MECKLENBURG COUNTY GOVERNMENT

FEE ORDINANCE

Land Use and Environmental Services

Revised:
July 1, 2014
May 20, 2013
November 5, 2012
June 5, 2012
June 21, 2011
June 7, 2011
May 17, 2011
May 5, 2010
April 21, 2010
March 16, 2010
June 16, 2009
December 9, 2008
May 16, 2008
January 17, 2008
December 26, 2007
June 21, 2007
February 26, 2007
August 21, 2006
June 19, 2006
November 1, 2005
November 11, 2004
August 24, 2004
July 1, 2004
January 29, 2004
June 4, 2003
October 3, 2002
July 18, 2002
June 25, 2002
May 14, 2002
April 30, 2002
February 6, 2001
January 3, 2001
June 20, 2000
April 18, 2000
January 5, 2000
September 27, 1999
June 7, 1999
March 3, 1999
May 13, 1998

Page Intentionally Left Blank

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA THAT:

The Mecklenburg County Land Use and Environmental Services Fee Ordinance as adopted on March 12, 1996 is amended as follows:

SECTION I.

Revised Land Development Fee Schedule

For jurisdictions requiring engineering review and site inspections by Mecklenburg County staff:

PROJECTS OTHER THAN SUBDIVISIONS

Commercial conceptual/sketch plan review:
$600.00

Small Commercial Projects –Construction (less than 1 denuded acre)*:
$1,500.00
Storm drainage and driveway review for sites of less than one denuded acre and less than 20,000 SF impervious surfaces

Large Commercial Projects –Construction (more than 1 denuded acre or Post Construction Control Ordinance is applicable)*:
$8,600.00 - $250.00/denuded acre
Review of construction plans (preliminary plats) and construction inspection for storm drainage, water quality, erosion control, driveway permits, and covenants

SUBDIVISIONS

Subdivision Conceptual/Sketch Plan Review:
$800.00

Small Subdivision Projects (less than 10 acres denuded)*:
$10,000.00 + $650.00/denuded acre
Review of construction plans (preliminary plats and construction inspection for storm drainage, water quality, erosion control, street design, construction inspection of streets, driveway permits, and covenants

Large Subdivision Projects (10 acres or more denuded)*:
$9,000.00 + $500.00/denuded acre
Review of construction plans (preliminary plats) and construction inspection for storm drainage, water quality, erosion control, street design, construction inspection of streets, driveway permits, and covenants

Record Plat Review:
$1,100.00

NOTE: * - The customer will have the option to pay for plan review related services at plan submittal (70% of the total fee) and the remaining balance (30% of the total fee) at plan approval.

Public Projects:
$2,500.00 + $550.00/denuded acre
For projects receiving erosion control permits from NCDENR
Review of construction plans (preliminary plats) and construction inspection for storm drainage, water quality, driveway permits, and covenants

Charges for Limited Permits:

$450.00/denuded acre	Erosion Control permit only
$200.00	Driveway permit only

Charges for Revisions:

$200.00	Minor Changes to approved plans*
$700.00	Major changes to approved plans
$200.00	Revisions to approved plats

Bond Fees (New Fees)

$370.00	Posting of a New Surety
$370.00	Annual 5 year plus extension renewal
$370.00	Reduction of a Surety
$370.00	Replacement of a Surety
$370.00	Release of a Surety after 4 Years from Effective Date

***Examples of minor changes are ones that effect: less than an acre, two lengths of storm drainage pipe, one floodway cross-section, or two single-family lots.**

Traffic Impact Study Fee	$5.00 per peak hour trip

Fees must be submitted to Land Development Services for plans to be accepted for review. Checks are to be payable to Mecklenburg County.

Expedited Plan Review Fees – New Fees

Eligibility and Level Assessment	$100.00	Work with Towns and estimate time required to perform review
Level 1	$500.00	
Level 2	$1,500.00	
Level 3	$3,000.00	
Level 4	$5,500.00	

SECTION II.

A. PERMIT FEES

At the department's discretion, 25% of fees may be required at the time plans are submitted for review. The permit fee plus the plan review fee shall equal the fee calculated above; the permit fee can therefore be more or less than the above schedule, depending upon the fee paid when the plans were submitted for review.

Note: Effective July 1, 2010, on commercial projects only; the permit fee increased by 5% to support technology development. This increase will expire on June 30, 2014, unless extended by the Mecklenburg County Board of Commissioners. Funds from this increase will be held in a separate

account in the Mecklenburg County Technology Fund, and dedicated to Code Enforcement's development of technology supporting commercial projects.

Permit Fees

- Total Construction Permit Value: is the higher of (i) the construction permit value as determined by the owner or the owner's agent; or (ii) the construction permit value calculation made using the building valuation data being used by the Department at the time application is made for the permit. Construction permit value shall include all project costs, other than land, including all site and building improvement labor and materials, contractor fees and design professional fees.
- All equipment cost, including the owner provided equipment shall be included in "Total Construction Permit Value". For projects having individual pieces of equipment costing $500,000.00 or more, the equipment cost will be included in the "Total Construction Permit Value" on the basis of an amount equal to $500,000.00 plus 20% of equipment cost in excess of $500,000.00.

Required Permits: At a minimum, a permit will be required for each Certificate of Occupancy (CO) issued space. At its discretion, the Department may require complex projects to be permitted in increments (footing/foundation, steel, shell, core, etc.) representing the method and cost of Department service. Construction permit value will be allocated *proportionately* to each permitted space or building component, and must meet or exceed the construction permit value determined by use of the Building Valuation Data noted above.

Note: Permit fees shall be as determined by the following schedule, or as required by notes a, b, c and d; whichever is greater.

