

COMPREHENSIVE GUIDE FOR RALEIGH DEVELOPMENT FEES

# Development Services Fee Guide

July 1, 2021 - June 30, 2022

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# I. Engineering Services Department

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**Phone:** 919-996-5575

The Engineering Services Department's Stormwater Management Division is responsible for services, programs, and projects that reduce pollution in Raleigh's waterways and address critical flooding and erosion issues that impact streets and private properties in order to preserve and protect life, support healthy natural resources, and complement sustainable growth for the vibrant Raleigh community. The Stormwater Utility Fee provides dedicated funds to administer and pay for needed and approved stormwater management capital improvement projects throughout the city, manage and maintain the public stormwater system, and satisfy state and federal regulatory requirements.

The Stormwater Utility rates are determined by the stormwater service levels and requirements provided for the Raleigh community and are reviewed annually during the budget process. For FY22, the single-family equivalent unit (SFEU) will increase by \$1.50 per unit. Tiered rates will also increase based upon the SFEU increase.

Fees listed under Specific Fees Enumerated are indexed on an annual basis using the Consumer Price Index (CPI). The CPI annual change is 1.4%.

STORMWATER				
	Fee Description	Rate Description	Fee	Unit of Measure
<b>Stormwater Fees</b>				
Commercial Stormwater Utility	Stormwater Utility User Fee Rates are solely based upon impervious surface areas		\$7	per month per Single-Family Equivalent Unit (SFEU)
Single-Family Stormwater Utility	Stormwater Utility Fee Rates are solely based upon impervious surface areas	Tier One: 400 to 1,000 square feet	\$2.80	per month
		Tier Two: 1,001 to 3,870 square feet	\$7	per month
		Tier Three: 3,871 to 6,620 square feet	\$11.90	per month
		Tier Four: 6,621 to 9,500 square feet	\$20.30	per month
		Tier Five: over 9,500 square feet	\$7	per month per Single-Family Equivalent Unit (SFEU)
<b>Specific Fees Enumerated</b>				
Flood Permit w/o Studies			\$212	per permit
Flood Study			\$1,284	per study
Land Disturbing Permit Fee			\$309	per disturbed acre, rounded to nearest 1/10 acre
Land Disturbing Plan Review Fee			\$153	per disturbed acre, rounded to nearest 1/10 acre
Minimum Stormwater Control Permit			\$209	per permit
Stormwater Control Permit			\$212	per parcel/project area
Watercourse Buffer Permit			\$192	per permit
Watercourse Permit			\$192	per permit

\* One SFEU is equivalent to 2,260 square feet of impervious surface area. Properties with less than 400 square feet of impervious surfaces are not subject to a Stormwater fee.

## II. Fire Department

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The Office of the Fire Marshal is the enforcement, educational, and informational arm of the Raleigh Fire Department. The division performs site inspections, issues permits, enforces fire codes, and coordinates pre-fire planning for buildings and facilities within the city. The division is also responsible for conducting fire investigations to determine origin and cause of all fires and provides public fire education to the citizens of Raleigh.

Fees associated with fire prevention and permits are indexed on an annual basis using the Consumer Price Index (CPI). The CPI annual change is 1.4%. Fees outlined below have been updated to include the annual increase for FY22.

An adjustment to the Emergency Responder Radio Coverage System was made.

FIRE MARSHAL			
	Fee Description	Fee	Unit of Measure
<b>Construction Permits</b>			
Alternative Fire Extinguishing Systems (Inert Gas)	Installation of or modification to a gas type automatic fire-extinguishing system. Examples: Clean Agent, Carbon Dioxide, FM 200, etc.	\$181	per system
Alternative Fire Extinguishing Systems (Hoods)	Installation of or modification to an automatic fire extinguishing system.	\$181	per system
Battery systems	Installation of battery of systems with liquid capacity in excess of 50 Gallons	\$181	per system
Compressed gases	Where the compressed gases in use or storage exceed the amounts listed in the NC Fire Code 105.6.9, a construction permit is required to install, repair damage to, abandon, remove, place temporarily out of service or close or substantially modify a compressed gas system. <sup>1</sup>	\$181	per compressed gas system
Cryogenic Fluids	Installation of or alteration to outdoor cryogenic fluid storage systems in excess of the limits of the NC Fire Code (See table 105.6.11)	\$181	per cryogenic fluid system
Emergency responder radio coverage system	Installation of or modification to emergency responder radio coverage system(s)	\$119	per system
		\$0.017	per sq.ft. after shop draws are reviewed
Fire Alarm & Detection System	Installation of or modification to fire alarm and detection systems and related equipment.	\$0.017	per sq.ft. gross floor area for each system
Fire Hydrants - Private	Installation or modification of private fire hydrants.	\$181	per private hydrant system
Fire Pumps and related equipment	Installation of or modification to fire pumps and related fuel tanks, jockey pumps, controllers and generators.	\$682	per pump or related equipment
Gates and barricades across fire apparatus access roads	Installation of or modification to a gate or barricade across a fire apparatus access road.	\$181	per permit project
<sup>1</sup> Corrosive 200 cu ft @ NTP 2. Flammable 200 cu ft @ NTP 3. Highly Toxic Any Amount 4. Inert and simple asphyxiant 6,000 cu ft @NTP 5. Oxidizing (including oxygen) 504 cu ft @ NTP 6. Pyrophoric Any Amount 7. Toxic Any Amount.			

