

# City of Morganton

## Development & Design Services Department

Fee Schedule  
Year 2023-2024

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

Zoning Verification Letter	\$ 50.00
Water and Sewer Availability Letter	\$ 50.00
<b>Zoning Permit Application with Minor Plan Review, includes the following development types (may include Watershed and Stormwater Review):</b>	
Single-family Residential	
Two-family Residential	
Additions/Changes to Single-Family and Two-Family Residential	
Accessory Structures	
Accessory Dwelling Units	
Business Kiosk	
Mobile Food Vendor	
Temporary Retail Sales	
Temporary Homeless Shelter	\$ 50.00
<b>Zoning Permit Application with Variable Site Plan Review</b>	
Change of Use	\$200.00 Minimum (+)
(+200.00 per each additional plan type required for review, up to \$600.00 base fee)	
Each additional review is an additional 50% of total original total fee	
<b>Zoning Permit Application with Major Site Plan Review (may include Watershed and Stormwater Review and Preliminary Building and Utility Review, as required; includes one final inspection)</b>	
(+per acre charge \$50.00 per each additional acre over 5)	\$ 600.00(+)
Each additional review is an additional 50% of original fee	
<b>Zoning Permit Application Telecommunication Towers</b>	
New	\$5000.00
Co-locate	\$1000.00
<b>Zoning Permit Application Adult Establishments</b>	\$1000.00
Renewal Fee	\$500.00
Additional fee may be charged for applicant requiring more the five background investigations.	
<b>Floodplain Permit</b>	\$ 100.00
<b>Watershed Permit (Special Density Allocation)</b>	\$ 100.00
<b>Watershed Permit (High Density Allocation) Storm pond Review Fee Not Incl</b>	\$100.00+Review fee
<b>Stormwater Permit</b>	\$ 100.00
<b>Continuous re-inspections</b>	\$80.00/ea.
<b>Exempt Subdivision Plat Review</b>	\$ 80.00
Each additional review is an additional 50% of original fee	
<b>Subdivision Preliminary Plat Review (Minor)</b>	\$ 80.00
Each additional review is an additional 50% of original fee	
<b>Subdivision Preliminary Plat Review (Major)</b>	\$ 600.00
Each additional review is an additional 50% of original fee	
(+per acre charge \$50.00 per each additional acre over 5)	
<b>Final Subdivision Plat Review</b>	\$ 100.00
Each additional review is an additional 50% of original fee	
<b>Zoning Alternative Design</b>	\$1000.00
<b>Zoning Variance Request (+advertisement cost)</b>	\$ 500.00 (+)
<b>Zoning Map Amendment (Rezoning Request)</b>	\$1000.00
<b>Zoning Ordinance Text Amendment</b>	\$1000.00
<b>Zoning Special Exception Request (+advertisement cost)</b>	\$ 500.00 (+)
<b>Zoning Nonconformity (+advertisement cost)</b>	\$ 500.00 (+)
<b>Zoning Vested Rights Request (+advertisement cost)</b>	\$ 500.00 (+)
<b>Historic Preservation Application (COA)</b>	\$ 500.00
<b>Right of Way Abandonment (+advertisement cost)</b>	\$ 500.00 (+)
<b>Annexation (+advertisement fee additional, at cost)</b>	\$ 500.00 (+)
<b>Subdivision Ordinance (printed copy)</b>	\$ 10.00
<b>Zoning Ordinance (printed copy)</b>	\$ 100.00

## Sign Permit Fees

Developmental Entrance Sign	\$50.00 per sign
Wall Sign (Projecting, awning, canopy window & wall-mounted banners)	\$50.00 per sign
Wall Sign (Face change only to existing sign)	\$50.00 per sign
Freestanding (Face change only to existing sign)	\$50.00 per sign
Freestanding Sign (+ 80.00 footing inspection)	\$50.00 per sign+
Interstate Sign (+ 100.00 footing inspection)	\$75.00 per sign+
Digital Off Premises (+ 100.00 footing inspection)	\$75.00 per sign+
Continuous re-inspections	\$80.00/ea.

## Fire Inspection Fees

Underground Storage Tank - Commercial only Installation or Removal Per tank	\$ 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 (1 year, 2 year, or 3 year)	fee table
Safety (ABC inspection)	\$ 80.00
Fire Inspection Violation	1 <sup>st</sup> offense \$100.00 2 <sup>nd</sup> offense \$200.00 3 <sup>rd</sup> offense \$300.00
Blocked Exit or Egress (each)	\$250.00 (+)
Blasting Permit	
90 Days	\$100.00
48 Hours	\$ 25.00
Continuous re-inspections	\$ 80.00/ea.