1. Total Construction Permit Value/Permit	Fees (a & d)
$1 to $3,000	(b) $62.85 Minimum Fee per trade, for projects not requiring a plan review
$1 to $7,001	(d) $83.80 Minimum Fee per trade for Commercial Projects requiring plan review
$3,001 to $50,000	$62.85 plus $12.83 per $1000 or part over $3,000
$50,001 to $100,000	$665.86 plus $5.78 per $1000 or part over $50,000
$100,001 to $150,000	$954.86 plus $6.24 per $1000 or part over $100,000
$150,001 to $250,000	$1,266.86 plus $4.83 per $1000 or part over $150,000
$250,001 to $1,000,000	$1,749.86 plus $5.31 per $1000 or part over $250,000
$1,000,001 to $10,000,000	$5,732.36 plus $2.78 per $1000 or part over $1,000,000
Over $10,000,000	$30,752.36 plus $1.42 per $1000 or part over $10,000,000

Note a: For projects with a total construction permit value of less than $100,000, all renovation/alteration projects, and "Upfit" projects, both commercial and residential, to be charged $83.80 per trade (BEMP), plus $.12 per square foot for building trade and $.08 per square foot for each involved electrical, mechanical or plumbing trade.

- Where "square foot area" shall mean the area of the room or space in which the renovation/alteration occurs.

Note b: Commercial permits not requiring plan review to be charged on a per trade (BEMP) basis; 1 trade at $62.85, 2 trades at 2 x $62.85, etc.

Note c: Commercial permits requiring plan review to be charged on a per trade (BEMP) basis; 1 trade at $83.80, 2 trades at 2 x $83.80, etc.

Note d: For residential projects where the owner serves as the contractor, with a total construction permit value of less than $30,000, refer to Section II, Part D, item 49.1 of this Fee Ordinance for the permit and inspection fee structure.

NOTE: Additional Zoning Fees may apply. See the fee schedule.

1.1 High-Rise Residential Construction Permitting Fee Option:

At the Director's discretion, the Department may offer a High-Rise Residential Construction Permitting Fee Option, available to all projects meeting the project eligibility definition listed below. The fee option will be publicized by the Department.

- Project eligibility: Projects must be high-rise construction (as defined in the NC Building Code), a minimum of 51% residential unit floor area, have only one project general contractor, and have only one project lead registered design professional firm.
- Other option requirements and limitations:
    - The permit fee will be paid as a lump sum at project start, with unlimited permits issued thereafter, but not less than 1 permit for each CO issued space.
    - Applicant must select this option before the permits are issued.
    - If this option is not selected, projects will permit by the Total Construction Cost per Permit/Fees schedule listed above.
    - Only charges will be issued under "14. Disapproved Inspections" section of this ordinance. No credits will be issued.
    - The Department may periodically add other appropriate option requirements after publicizing the same program users.
- High-Rise Residential Construction Permitting Fee Option Calculation: The sum of a) Permit fee based on the project's total construction cost and the Total Construction Cost Per Permit/Fees schedule listed above, plus b) any added service fees (fast track permitting, Express Review, Added Code Enforcement Services, etc.), plus c) a charge to recover the Department's "high-rise residential construction cost of service per residential unit" [$425 per residential unit as of February 2007].
    - The Department's "high-rise residential construction cost of service per residential unit" shall be periodically evaluated and adjusted to reflect the Department's cost for plan review and inspections per residential unit, with calculations to be based on the average inspector or plan reviewer's annual compensation (respectively), divided by 1675 average available hours/year, times a Department overhead multiplier (plan review at 1.73, inspections at 1.81).

1.2 Mega Project Permit Fees Any project defined as a "Mega Project" in the Building-Development Ordinance will incur a two-part permit fee charge.	**Fee Schedule** The Mega Project permit fee will consist of the total of the following: Part 1) the fee schedule outlined in Part A) PERMIT FEES and Part A, Item 1) Total Construction Cost per permit will be reduced by 25%. Part 2) the project will pay for plan review services by the hour. See item B.6 of the LUESA Fee Ordinance.
2. Mobile Homes	$35.00 per trade
3. Building/Structure Move Off	$100.00 *(Including applicable NESHAP notification.)*

4. Demolition Permit

Demolition means the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility. For the permit, add the "Additional" fee to the "Per Structure" base for each structure with more than the NESHAP regulated amount of asbestos-containing material (RACM).

Size – Square Footage	***Per Structure***	***Additional***
Less than 500	$116.00	$0.00
500 to 4,999	$462.00	$347.00
5,000 to 9,999	$694.00	$347.00
10,000 and above	$867.00	$347.00

5. Renovations

Renovation means altering a facility or one or more facility components in any way, including the stripping or removal of Regulated Asbestos-Containing Material (RACM) from a facility component.

For all renovations in which a NESHAP regulated quantity of RACM is to be stripped, removed, dislodged, cut, drilled, or similarly disturbed (including applicable NESHAP notification.)	$347.00

B. PLAN REVIEW FEES

Plan Review Fees are assessed when plans are submitted for permit issuance, resubmission of disapproved plans, "fast track" projects, and re-stamping of lost plans.

1a. Plan Review

Where the owner's representative schedules plan review time through the Department's OnSchedule program, and subsequently determines they will not use those hours, they must cancel the appointment no less than 5 workdays in advance. Should the owner's representative cancel less than 5 workdays before the appointment, fails to pass through Gatekeeping, or otherwise fails to submit drawings for the appointment as required, the owner will be charged for the scheduled unused review hours at the rate of $145/hour per trade.

1b. Plan Review for OnSchedule Projects and Abandoned Plans

All OnSchedule projects, other than CTAC or Mega Projects, are required to pay full permit fees on or before permit application (that is, before commencing Plan Review) by either of the following methods.

- The owner holds an account with Mecklenburg County Code Enforcement, secured by a bond. The account will be charged the full permit fee amount at the time of permit application.
- Or, the owner will deliver payment in full for the full permit fee on or before the time of permit application.

In either case, if a project is abandoned, as defined in the Building-Development Ordinance, the Department will calculate the cost of Plan Review, based on the actual discipline hours expended on the related project review, at a rate of $145 per discipline hour. The Plan Review cost will be subtracted from the original permit fee amount and the owner will receive a credit or refund for the balance.

1b.1 CTAC Abandoned Projects

If CTAC projects are abandoned, the Department will calculate the cost of Plan Review, based on the actual discipline hours expended on the related project review, and charge the applicants account

accordingly, or issue an invoice for same. This charge shall not exceed the cost of the original permit fee.