Construction Permits			
Hydrant Flow Test	To perform flow testing of municipal and private fire hydrants. Testing required for submitting fire sprinkler construction plans.	\$120	per test
Membrane structure, tents, and air supported structure	Construction permit to Erect an air supported temporary membrane structure, temporary stage canopy, or tent having an area in excess of 800 square feet.	\$181	per tent, stage, or air-supported structure
Pressure Reducing Valves	Installation	\$12	per valve
Spraying & Dipping Operations	Install or modify a spray room, dip tank or booth.	\$181	per spray room, dip tank or booth
Sprinkler System	Installation of or modification to an automatic fire-suppression system.	\$0.02	per sq.ft. gross floor area for each system
Standpipe Systems without Sprinklers	Installation, modification or removal from service of a standpipe system. This fee is for first Standpipe only.	\$385	first standpipe
Additional Standpipe Installations (each)	Installation, modification or removal from service of a standpipe system.	\$129	per each additional standpipe
Smoke control or smoke exhaust system	Installation of or alteration to smoke control or smoke exhaust systems.	\$181	per smoke control or exhaust system
Solar photovoltaic power systems	To install or modify solar photovoltaic power systems.	\$181	per Solar photovoltaic power system
Flammable & Combustible Liquids	To install, repair or modify a pipeline for the transportation of flammable or combustible liquids.	\$181	per pipeline for transportation of flammable & combustible liquids
	To install, construct or alter tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used.	\$181	per flammable and combustible liquids system
	To install, alter, remove, abandon or otherwise dispose of flammable or combustible liquid tank.	\$181	per flammable and combustible liquids tank
Hazardous Materials	To install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a storage facility or other area regulated by the NC State Fire Code when the hazardous materials in use or storage exceed the amounts listed in Table 105.6.20.	\$181	per hazardous materials facility
Industrial Ovens	New installation	\$181	per industrial oven
Shop Drawings per Review per Hour (New Construction)	Work requiring construction permits prior to work being performed.	\$119	per review per hour
Emergency Generator	Load bank testing for emergency generators	\$181	per generator
Fire Line - Private (aka groundwork or under ground)	Installation of or modification to Private Fire Lines and site containment backflow preventer.	\$254	First 500 lineal feet is base fee only.
Fire Line - Private (aka groundwork or under ground)	Installation of or modification to Private Fire Lines and site containment backflow preventer.	\$25	Each additional 100 linear feet after initial 500 linear feet of base fee.

FIRE MARSHAL				
	Fee Description		FY22	Unit of Measure
<b>Periodic Fire Inspection</b>				
Re-Inspection Fee - Extra Inspections			\$77	per business re-inspection
Fire Incident and Inspection Reports (per page)	Costs for reports for fire incident and inspection reports		\$0.06	per page
Work without a required permit			\$302	per inspection
Electronic Filing System Reporting	Fee previously included within municipal code.		\$12	per report
Maintenance of Safeguards	Maintaining life safety systems and devices with applicable codes and standards. Fee previously charged under "Special Inspection Request."		\$90	per inspection
Periodic Fire Inspection	Fire inspection fee based on square footage <sup>1,2,3</sup>	Up to 999sf	\$30	per inspection
		1,000-2,499sf	\$60	per inspection
		2,500-9,999sf	\$121	per inspection
		10,000-49,999sf	\$217	per inspection
		50,000-149,999sf	\$414	per inspection
		150,000-399,999sf	\$603	per inspection
		400,000-and greater	\$845	per inspection
<b>Operational Permits</b>				
Aerosol Products	Level 2 or 3 aerosols in excess of 500 lbs.		\$90	per facility operation
Amusement Buildings	To operate a special amusement building		\$181	per building
Carnivals and Fairs	To conduct a carnival, fair or street festival		\$181	per carnival, fair or festival
Combustible Dust-Producing Operations	To operate a grain elevator, flour starch mill, feed mill, or a plant pulverizing aluminum, coal, cocoa, magnesium, spices or sugar, or other operations producing combustible dusts as defined in the NC State Fire Code.		\$181	per dust-producing operation
<b>Operational Permits</b>				
Compressed Gases - Corrosive <sup>2</sup>	Storage, use and handling in excess of 200 cu ft @ NTP		\$90	per facility operation
Compressed Gases - Flammable <sup>2</sup>	Storage, use and handling in excess of 200 cu ft @ NTP		\$90	per facility operation
Compressed Gases - Highly Toxic <sup>2</sup>	Storage, use and handling in any amount		\$90	per facility operation
Compressed Gases - Inert & Simple Asphyxiant <sup>2</sup>	in excess of 6,000 cu ft @ NTP		\$90	per facility operation
Compressed Gases - Oxidizing <sup>2</sup>	Storage, use and handling (including oxygen) in excess of 504 cu ft @ NTP		\$90	per facility operation
Compressed Gases - Pyrophoric <sup>2</sup>	Storage, use and handling in any amount		\$90	per facility operation
Compressed Gases - Toxic <sup>2</sup>	Storage, use and handling in any amount		\$90	per facility operation
Covered Mall Building	The placement of retail fixtures and goods, concession, equipment, displays of highly combustible goods and similar items in the mall.		\$181	per covered mall
Covered Mall Building	The display of liquid- or gas-fired equipment in the mall.		\$181	per covered mall

