.084249	0.0641025	0.054945	0.054945	0.03663	0.4506
10,001-50,000sf	0.142857	0.07326	0.054945	0.047619	0.040293	0.0274725	0.3910
Above 50,000sf	0.1300365	0.054945	0.051282	0.0421245	0.0421245	0.018315	0.03388
Educational							
0-10,000sf	0.14025	0.06435	0.06435	0.02475	0.02475	0.033	0.35145
10,001-50,000sf	0.10725	0.0429	0.0429	0.0165	0.0165	0.02475	0.2508
Above 50,000sf	0.09735	0.03795	0.03795	0.01155	0.01155	0.0165	0.21285
Factory/Industrial							
0-10,000sf	0.1487592	0.05742	0.03828	0.03828	0.03828	0.02871	0.03497
10,001-50,000sf	0.12441	0.03828	0.02871	0.01914	0.01914	0.024882	0.254562
Above 50,000sf	0.11484	0.024882	0.01914	0.013398	0.013398	0.01914	0.204798
Hazardous							
0-5,000sf	0.0825	0.04125	0.0165	0.0165	0.0165	0.033	0.20625
5,001 & Above	0.06435	0.033	0.0132	0.0132	0.0132	0.02145	0.1584
Institution							
0-10,000sf	0.2904	0.099	0.1188	0.06435	0.06435	0.033	0.6699
10,001-50,000sf	0.22605	0.07425	0.07095	0.0429	0.0429	0.02145	0.4785
Above 50,000sf	0.18315	0.06435	0.0429	0.033	0.033	0.0165	0.3729
Mercantile							
0-10,000sf	0.18576	0.052338	0.052338	0.06039	0.06039	0.04026	0.451476
10,001-50,000sf	0.175131	0.046299	0.04026	0.04026	0.04026	0.030195	0.372405
Above 50,000sf	0.150975	0.044286	0.034221	0.034221	0.034221	0.02013	0.318054
Storage							
0-10,000sf	0.09735	0.033	0.02475	0.02475	0.02475	0.0165	0.2211
10,001-50,000sf	0.08745	0.0165	0.0165	0.0165	0.0165	0.00825	0.1617
Above 50,000sf	0.0759	0.00825	0.00825	0.00825	0.00825	0.0066	0.1155
Residential							
All Units	0.17556	0.072072	0.072072	0.0462	0.0462	0.03696	0.449064