1c. For residential projects where the owner serves as the contractor, with a total construction permit value of less than $30,000, refer to Section II, Part D, item 49.1 of this Fee Ordnance for the plan review charges."

2. Third and Subsequent Reviews

Re-Review fees will be charged as follows:

Program Scope:

Any project will be allowed two reviews within the basic permit fee structure. (Herein, a "project" is defined as any scope of work requiring Plan Review for a permit or group of permits to be issued.)

- Exception 1: Sheets revised in total after the first review, or re-issued will be subject to a re-review fee as described below.
- Exception 2: Revisions to approved plans after the permit is issued will be subject to a re-review fee as described below.

Any project exceeding two reviews would be subject to re-review fee as described below.

- Reviews will be performed on an hourly basis and payment made as described below.
- An appeal process will be available to professionals or other customers who believe Plan Review turndowns were not justified.

Re-Review Fee:

A fee of $145/hour per trade hour will be charged on any project for each Plan Review beyond the second review. The Re-Review Fee would be in addition to any permit fee, fast track fee, CFD fee, or other base permit charge. The Re-Review Fee will be paid by the Lead Project Designer prior to permit issuance.

Deposit Requirement:

Upon submittal for the 3rd or subsequent Plan Review, the Department may check the plans to estimate the required scope of the review and, at its discretion, require a deposit from the Lead Project Designer based on the estimated hours for the review. Final cost of the re-review will be based on the actual hours expended, with any difference being charged or credited to the Lead Project Designer accordingly.

Definition:

Where the term "Lead Project Designer" is used, it refers to the following:

1) The seal holding architect on a project shall be responsible for all discipline re-reviews required and all related re-review fees.
2) If the project has no architect, the seal holding engineer with the greatest construction value shall be responsible for all disciplines re-reviews required and all related re-review fees.
3) If a project has no architect or engineer, the owner's contractor shall be responsible for all discipline re-reviews required and all related re-review fees.

Appeals Process:

Where disagreements occur on code interpretations, impacting a project's review status, an appeal will be available. Appeals will be directed to the Commercial Permits Code Enforcement Manager, who, when necessary, will consult the Code Administrator of the issue/discipline in question. Appeals may only be submitted in writing, with all relevant information provided. Appeals must be submitted within 10 working days of the review rejection date. An appeal decision will be made within 10 working days of receiving the written appeal.

3. "Fast Track" Administrative Fees

Permits for construction which involve Plans Review and which have been requested to be processed under the "Fast Track" guidelines will be charged an additional fee as follows. The fee is to be collected at permit issuance.

Total Construction Cost	Fee Schedule
$250,000 or less	$500.00
$500,000 or less	$600.00
$750,000 or less	$700.00
$1,000,000 or less	$800.00
$2,000,000 or less	$900.00
$3,000,000 or less	$1,050.00
$4,000,000 or less	$1,200.00
$5,000,000 or less	$1,350.00
Over $5,000,000	$1,500.00

4. Restamp Lost Approved Plans

Plans to be maintained at the construction site — $15.00 per plan

5. Express Plan Review Fees:

a) Application Fee (to be credited to review fee, non-refundable if review cancelled) — $100.00

b) Renovations and Upfits — $1,200.00 per hour

c) New Construction and Additions — $1,500.00 per hour

6a. Mega Project Hourly Plan Review Charge

Any project defined as a "Mega Project" in the Building-Development Ordinance will pay for Plan Review services by the hour. This will include all preliminary reviews, all cycles of permit plan review, and any reviews for revisions to approved plans (RTAP).

Work to be charged at the rate of $145/hour per trade hour expended in the Plan Review process, on any review cycle (preliminary, RTAP, 1st cycle, 2nd cycle, etc.).

6b. OnSchedule Hourly Plan Review Charge

All OnSchedule projects, other than CTAC, with total construction cost greater than $1,000,000 will pay for Plan Review services by the hour. This will include all cycles of the permit plan review, and any reviews for revisions to approved plans (RTAP).

Work to be charged at the rate of $145/hour per trade hour expended in the Plan Review process, on any review cycle (preliminary, RTAP, 1st cycle, 2nd cycle, etc.).

6c. OnSchedule Plan Review Charge in Connection with Project Value Engineering

Any OnSchedule project, including CTAC, requiring Plan Review services in support of value engineering will pay for Plan Review services by the hour.

Work to be charged at the rate of $145/hour per trade hour expended in the Plan Review process.

C. SIGNS AND BILLBOARDS

1. Sizes

a) Less than 100 square feet — $115.00 each

b) More than 100 square feet — $165.00 each

D. OTHER FEES AND CHARGES

1.	**Airports, Heliports and Helitops**	$100.00
2.	**Annual Electrical Maintenance Authorization**	$40.00 per year plus permit fee
3.	**Appliance/Equipment Change Out:** In multi-family (apartment or condominium) residential units, townhouse and SF residential units: o replacing kitchen appliances, water heaters or heating/cooling equipment units requiring 2 trade permits among mechanical, electrical, plumbing o hot water heaters limited to less than 50 gal. or 5500 watts input for electric and 50 gal. or 55,000 BTU for gas.	Total permit fee (both trade permit fees combined) of 1.5 X the minimum permit fee, if the permit is issued by the Trades Internet Permit (TIP) automated process. • Change out permits issued by means other than TIP will be charged 2 times the maximum permit fee.
4.	**Blasting Permit**	$200.00 each
5.	**Bonds** (a) Bonds required to cover payment of fees and charges: Before any person, firm or corporation shall engage in construction, installation, maintenance, alteration or repair for which a permit is now or may hereafter be required, such person, firm or corporation shall give bond as follows: The applicant shall file with the Agency a continuous surety bond in such amount as set forth in Section II (D-5) of this Ordinance or in an amount sufficient to guarantee payment of all fees and other charges required by this ordinance. The surety may cancel the bond only if it gives the Agency 30 days notice in writing of its intention to cancel. The Director of Code Enforcement may issue a permit without bond to the owner of a residence. (b) Bonds required to do work within municipalities: In addition to the above requirements concerning bonds required to cover payment of fees and charges, upon request from the governing board of any municipality within Mecklenburg County subject to the Mecklenburg County Land Use & Environmental Services Fee Ordinance, the Agency will require that the applicant shall file with the Agency a continuous surety bond in such amount as set forth in Section II (D-5) of this ordinance on a form approved by the County Attorney to indemnify the municipality against loss in any manner whatsoever in the performance of the duties imposed by the Ordinances of the municipality or for any damage to sewer or water pipes ore streets or sidewalks in the municipality. The surety, upon 30 days notice of intention to cancel, may cancel the bond.	**Minimum Bond Amount**: $1,000 for County only $2,000 for City or City and County