<sup>1</sup> For a multi-tenant building, the fees are applied for each tenant; except a high-rise building the inspection fees are applied to the entire structure.

<sup>2</sup> For multiple buildings owned by the same owner(s), inspection fees are per building as defined by the N.C. Building Code, Volume 1.

<sup>3</sup> Inspection fees are applicable for each State mandated fire inspection.

Operational Permits			
Covered Mall Building	The use of open flame or flame-producing equipment in the mall.	\$181	per covered mall
Cryogenic Fluids - Flammable	Produce, store, transport on site, use, handle or dispense cryogenic fluids in excess of 1 gallon inside a building and 60 gallons outside a building.	\$90	per facility operation
Cryogenic Fluids - Inert	Produce, store, transport on site, use, handle or dispense cryogenic fluids in excess of 60 gallons inside a building and in excess of 500 gallons outside a building.	\$90	per facility operation
Cryogenic Fluids - Oxidizing	Produce, store, transport on site, use, handle or dispense cryogenic fluids (including oxygen) in excess of 10 gallons inside and 50 gallons outside.	\$90	per facility operation
Cryogenic Fluids - Hazardous	Produce, store, transport on site, use, handle or dispense cryogenic fluids that are Physical or Health Hazard not indicated above in any amount inside or outside a building.	\$90	per facility operation
Dry Cleaning Plants	To engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry cleaning equipment.	\$90	per building operation
Exhibits & Trade Shows	To operate exhibits and trade shows.	\$181	per exhibit and/or trade show
Explosives - Up to 90 Days	For the manufacture, storage, handling, sale or use of any quantity of explosives, explosive materials. (Up to 90 Day permit - Blasting)	\$362	per blasting site up to 90 days
Explosives - Mfg., Store, Handle, Sale & use	To manufacture, storage, handling, sale and use	\$181	per explosives site
Floor Finishing Exceeding 350 sf. Ft.	Using Class I or II Liquids	\$90	
Fumigation and Insecticidal Fogging	Operate a business	\$90	per business operation
High-Piled Combustible Storage	Exceeding 500 sq. ft.	\$90	
Liquid-or Gas-Fueled Vehicles or Equipment in Assembly Buildings	To display, operate or demonstrate liquid or gas-fueled vehicles or equipment in assembly buildings.	\$181	per hazard in assembly buildings
Magnesium	Melt, Cast, Heat Treat or Grind more than 10 lbs.	\$90	per facility operation
Miscellaneous Combustible Storage	In excess of 2,500 cu. ft.	\$90	per business operation
Open Burning	Bon Fire or Commercial Land Development	\$181	per open burning site
Place of Assembly	To operate a place of assembly	\$90	per place of assembly