## 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/Roadways Inspection-charge per linear foot	\$ 0.50
Driveway Connections -	
Curb With Sidewalk (per linear foot)	\$ 95.00
Curb Without Sidewalk (per linear foot)	\$ 45.00
Curb Close (per foot)	\$ 45.00
Sidewalk In-Lieu Fee	
Curb With Sidewalk (per linear foot)	\$125.00
(+\$400 per required ADA element) see staff for calculation formula	
Street Closing (termination of right-of-way) fee + advertisement cost	\$ 500.00 (+)

## Building/Construction Inspection Fees

Fast Track Architectural Plan Reviews	\$ 150.00/hr
Demolition Permit	\$ 25.00
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	\$ 160.00
Plumbing	\$ 80.00
Electrical	\$ 80.00
Modular Home	(use residential fee table)
Swimming Pool	\$ 160.00
Special arranged inspections (per ½ hour)	\$ 80.00/ea.
Continuous re-inspections	\$ 80.00/ea.
Inspection Minimum Fee	\$ 80.00
Re-Inspection Fee	\$ 80.00

### **Building/Construction Permits:**

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

<p>New Construction Permit Fee Formula: <math>A \times B = \text{fee}</math></p>
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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: <math>A \times B \times .50 = \text{fee}</math></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.

<b>BUILDING PERMIT FEES TABLE (see Planning and Development fees document for formula)</b>							
<b>SIZE</b>	<b>BUILDING</b>	<b>ELECTRIC</b>	<b>PLUMBING</b>	<b>HEATING</b>	<b>A/C</b>	<b>INSUL.</b>	<b>TOTAL</b>
<b>Assembly</b>							
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
<b>Business</b>							
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
<b>Educational</b>							
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
<b>Factory/Industrial</b>							
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
<b>Hazardous</b>							
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
<b>Institution</b>							
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
<b>Mercantile</b>							
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
<b>Storage</b>							
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
<b>Residential</b>							
All Units	0.17556	0.072072	0.072072	0.0462	0.0462	0.03696	0.449064

**FIRE PERMIT FEES TABLE**

<b>SIZE</b>	<b>Every year</b>	<b>Every 2 years</b>	<b>Every 3 years</b>
<b>Assembly</b>			
0-5000	\$ 50.00	\$ 50.00	\$ 50.00
5001-10000	\$ 75.00	\$ 75.00	\$ 75.00
10001-50000	\$ 100.00	\$ 100.00	\$ 100.00
Above 50001	\$ 150.00	\$ 150.00	\$ 150.00
<b>Business</b>			
0-5000	\$ 50.00	\$ 50.00	\$ 50.00
5001-10000	\$ 75.00	\$ 75.00	\$ 75.00
10001-50000	\$ 100.00	\$ 100.00	\$ 100.00
Above 50001	\$ 200.00	\$ 200.00	\$ 200.00
<b>Educational</b>			
0-5000	\$ 50.00		
5001-10000	\$ 200.00		
10001-50000	\$ 300.00		
Above 50001	\$ 500.00		
<b>Factory/Industrial</b>			
0-5000	\$ 50.00	\$ 75.00	\$ 100.00
5001-10000	\$ 200.00	\$ 225.00	\$ 250.00
10001-50000	\$ 300.00	\$ 325.00	\$ 350.00
Above 50001	\$ 500.00	\$ 525.00	\$ 550.00
<b>Hazardous</b>			
0-5000	\$ 50.00		
5001-10000	\$ 200.00		
10001-50000	\$ 300.00		
Above 50001	\$ 500.00		
<b>Institution</b>			
0-5000	\$ 50.00		
5001-10000	\$ 100.00		
10001-50000	\$ 200.00		
Above 50001	\$ 500.00		
<b>Mercantile</b>			
0-5000	\$ 50.00	\$ 50.00	\$ 50.00
5001-10000	\$ 100.00	\$ 100.00	\$ 100.00
10001-50000	\$ 150.00	\$ 150.00	\$ 150.00
Above 50001	\$ 200.00	\$ 200.00	\$ 200.00
<b>Storage</b>			
0-5000	\$ 50.00	\$ 50.00	\$ 50.00
5001-10000	\$ 100.00	\$ 100.00	\$ 100.00
10001-50000	\$ 150.00	\$ 150.00	\$ 150.00
Above 50001	\$ 200.00	\$ 200.00	\$ 200.00
<b>Residential</b>			
All Units	\$ 50.00	\$ 50.00	\$ 50.00

\* Each inspection fee includes the initial inspection and one re-inspection. Additional inspections will be charged at a per/inspection rate of the above stated fee plus \$50.00.