Exceptions:

1. Bond shall not be required for minor work to be performed by the property owner when such work does not exceed $2,000.
2. Bond shall not be required in connection with a permit issued to the owner-occupant of a single-family dwelling for repairs, alterations or extension of that building or its accessory building, nor for construction or erection of its accessory building when such work does not exceed $30,000.

6.	**Bowling Pin and Bowling Alley Resurfacing/Refinishing**	$100.00 each
7.	**Burning Permit**	$100.00 each
8.	**Certificates of Occupancy**	$10.00 each
9.	**Change of Address:**	
	a) Detached Single Family or Duplex	$10.00 each
	b) Multi-Unit Buildings	$5.00 per unit
10.	**Change of Contractor:**	
	a) Commercial, Detached Single Family or Duplex	No Charge
	b) Multi-Unit Buildings	No Charge
11.	**Change of Use**	$110.00
12.	**Code Books**	Not Applicable
13.	**Copies of Contractor Monthly Activities/Statements**	$0.10 per page

14. Disapproved Inspections

The re-inspection fee structure is based on an evaluation of each project with regard to the project code defect rate (failed inspections/total inspections for all disciplines), at project completion or issuance of the Certificate of Occupancy (CO) *or Temporary Certificate of Occupancy (TCO), whichever occurs first. The projects code defect rate is compared to the Percent Fee Adjustment Schedule and, prior to issuance of the CO, or following the final inspection, either a charge or credit would be calculated based on the original permit fee, and applied to the general contractor's account.

1. Small projects (less than or equal to a $200 permit fee or $20,000 construction permit value)

- Charges: by percentage on fee adjustment schedule
- Minimum charge: not less than $25 per permit
- Maximum charge: no maximum
- Credits: no credits given

2. Large Projects (greater than a $200 permit fee and $20,000 construction value)

- Charges: by percentage on fee adjustment schedule
- Minimum charge: no minimum
- Maximum charge: not more than $90 per failed inspection
- Credits: to be credited as follows;
  - Credit = (a-b) X $90, where
  - "a" is 20% of total inspections
  - "b" is the number of inspections failed
  - Difference times $90 per saved inspection

Where Part D section 48.3 and Part D section 48.4 of this ordinance apply, there will be no disapproved inspection charges or credits.

Fee Schedule
The Percentage Fee Adjustment Schedule is as follows:

Code Defect Percentage of Failure
(< or = to) % of Failure/Permit Fee Adjustments

COMMERCIAL: 10% Cap			***RESIDENTIAL: 15% Cap***	
Percentage of Failure	***Permit Fee Adjustment***		***Percentage of Failure***	***Permit Fee Adjustment***
0	*-10*		*0*	*-15*
1	*-9*		*1*	*-14*
2	*-8*		*2*	*-13*
3	*-7*		*3*	*-12*
4	*-6*		*4*	*-11*
5	*-5*		*5*	*-10*
6	*-4*		*6*	*-9*
7	*-3*		*7*	*-8*
8	*-2*		*8*	*-7*
9	*-1*		*9*	*-6*
10	*0*		*10*	*-5*
11	*0*		*11*	*-4*
12	*0*		*12*	*-3*
13	*0*		*13*	*-2*
14	*0*		*14*	*-1*

15	*0*		*15*	*0*
16	**1**		16	**1**
17	**2**		17	**2**
18	**3**		18	**3**
19	**4**		19	**4**
20	**5**		20	**5**
21	**6**		21	**6**
22	**7**		22	**7**
23	**8**		23	**8**
24	**9**		24	**9**
25	**10**		25	**10**
26	**12**		26	**12**
27	**14**		27	**14**
28	**16**		28	**16**
29	**18**		29	**18**
30	**20**		30	**20**
31	**22**		31	**22**
32	**24**		32	**24**
33	**26**		33	**26**
34	**28**		34	**28**
35	**30**		35	**30**
36	**32**		36	**32**
37	**34**		37	**34**
38	**36**		38	**36**
39	**38**		39	**38**
40	**40**		40	**40**

The new re-inspection schedule will be applied to all projects, large and small. The primary responsibility, or conduit, for charges and credits will be as follows:

- Whoever applies for and pays for the permit will receive any fee adjustments at issuance of CO. These contractors will be responsible for the project inspection failure rate of all sub-contractors working on the project.
- For projects with multiple trades but no general contractor, a lead contractor, responsible for all subcontractors' code defect rates and any fee adjustment, will be assigned from the attached Small Project Lead Contractor Schedule.
- On Commercial projects with multi-primes, where some work is beyond control of the permit applicant, the general contractor and other prime contractors will have individual code defect rate responsibility, unless they agree otherwise.
- The reports will be based on code defect performance on the structure (per house, per project, etc.) at the completion of the work (typically the Certificate of Occupancy stage).
- For all other conditions not prescribed herein, the Director will propose responsibility for charges and credits after consulting with the Code Compliance Task Force.

The task force proposes the program will begin immediately for the purpose of notification of all project failure rates. The Task Force further proposes the new re-inspection fee schedule go into effect for all permits issued on or after April 1, 2000, assuming all the requisite fee ordinance changes have been approved by the BOCC and the appropriate IST programming is in place."