**FIRE MARSHAL**

	<b>Fee Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	
<b>Operational Permits</b>				
Private Fire Hydrants	Removal from service, use or operation	Up to 5 Private Hydrants	\$90	per private hydrant system
		6-10 Private Hydrants	\$120	per private hydrant system
		11 or more Private Hydrants	\$181	per private hydrant system
Pyrotechnic Special Effects Material	For use and handling of pyrotechnic special effects material	\$181	per location	
Refrigeration Equipment	As regulated in Chapter 6 of NC Fire Code	\$90	per refrigeration equipment	
Repair Garage & Motor Fuel-Dispensing Facilities	Operation of repair garages and automotive, marine and fleet motor fuel-dispensing facilities	\$90	per repair garage or motor fuel-dispensing facility	
Rooftop Heliports	For the operation of a rooftop heliport	\$90	per rooftop heliport	
Spraying or Dipping	Conduct a spraying or dipping operation utilizing flammable or combustible liquids or the application of combustible powders as regulated by the NC State Fire Code	\$181	per operation involving spraying or dipping utilizing flammable & combustible liquids or application of combustible powders	
Storage of Scrap Tires & Tire Byproducts	To establish, conduct or maintain storage of scrap tires and tire byproducts that exceeds 2,500 cubic feet of total volume of scrap tires and for indoor storage of tires and tire byproducts	\$90	per business operation	
Tire-Rebuilding Plants	Operation and maintenance of a tire-rebuilding plant	\$90	per facility operation	
Temporary membrane structures, tents & air-supported structures	To operate an air-supported temporary membrane structure, or a temporary stage canopy having an area in excess of 400 square feet or a tent having an area in excess of 800 square feet	\$90	per structure	
Large tents and membrane structures	In excess of 15,000 sf	\$302	per structure	
Waste Handling	Operation of wrecking yards, junk yards and waste material- handling facilities	\$90	per facility operation	
Carbon Dioxide Systems	Used in dispensing applications having more than 100 pounds of carbon dioxide.	\$90	per facility operation	
Flammable & Combustible Liquids	Fuel dispensing locations where produced, processed, transported, stored, dispensed or used.	\$181	per dispensing location	
	Place temporarily out of service above ground or underground storage tanks	\$181	per tank	
	Change the contents in a tank to a greater hazard.	\$181	per tank	
	Manufacture, process, blend or refine flammable or combustible liquids.	\$181	per facility operation	
	Dispensing at Commercial, Industrial, Governmental or Manufacturing establishments.	\$181	per establishment	
	Utilize a site for the dispensing of liquid-fuels from tank vehicles.	\$181	per site location	
Hazardous Materials	As regulated by the NC State Fire Code (See Table 105.6.20)	\$90	per hazardous materials facility or operation	
Industrial Ovens	For the operation of industrial ovens	\$90	per operation with Industrial oven(s)	

# III. Office of Emergency Management and Special Events

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**Email:** [specialevents@raleighnc.gov](mailto:specialevents@raleighnc.gov)

**Phone:** 919-996-2200

The Office of Emergency Management & Special Events provides a single point of contact for event management and compliance, overseeing all aspects of special events that use the public right-of-way.

There are no fee increases or additions that are proposed for the FY22. As part of a reorganization, zoning permit fees were moved from City Planning to the Office of Emergency & Special Events. These fees are indexed annual on the Consumer Price Index (CPI). The CPI annual change is 1.4%.

OFFICE OF EMERGENCY MANAGEMENT & SPECIAL EVENTS			
	Fee Description	Fee	Unit of Measure
<b>Zoning Permits</b>			
News Rack	Permit to allow news rack on public right of way	\$16	per application
News Rack Private	Permit to allow news rack on public right of way	\$16	per application
Outdoor Dining	Permit to allow outdoor dining on public right of way	\$0	per application
Street Furniture	Permit to allow street furniture on public right of way	\$0	per application
Street Performer	Permit to allow street performance on public right of way	\$43	per application
Street Vendor	Permit to allow street vendor on public right of way	\$158	per application

# IV. Parks, Recreation, and Cultural Resources

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The Parks, Recreation and Cultural Resources Department oversees 118 miles of greenway trails, approximately 10,000 acres of land with more than 200 parks. Park amenities include amusements, art centers, athletic facilities, community centers, lakes, nature preserves, off-leash dog parks, playgrounds, swimming pools, historic sites, and open spaces.

Proposed fee changes for FY22 include an increase in Interment/Disinterment (Adult/Child) fees and Internment/Disinterment Fee (Cremains). These fees are reviewed annually as required by Ordinance.

Fees associated with urban forestry, facility fees, and fees in lieu are indexed on an annual basis using the Consumer Price Index (CPI) and the Engineering News-Record (ENR). The CPI annual change is 1.4%. The ENR annual change is 1.64%. The tree permit fees are now being indexed based on CPI.

In addition to facility based fees, PRCR develops fees for programming. These fees are updated and approved according to the Department's cost recovery matrix.