Note: Above 40%, the percent fee adjustment shall be the same as the Code Defect Percentage Failure.
Commercial = Projects constructed under the NC Building Code
Residential = Projects constructed under the NC Residential Code (One-Two Family)

15.	**Duplicate Building Placard**	$3.00 each
16.	**Faxing a Permit**	$2.00 additional surcharge
17.	**Fire Damage Surcharge**	5% of fee
18.	**Firework Permit:**	
	a) County	$200.00 each
	b) City of Charlotte	$25.00
19.	**Flammable Finishes (spraying or dipping operations)**	$100.00 each
20.	**Hazardous Materials Storage Permits**	$100.00 each
21.	**Home Owner Recovery Fund**	$10.00 per single family construction alteration permit issued to general contractor
22.	**Insulation Contractors License Fee**	$25.00 per year
23.	**Journeyman Certificates – Electrical:**	
	a) Examination	$20.00
	b) Renewal	$10.00
	c) Duplicates	$10.00

24.	**Journeyman Certificates – Mechanical:**	
	Licenses	
	a) Examinations	$20.00 per category
	b) Renewals	$10.00 per category
	Certificates	
	a) Examination	$20.00 per category
	b) Renewal	$10.00 per category
	c) Duplicates	$10.00
25.	**Journeyman Certificates – Plumbing:**	
	a) Examination	$20.00
	b) Renewal	$10.00
	c) Duplicates	$10.00
26.	**Late Payment of Accounts**	1% of amount due per month
27.	**Letters of Certification/Verification**	$25.00 each
28.	**Lumber Storage**	
	(Excess storage of 100,000 board feet)	$100.00 each
29.	**Modular Units – Factory Inspections**	
	a) Up to 100 miles round trip	$200.00 per round trip
	b) Over 100 miles round trip	quoted (includes labor, travel and subsistence)
30.	**Monthly Statistical Reports**	$10.00 each
31.	**Personal Computer – Remote Access**	$25.00 per subscriber initial fee
	(available to customers with accounts)	$5.00 per month per subscriber
		$0.03 per minute of usage
32.	**Proprietary School Licensing Inspection**	Inspections and Day Care Program Fee:
	a) First Licensing Inspection	$100.00
	b) Annual Renewal Inspections	$60.00
	c) Day Care Preliminary Plan Review Fee	$300.00 (per application, per project site)

Including Certificate of Occupancy Submission as Certification Documentation.
Should the project advance to building permit application and permit fees exceed $450.00, the preliminary plan review process fee shall be credited to the building permit fee cost.

33.	**Document Control Research:**	
	a) Retrieval of document for individual address	$0.10 per page
	b) Research for multiple addresses	$40.00 per hour (charges will vary depending on contracted paralegal service cost)

The department shall, at its expense, provide and maintain a public workstation with personal computer/terminal and printer allowing access to permit/inspection data during normal daily business hours. Persons needing to research departmental permit/inspection records may utilize the public

workstation or request that the Department conduct the research. If the Department is requested to conduct the research, it shall do so by providing contracted paralegal services to perform this service. The hourly cost of such paralegal services shall be paid by the individual person requesting the research.

34. Seminars Sponsored by the Department — $10.00 per session

Item deleted September 7, 2011

35. Storage Permit – Above Ground

a) Initial — $200.00
b) Renewal — $100.00

36. Storage Permit – Below Ground

a) Initial — $200.00
b) Renewal — $100.00

37. Tank Removal/Abandonment — $100.00

38.1 Temporary Utilities

Initial inspection and placard issuance — $100.00 per open mechanical or electrical permit

38.2 Limited Conditional Utility (LCU)

Plan Review, Initial inspection and placard issuance

- Small (less than 3,000 sf.) — $100.00
- Medium (3,000 to 10,000 sf.) — $115.00
- Large (greater than 10,000 sf.) — $165.00

38.3 Temporary Certificate of Occupancy

a) Initial TCO issuance and placard issuance — $90.00 per open trade permit
b) TCO renewal including re-inspection, TCO and placard re-issuance — $55.00 per open trade permit
c) Inspector charge for posting placard on site (for Temporary Utility, LCU or TCO) if owner fails to maintain the same) — $45.00 per posting

38.4 Conditional Certificate of Occupancy

d) Conditional Certificate of Occupancy – Fine levels for violation of conditional certificate of occupancy.

	Small Items ($1,000)	**Small Equipment $1,000-$10,000**	**Large Equipment $10,001 or Greater**
1st Violation	$250.00	$250.00	10% of equipment value
2nd Violation	$500.00	$500.00	10% of equipment value
3rd Violation	Revocation of CCO	Revocation of CCO	Revocation of CCO

If a CCO is revoked, it may only be reinstated by the owner posting a bond in the amount of the Listing and labeling cost. Exceptions may be approved by the department if not completed within 60 days.

39. Tents and Air Supported Structures — $50.00

a) Funeral tents are exempt
b) Boy Scouts and Girl Scouts are exempt from fee

but must obtain permits

40.	**Utility Reconnects**	$50.00
41.	**Waterflow Test**	$145.00 each
42.	**Fee for Work Started without a Permit**	Original permit fee times 3.75
43.	**Zoning Board of Adjustment Appeal Fee**	
	a) Residential – Variance	$100.00 each
	Interpretation	$150.00 each
	b) Commercial – Variance	$250.00 each
	Interpretation	$350.00 each
44.	**Signs**	$115.00 to 165.00
45.	**Zoning Permits**	$115.00
46.	**BOCC Endorsement** Request for Board of County Commissioners endorsement of the naming of a geographical location.	$30.00 each

47.	**Added Code Enforcement Services**	**Fee Schedule**
	1. For added Code Enforcement work, either Plan Review or Inspections, the fee shall be calculated by the Departmental Business Manager as described in the fee schedule.	a. If the added code enforcement work is performed by a part-time employee, the hourly rate charge will be the employee's hourly rate times 1.39. a.1 If the added code enforcement work is performed by a full time employee, the hourly rate charge will be either the employee's hourly rate for regular time times 1.39 or 1.5 times the employee's hourly rate for overtime. b. If the added code enforcement work is performed by an independent contractor (IC) the rate charged shall be the rate negotiated with the IC, times 1.1.
	2. The Director of Code Enforcement or his designee, shall be authorized to execute such agreements as necessary to effect the program including but not limited to the following: • agreements between the County and 3rd party independent code enforcement contractors; • agreements between the County and customers voluntarily seeking added code enforcement services.	
	3. Overtime inspections: applied to projects not included in the Inspections Overtime Qualifications List.	$115.00 per hour
	4. Inspection by Appointment	$115.00 per hour o Refunds on cancelled appointments at 90% if cancelled more than 72 hours in advance. o No refund if cancelled within 72 hours on the scheduled inspection, except a 90% refund if scheduled time, or portion thereof, is used by others.
	5. Revising permit structure (breaking up into smaller components) after permit issuance, including office or field related work.	