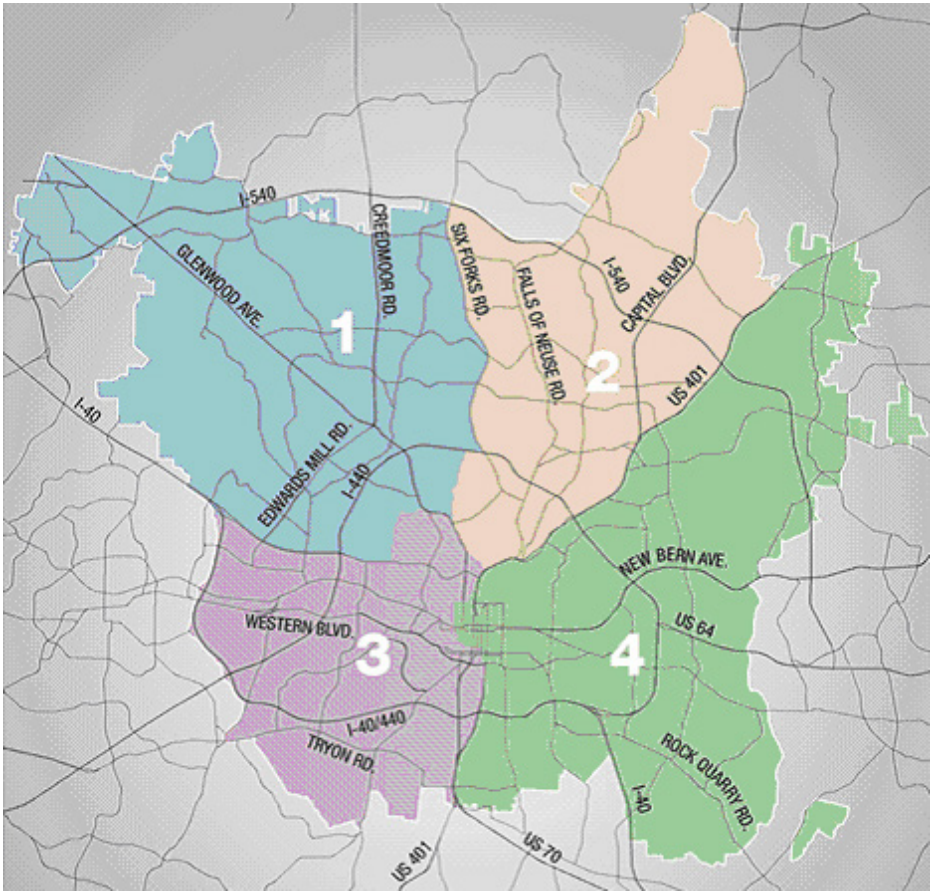
PARKS				
	Fee Description	Rate Description	Fee	Unit of Measure
<b>Urban Forestry Fees</b>				
Fee in lieu (existing)	Fee in lieu of installing replacement tree with approved removal	\$100 per inch of tree removed in right-of-way	\$101	per inch of tree
Tree buffer protection	Based on disturbed area interior to protected buffers. Tree Buffer Protection fee is calculated on a per acre basis of disturbed area	Min	\$258	per acre of disturbed area
		Max	\$3,209	
Tree Conservation Area fee in lieu	Fee in lieu of tree conservation area compliance	Based on property value of tree conservation area	-	Tax value of the property adjusted by CPI
Fee in lieu (development)	Fee in lieu of installing required trees for new development	Tree Lawn	\$2,033	per tree
		Tree Grate	\$6,073	per tree
Other tree disturbing activities or tree fence	Applies to other tree disturbing activities or tree fence associated with tree conservation areas		\$129	per permit/parcel
Tree Conservation Area		Min	\$258	
Tree Conservation Area	Fee for tree conservation area calculated on a per acre basis of tree conservation area (not to exceed 10% of the net site area of the tract or 15% for R-1 and R-2 zoning districts)		\$1,092	per acre of tree conservation area
		Max	\$6,419	
Tree removal permit	Applies to tree removal associated with tree conservation areas		\$129	per permit/parcel
Tree pruning permit	Applies to tree pruning associated with tree conservation areas		\$129	per permit/parcel
Tree Impact permit	Permit for tree disturbing activity in the right-of-way and City owned or controlled property. Includes planting, pruning, removal or other tree disturbing activities		\$106	per permit/parcel

FACILITY FEES		
	Fee	Unit of Measure
<b>Open Space Fees</b>		
Zone 1: Single-family dwelling	\$1,582	per unit
Zone 1: Multi-family dwelling	\$1,148	per unit
Zone 2: Single-family dwelling	\$1,582	per unit
Zone 2: Multi-family dwelling	\$1,148	per unit
Zone 3: Single-family dwelling	\$1,332	per unit
Zone 3: Multi-family dwelling	\$969	per unit
Zone 4: Single-family dwelling	\$1,337	per unit
Zone 4: Multi-family dwelling	\$982	per unit

## Open Space Fees

The fee for residential development only is based on the number of dwelling units using the established rate for the zone in which the payment is applied.

“SingleFamily Dwelling” is defined as a single-family detached dwelling unit. “Multi-Family Dwelling” is defined as any building which contains two or more dwelling units.



# Planning and Development Services

**Planning Email:** [planning@raleighnc.gov](mailto:planning@raleighnc.gov)  
**Planning Phone:** 919-996-2682

**Development Email:** [development.services@raleighnc.gov](mailto:development.services@raleighnc.gov)  
**Development Phone:** 919-996-2500

The Planning and Development Services Department performs full project review and inspections for all private development within Raleigh to promote and ensure quality, safety, usability, sustainability and compliance in the built environment. Planning provides three main services: comprehensive planning, design and implementation, and regulation

New fees are being included for FY22, including a fee for Annexation Petitions and Design Alternatives, which are requests for approval for a proposed design that does not conform to the Unified Development Ordinance (UDO), but otherwise conforms to the Comprehensive Plan and is considered equal to or better than the UDO standard.

Development fees are reviewed annually in accordance with the Development Services User Fee Policy adopted by Council in June of 2017. Per the policy, two-thirds of the fees are indexed based on a Consumer Price Index (CPI) and the remaining one third are reviewed to ensure the time and effort to provide the services is aligned with both the recovery of operating costs and prevailing market factors. For FY22, Planning and Development Services fees are indexed using the Consumer Price Index (CPI). The CPI annual change is 1.4%.

BUILDING AND SAFETY				
	Fee Description	Fee	Unit of Measure	Indices
<b>Permit Fees for New Commercial Construction</b>				
New Commercial Building Permit \$0 - 150,0001	New Construction Building Permit Fee	\$0.80	per \$1000 valuation	Held Flat
New Commercial Building Permit \$150,001 - \$250,0001	New Construction Building Permit Fee	\$0.76	per \$1000 valuation	Held Flat
New Commercial Building Permit \$250,001 - 500,0001	New Construction Building Permit Fee	\$0.74	per \$1000 valuation	Held Flat
New Commercial Building Permit \$500,001 - 750,0001	New Construction Building Permit Fee	\$0.72	per \$1000 valuation	Held Flat
New Commercial Building Permit \$750,001 - 1,000,0001	New Construction Building Permit Fee	\$0.70	per \$1000 valuation	Held Flat
New Commercial Building Permit \$1,000,001 - 5,000,0001	New Construction Building Permit Fee	\$0.64	per \$1000 valuation	Held Flat
New Commercial Building Permit \$5,000,001 - 15,000,0001	New Construction Building Permit Fee	\$0.56	per \$1000 valuation	Held Flat
New Commercial Building Permit \$15,000,001 - 25,000,0001	New Construction Building Permit Fee	\$0.48	per \$1000 valuation	Held Flat
New Commercial Building Permit \$25,000,001 and up <sup>1</sup>	New Construction Building Permit Fee	\$0.40	per \$1000 valuation	Held Flat
New Commercial Electrical Permit	New Construction Electrical Permit Fee	100%	% of calculated building permit	Held Flat
New Commercial Mechanical Permit	New Construction Mechanical Permit Fee	77%	% of calculated building permit	Held Flat
New Commercial Plan Review Fee	New Construction Plans Review Fee	51%	% of calculated building permit	Held Flat
New Commercial Plumbing Permit	New Construction Plumbing Permit Fee	56%	% of calculated building permit	Held Flat