• Plan Review time	$145.00 per hour
• Field Inspection time	$115.00 per hour
6. Coordinating projects where the owner's team has no project coordinator and the Department must perform coordination work to effect permitting or inspections.	
• Plan Review time	$145.00 per hour
• Field Inspection time	$115.00 per hour
48. Inspections Added by Permit Holder	
1. Optional inspections for sheathing/energy conservation for contractors who wish to proceed with outside finishing or wall encapsulation, before the framing is complete:	
a) for SF dwelling units	$50.00 per inspection
b) for townhomes	$25.00 per inspection per unit
2. Multi-trade inspections: Are to be bundled into single inspection requests. Where the contractor elects the option, they may request a single trade inspection with added charge.	$65.00 per inspection
3. Exceeding project inspection allocations: Where the Department stipulates a maximum inspection location on a permit, based on criteria published on meckpermit.com, contractors requiring inspections beyond that count incur an added charge per inspection.	$65.00 per inspection
4. Owner as contractor project inspection allocations: the Department stipulates maximum inspection allocation per permit type based on criteria published on meckpermit.com. Where the owner requires inspections beyond that count, they incur an added charge per inspection.	$65.00 per inspection
49. Residential Permit Review	$15.00
49.1 Residential Owner-as-Contractor Permitting & Inspection Process and Fees	
For residential projects where the owner serves as the contractor, with a total construction permit value of less than $30,000, the permit, plan review and inspection fee charges shall be as follows:	
o Base Permit Fee	$60.00 per BEMP trade involved in work
o Plan Review (if required)	$45.00 per BEMP trade involved in work
o Inspections per trip	$45.00 per trip (single or multi-trade)
Note: inspection trip duration on site limited to 30 minutes.	
50. Zoning Commercial Plan Review Fee (previously included in building permit fee). Fees to be charged	

in the unincorporated County, Towns of Matthews, Mint Hill and Pineville.

Total Construction Cost	Fees
$1 to $3,000	$40.00
$3,001 to $50,000	$80.00
$50,001 to $100,000	$310.00
$100,001 to $1,000,000	$650.00
$1,000,001 to $10,000,000	$770.00
Over $10,000,000	$770.00

Fees to be charged in the Towns of Huntersville, Cornelius and Davidson

Total Construction Cost	Fees
$1 to $3,000	$20.00
$3,001 to $50,000	$40.00
$50,001 to $100,000	$155.00
$100,001 to $1,000,000	$325.00
$1,000,001 to $10,000,000	$385.00
Over $10,000,000	$385.00

51. High Inspection Failure Rate Charges

"High Inspection Failure Rate Contractors" process outline and definition is included in the Building-Development Ordinance. Related fees for High Inspection Failure Rate Contractors are as follows:

Fee Schedule

The contractor will be charged as follows:

1. For contractors with 19 or fewer inspections per quarter.
   - For permit fees otherwise $38.00 to $500.00, the fee is tripled.
   - For permit fees otherwise $501.00 or greater, the fee is doubled. Or the contractor may elect to follow the "High Inspection Failure Rate" process and charges for contractors with 20 or more inspections per quarter below for the duration of the project and the remainder of the quarter the project is completed.
2. For contractors with 20 or more inspections per quarter, when using inspection services, will be charged on an hourly basis as outlined in the "High Inspection Failure Rate" process: The hourly rate charge will be $90.00 per hour for regular time or $115.00 per hour for overtime.

52. Special Inspections Program (Meck-SI)

1. Meck-SI annual renewal fee charged to each Special Inspections registrant. $125.00 per year
2. Meck-SI preconstruction meeting attendance by the assigned project inspectors on the SI related (BEMP) discipline. $115.00 per discipline hour

53. Permit Master Plan Revisions

After a Permit Master Plan is established at the project start, if the customer changes the plan, they

- $80.00 per hour for Code Enforcement Officials (CEO)

	will be charged for staff time necessary to revise the Master Plan. This charge also applies to any owner provided information changes, after permit issuance, impacting issuance of CC, CO, TCO or other Department records.	o $60.00 per hour for non CEO
54.	**Sustainable Design Permit Fee Modification (Green Permit Rebate Program)** ***The Green Permit Rebate program is suspended for new applications, effective April 7, 2010.***	**Fee Schedule**
	Subject to rules published by the Department, projects qualify for fee credits by delivering to the Department approved project certifications for one of the following programs at the following levels:	Note: all permit fee rebates are based on the Permit Fee Schedule listed in Section II, Part A, herein, exclusive of many added service credits or charges.
	a) LEED Certified or One Green Globe	a) 10% permit fee rebate to a maximum of $50,000
	b) LEED Silver or Two Green Globes	b) 15% permit fee rebate to a maximum of $60,000
	c) LEED Gold or Three Green Globes	c) 20% permit fee rebate to a maximum of $75,000
	d) LEED Platinum or Four Green Globes	d) 25% permit fee rebate to a maximum of $100,000
55.	**ABC License Building Compliance Inspections** By either building inspector and/or Fire Marshal	**Fee Schedule** $130.00 each
56.	**Conversion to an Electronic Format** Customers choosing to submit paper permit applications and plans in lieu of electronically will be subject to additional administrative charges necessary to recover the added cost to convert the submittal into an electronic format or to enter the submittal into the electronic submittal program. Administrative fees will be added to services provided by LUESA staff that involve a manual process and are not included in permit fees. Administrative fees will be added to duplicate and/or canceled services provided by LUESA staff that involve a manual process and are not otherwise included in permit fees.	• $9.50/permit entered manually • RDS conversion to electronic; added charge based on sheet scanning or digitization per schedule 56a below. • CTAC drawing submittal conversion to electronic; added charge based on sheet scanning or digitization per schedule 56a below. • OnSchedule drawing submittal conversion to electronic; added charge based on sheet scanning or digitization per schedule 56a below. • OnSchedule plan review applications entered manually per schedule 56a below. • <u>Schedule 56a:</u> $31.60/hour for Admin. Staff $0.50 per 8 ½ x 11 document $1.00 per plan sheet for digitization $15.00 burn to CD
56.1	**Other Agency Manual Fee Collection** Administrative fees will be added to services provided by LUESA staff for the collection of fees by other	• $5.00/permit for other agency fees collected

agencies that involve a manual process and are not included in permit fees.

56.2 **Electronic Billing – (E-Statements)** Developed and implemented an on-line billing process wherein customers receive monthly statements electronically via e-mail. Customers choosing to continue receiving manual statements will be subject to a processing fee.

- $4.00 per manual statement per month

57. Mecklenburg County Fire Marshal additional fees for Plan Review and Inspections

• **Fire Plans Review**	
• **Construction cost less than $50,000**	$165.00
• **Construction cost $50,000 to $100,000**	$175.00
• **Construction cost $100,001 to $500,000**	$190.00
• **Construction cost $500,001 to $1,000,000**	$220.00
• **Construction cost $1,000,001 to $5,000,000**	$290.00
• **Construction cost $5,000,001 to $10,000,000**	$430.00
• **Construction cost greater than $10,000,000**	$650.00
• **Hydrant Test**	$155.00
• **Rezoning Petitions**	$165.00
• **Multi-Family**	$300.00
• **Fire Alarm Plans (shop drawings)**	$140.00
• **Fire Sprinkler (shop drawings)**	$140.00
• **Performance Tests – Fire Pumps**	$160.00
• **Performance Tests – Fire Alarm (shells)**	$160.00
• **Performance Tests – Fire Alarm (upfit)**	$590.00
• **Performance Tests – Private Fire Hydrant**	$160.00
• **Performance Tests – Standpipe Sys**	$160.00
• **Performance Tests – Auto Fire Existing Sys**	$400.00
• **Interactive Review**	$160.00
• **Residential Review**	$140.00
	$35.00

D. Fees and Charges in Other Ordinances – New Fees Section IV

The Mobile Home Park Ordinance sets an annual fee of $5.00 for each park space with a minimum fee of $30.00 and a maximum of $100.00 for each Mobile Home Park.

Credit/Refund and Expired Permit Criteria

The Director of Code Enforcement shall create a credit/refund schedule, which retains that portion of fees paid necessary to cover costs already incurred, including any administrative costs. The Credit/Refund Schedule is listed in the back of the Credit/Refund Adjustment Form and at Meckpermit.com.

1. Credit/Refunds

- Credits or refunds will be made upon written request by the permittee and/or the payee.
- No credits or refunds will be given for permits less than the minimum fee.
- A percentage of the permit fee will be retained commensurate with the percentage of work completed. If no work has commenced, a percentage of the permit fee will be retained or the minimum fee, whichever is greater.

- No credits or refunds will be given unless applied for within 120 days after a permit has expired.
- No credits or refunds will be given for fees or charges shown under Land Use and Environmental Services Fee Ordinance Section II.D. The Land Use & Environmental Services Fee Ordinance and Credit Refund Adjustment Form are available from the Department in several formats.

2. Expired Permits

Permits expire six (6) months or (180 days) after issued date if no work has commenced. Permits also expire when work has started but discontinued for twelve (12) months or (365 days) from the last inspection

SECTION III.		**Fee Schedule**
1.	**Storm Drainage Manual**	$35.00
2.	**Erosion Control Ordinance**	No Charge
3.	**Land Development Standards Manual**	
	a) excludes future updates	$11.00
	b) includes future updates	$15.00
4.	**Landscape Construction Standards**	$10.00
5.	**Floodway Regulations**	No Charge
6.	**Official County Maps:**	
	a) 1" = 3,000 scale	$1.50
	b) 1" = 2,000 scale (6 sheet per full map)	$1.50
	c) Full Set	$9.00
7.	**Imminent Transportation Map** (2 sheets)	$3.00
8.	**Beer Map**	$1.50
9.	**City Street Atlas**	
	a) Public	$15.00
	b) County/City Agencies	$12.00
10.	**1" = 5,000 Scale**	$1.50
11.	**Block Numbers** (4 sheets per full map)	$1.50
	a) Full Set	$6.00
12.	**Zip Code**	$1.50
13.	**1" = 1 Mile**	$1.50
14.	**1" = 2 Miles**	$1.50

15.	**Regional Road Map** (1" = 2 miles)	$1.50
16.	**Regional Road Map** (8.5" x 11")	$0.10
17.	**Thoroughfare Plan** 1" = 4,000 scale	$1.50
18.	**Preliminary Designs of Thoroughfares**	
	a) Blueprint	$1.00 per sheet
	b) Xerographic	$1.00 per sheet
19.	**Ariel Index**	$1.00
20.	**Topographic Map Index**	$1.50
21.	**8.5" x 11" County Maps**	$0.10