<b>Building and Safety - Permit Fees for New Residential Construction</b>				
New Residential Building Permit <sup>1</sup>	New Residential Construction Building Permit Fee	0.3%	% of calculated construction value	Held Flat
New Residential Electrical Permit	New Residential Construction Electrical Permit Fee	60%	% of calculated building permit	Held Flat
New Residential Mechanical Permit	New Residential Construction Mechanical Permit Fee	26%	% of calculated building permit	Held Flat
New Residential Plan Review Fee	New Residential Construction Plans Review Fee	63%	%of calculated building permit	Held Flat
New Residential Plumbing Permit	New Residential Construction Plumbing Permit Fee	32%	%of calculated building permit	Held Flat
"Valuation determined by using latest version of the International Code Compliance Building Valuation Table and reduced by a means location factor for Raleigh NC."				
<b>Building and Safety - Permit Fees for Alterations and Repairs</b>				
Alterations and Repairs Plan Review Fee	Alteration and Repairs Plans Review Fee	55%	% of calculated building permit	Held Flat
Level 1 Alteration	Level 1 Alterations include the removal and replacement of the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose. Minimum Permit fees per trade do apply. Fee is calculated by (Building Permit Fee x rate %)	25%	% of calculated building permit	Held Flat
Level 2 Alteration	Level 2 Alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment. Minimum Permit fees per trade do apply. Fee is calculated by (Building Permit Fee x rate %)	50%	% of calculated building permit	Held Flat
Level 3 Alteration	Level 3 Alterations apply where the work area exceeds 50% of the aggregate areas of the building. Minimum Permit fees per trade do apply. Fee is calculated by (Building Permit Fee x rate %)	75%	% of calculated building permit	Held Flat
Commercial and Residential Re-review Fee	Commercial and Residential re-review fee is set at minimum permit fee	\$119	per trade per hour	CPI
<b>Building and Safety - Specific Fees Enumerated</b>				
Voiding Permit Fee	Voiding Permit Fee	\$119	per permit	CPI
Extra Inspections	Extra Inspection Fee	\$119	per inspection per trade	CPI
Demolition of a building or structure	Demolition Permit Fee	\$119	per review	CPI
Conditional Service Fee - Commercial	Commercial Construction Conditional Service Fee	\$142	per trade per unit	CPI
Conditional Service Fee - Multi-Family	Multi-Family Construction Conditional Service Fee	\$142	per trade for up to 5 units	CPI
Manufactured Homes	Includes all permits needed for installation of Manufactured Home (all trades)	\$310	per Home installation	CPI
Moving or relocation of building	Building Relocation Permit Fee	\$312	per review	CPI
Occupancy posting or reporting	Occupancy Posting Fee	\$119	per review	CPI
State mandated license renewals	License Renewal Fee	\$119	inspections per trade	CPI
Temporary board (Electrical)	Temporary Electrical Board Electrical Permit Fee	\$119	per review	CPI
Temporary trailer	Temporary Trailer Building Permit Fee	\$119	per trade	CPI
Temporary certificate of occupancy	Temporary Certificate Of Occupancy (TCO) Fee	\$1,399	flat fee	CPI

Sub-Water Meter	Sub-Meter Permit Fee	\$142	per trade up to 5 units	CPI
Temporary CO for Single-Family/ Duplex Units	Temporary Certificate of Occupancy (TCO) Fee -Single-family/Duplex	\$138	per unit	CPI
Partial Certificate of Occupancy	Partial Certificate of Occupancy (PCO) Fee	\$415	per certificate	CPI
Pre-Construction Meeting	Pre-Construction Meeting Fee	\$325	per meeting	CPI
Alternate Means of Compliance	Fee charged for research that involves building systems that are outside of the scope of building code but may meet requirements of the building code.	\$1,500	per review (review of 7-10 hours)	Held Flat
Conditional Service Fee - Residential	Conditional Service Fee- Residential	\$115	per trade per unit	CPI
Minimum Permit Fee	Minimum Building Permit Fee	\$119	per review	CPI
Alternative Means of Compliance (hourly rate)	Fee charged when staff time exceeds the minimum time of 10 hours, which is covered by the flat fee.	\$191	per hour (after 10 hours)	CPI
Stocking Permit	Fee charged for stocking of commercial space prior to issuance of Certificate of Occupancy	\$260	per permit	CPI
<b>Building and Safety - Stand Alone Trade Permits</b>				
Field Revisions	Plan Revision Fee	\$119	per trade per hour	CPI
Plumbing Utility Inspection	Plumbing Utility Inspection Fee	\$127	per review	CPI
Boiler or Compressor - Commercial	Boiler / Compressor Permit Fee	\$164	per review	CPI
Cell Tower/Co-locate (site)	Cell Tower/Co-locate Permit Fee	\$113	per review	CPI
Co-locate on a Building (Building only)	Co-locate Cell on a Building Permit Fee	\$199	per review	CPI
Ductwork - Commercial	Ductwork Permit Fee	\$164	per review	CPI
Exhaust Hood and Duct System - Commercial	Commercial Exhaust Hood and Duct System Permit Fee	\$164	per trade per work type	CPI
Exhaust Systems - Commercial	Commercial Exhaust System Permit Fee	\$164	per trade per work type	CPI
Forced-Air Warm Air Furnaces - Commercial	Commercial Forced-Air Warm Furnace Permit Fee	\$164	per 1-3 co-located units per trade	CPI
Gas Outlets - Commercial	Commercial Gas Outlet Permit Fee	\$164	per review	CPI
Generators (Electrical only) - Commercial	Commercial Electric Generator Permit Fee	\$266	per review	CPI
Heat Pumps/air Conditioning - Commercial	Commercial Air Conditioning Fee	\$164	per 1-3 co-located units per trade	CPI
Incinerators - Commercial	Commercial Incinerator Fee	\$164	per trade per work type	CPI
Parking Lot Lighting	Parking Lot Lighting	\$212	per review	CPI
Photovoltaic (Solar) - Commercial	Commercial Photovoltaic Fee	\$447	per review	CPI
Refrigeration Units - Commercial	Commercial Refrigeration Fee	\$164	per trade per work type	CPI
Service Repair/Replace - Commercial	Commercial Service Repair Fee	\$132	per permit	CPI
UPS System	UPS System Fee	\$225	per review	CPI
Water Heater Changeout	Water Heater Change Out Fee	\$119	per review	CPI
Fixture Replacement/Retro-fit: 26-50 fixtures - Commercial	Development service fee	\$157	per review	CPI
Fixture Replacement/Retro-fit: 51-100 fixtures - Commercial	Development service fee	\$197	per review	CPI
Fixture Replacement/Retro-fit: Over 100 fixtures - Commercial	Development service fee	\$215	per review	CPI
Heat Pumps/air Conditioning - Residential	Development service fee	\$112	per trade	CPI
Swimming Pool - Commercial (Building only)	Development service fee	\$235	per review	CPI