SECTION IV.
Numbers 14 (IFDP) and 15 (CMCSI) – New fees effective July 1, 2007

Ariel Photography for Topographic Mapping – Actual cost for private reproduction

		Blueline	**Mylar**
1.	**1" = 400' 4' Contours**	$1.00	$3.50
2.	**1' = 200' 2' Contours**	$1.00	$3.50
3.	**Floodway Topos** (County/City)	$1.00	$3.50
4.	**Storm Drainage Topos**	$1.00	$3.50
5.	**Plainmetric Mapping**		
	1" = 200'	$1.00	$3.50
6.	**Construction Plans**		
	a) 11" x 7"	$0.20	
	b) 24" x 36"	$1.00	
	c) 36" x 42"	$1.50	
7.	**Zoning Maps**		
	1" = 400'		$1.00
	Prices may change based upon recommendations by the Planning Commission. Zoning maps for smaller municipalities are available.		
8.	**Aerial Photography**		
	a) 1" = 200'		
	b) 1" = 400'		
9.	**Wetlands Maps** (on USGS Quad Maps)		
10.	**Roadway Corridor Official Maps**		

11. Public Hearing Signs

a) Public Hearing signs for rezoning petitions to be collected through the Charlotte Mecklenburg Planning Commission.	$100.00
b) Public Hearing signs for demolition and sanitary landfills, quarries, and other such facilities.	$100.00

12. Photocopies:

8.5" x 11"	$0.10
8.5" x 14"	$0.10
11" x 17"	$0.20
24" x 36"	$1.00

13. Storm Water Advisory Committee Appeal Filing Fee (If the Storm Water Advisory Committee rules in favor of the petitioner, it may order the refund of all or part of the filing fee.) $100.00

14. Individual Floodplain Development Permit (IFDP) Fees – New Fees effective July 1, 2007

Fees must be submitted to Mecklenburg County for an IFDP Application to be accepted for review. Checks are to be made payable to Mecklenburg County.

Fee Information:

- Fee Charges apply to projects with proposed development within the limits of the Community Special Flood Hazard Area "Floodplain".
- Activities listed below that meet the criteria for a General Floodplain Development Permit are <u>not charged a fee</u>.
- Fee Charges for projects involving multiple activities in multiple areas of the floodplain are assessed a single fee in the highest applicable category.
- Phased projects submitted under a single application will be charged a new fee for each phase requiring a separate review.
- Projects owned <u>and</u> funded by local governments within Mecklenburg County are exempt from Fee Charges.
- Expired IFDP Applications and Permits will require a new Application and a new Fee Charge will apply.
- Fee Charges for IFDP Applications submitted after development activities have commenced, will be doubled due to additional staff time investigating and reviewing the violation.

<u>Fee Charges for IFDP Applications:</u>

No Fee Fee Exempt

Between the creek centerline and the Community Flood Fringe Line <u>(Community Special Flood Hazard Area –"Floodplain")</u>

- Interior Improvements/Repairs to existing building

Between the Community Encroachment Line and the Community Flood <u>Fringe Line (Community Flood Fringe Area)</u>

- Lateral Additions to existing building – Residential parcel – Single lot and Commercial Parcel – Single lot
- Other Development (non habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)* - Residential Parcel-Single lot

$250 **Minor F.P. Impact**

Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)

- New Habitable Building (building only)* - Residential Parcel-Single lot & Commercial Parcel-Single lot
- Other Development (Land/Site Development) – Residential Parcel-Single lot & Commercial Parcel-Single lot
- Other Development (non habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)* - Commercial Parcel-Single lot

$650 **Minor Encroach. Study**

Between the creek centerline and the Community Encroachment Line (Community Encroachment Area)

- New Habitable Building (building only)* - Residential Parcel-Single lot
- Lateral Additions to existing building – Residential Parcel-Single lot
- Other Development (Land/Site Development)-Residential Parcel-Single lot
- Other Development (bridge/culvert crossing, non habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)*- Residential Parcel-Single lot

$1,000 **Major F.P. Impact**

Between the Community Encroachment Line and the Community Flood Fringe Line (Community Flood Fringe Area)

- Other Development (Land/Site Development)-Residential Subdivision-Multi lot & Commercial Subdivision-Multi lot
- Other Development (non habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)* - Residential Subdivision-Multi lot & Commercial Subdivision – Multi lot
- Other Development (non habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)* - Other Use (Non-Residential/Commercial)

$2,300 **Major Encroach. Study**

Between the creek centerline and the Community Encroachment Line (Community Encroachment Area)

- New Habitable Building (building only)* - Commercial Parcel-Single lot
- Lateral Additions to existing building – Commercial Parcel-Single lot
- Other Development (Land/Site Development) – Residential Subdivision-Multi lot & Commercial Parcel-Single lot & Commercial Subdivision-Multi lot
- Other Development (bridge/culvert crossing, non habitable building-shed/garage, fill/landscaping, Infrastructure-utilities, storm water, sewer, roads)* - Residential Subdivision-Multi lot & Commercial Parcel-Single lot & Commercial Subdivision-Multi lot & Other Use (Non-Residential/Commercial)

***** For standalone activities that are not clearly included in another IFDP Application.

Additional Charges and Credits for Other Reviews:

$2,300 **Map Revision**

Community Letter of Map Revision (CoLOMR)
(Fee applies only if a FEMA LOMR is **not** required)

$2,300 **Levee**
Levee/Floodwall Review

$250 **Permit Revision**
Minor revisions**to an Approved Floodplain Development Permit

**Minor revisions are changes to the plans that do not require another full review of the proposed development. Major revisions will require either a full re-review or a new IFDP application, and a new fee charge will apply.

15. Charlotte Mecklenburg Certified Site Inspector Certification Training (CMCSI) — $25.00 per session
New fee effective July 1, 2007

16. COMPASS GIS Products

	Current Price $
a) 0 to 50 MB (51200KB)	$10.00
b) 51 to 100 MB (102400KB)	$50.00
c) Greater than 100 MB	$100.00
d) Compass Package – All GIS Data	$1,000.00
e) Additional Hourly Fees	$40.00 per hour $10.00 per quarter hour

	Size	**Mylar**	**Bond**
f) Plotting Fees	11 x 17	$10.00	$5.00
	24 x 36	$20.00	$10.00
	48 x 36	$20.00	$10.00
g) Lamination Fees	11 x 17 = $10.00		
	24 x 36 = $15.00		
	34 x 44 = $15.00		
h) Foam Mounting	11 x 17 = $5.00		
	24 x 36 = $10.00		
	34 x 44 = $10.00		