**CONTINUOUS IMPROVEMENT AND CUSTOMER SERVICES**

	<b>Fee Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Indices</b>
<b>Express Services - Building Services Fees</b>				
Express - Change of Use	Applicant wishes to change the use of the building from one type to another; Ex: Office to Restaurant	\$1,521	per review per hour	CPI
Express - Additions	Commercial building additions	\$1,521	per review per hour	CPI
Express - Alteration & Repairs	Interior project where use of the building is determined and cosmetic modifications are altering the space.	\$913	per review per hour	CPI
Express - Building Comments Only	Scoping review that is not for permitting but is a full review of building plans.	\$913	per review per hour	CPI
Express - Fit up/Interior Completion	First generation tenant upfit.	\$913	per review per hour	CPI
Express - Resubmittal Conference	Opportunity for clients to have plan review by building trade reviewers only.	\$608	per review	CPI
Express - Standard Commercial	New building construction review for permitting.	\$1,521	per review per hour	CPI
Pony Express	Commercial plan review to expedite small, simple, interior alterations.	\$304	per review per hour	CPI
Field Revisions	New building construction changes after the City has issued the permit.	\$913	per Trade per Hour	CPI
Site Permit Review (Previously - Express - Concurrent)	Site plan review process	\$913	per review per hour	CPI
Special Consultation Services (Previously - Special Field Consultation Services)	This is a conference / consultation service primarily used for Express Review and Project Advocacy.	\$330	per review	CPI
<b>Express Services - Land Development Fees</b>				
Express - Grading	Permit for land disturbance including change of grade on site.	\$913	per review per hour	CPI
Express - Preliminary Development Plan	Review to verify all UDO requirements are met.	\$913	per review per hour	CPI
Express - Recorded Map	Reviewed legal instrument that shows configuration of parcel plan.	\$913	per review per hour	CPI
Express - Sketch Plans	Scoping review that is a high-level overview of a site project.	\$608	per review	CPI
<b>Business Support Center - Development Engineering</b>				
General record recovery (including print)	General record request including printing	\$0.05	per page	CPI
Certificate of compliance or occupancy recovery (beyond 30 days of issue date)	Certificate of compliance or occupancy recovery (beyond 30 days of issue date) This is an old fee that is no longer in effect. CO and CC are automatically generated and made available online for client to retrieve.	\$56	per certificate	CPI
Special research	Records or Technology and Analytics may use for additional work that staff has to do to get certain data to the public/customer (minimal usage)	\$28	per hour	CPI
Technology Fee	The tech fee was incorporated as part of the original DSD fee study which included Building and Safety, Land and Right of Way fees.	4%	per subtotal of all other fees	Set by Policy



**COMPREHENSIVE AND LONG RANGE PLANNING**

	<b>Fee Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Indices</b>
<b>Comprehensive Planning Fees</b>				
Master Plan	A visual component required when a rezoning application is submitted for a Planned Development or Campus rezoning request.	\$3,209	per application	CPI
Waiver petition of 24 months waiting period	A request for a waiver from the requirement prohibiting the Planning Department to accept a new rezoning petition for property which has been heard within the past 24 months.	\$193	per application	CPI
Comprehensive Plan Amendment	A request to amend the Comprehensive Plan that may affect plan text/policies, Future Land Use Map, or attached area plans.	\$642	per application	CPI
Conditional use rezoning case	A request to modify the City's Official Zoning Map with additional restrictive conditions offered by the applicant.	\$1,284	per application	CPI
General use rezoning case	A request to modify the City's Official Zoning Map.	\$642	per application	CPI
Text Change for Zoning Conditions	A request to modify the zoning conditions that regulate development entitlement for particular parcel(s) that will not modify the City's Official Zoning Map.	\$1,284	per application	CPI
Annexation	A petition to annex or deferred annexation into the City of Raleigh in order to connect to City services.	\$634	per petition	New
Annexation (1 or 2 family lot)	A petition to annex or deferred annexation into the City of Raleigh in order to connect to City services.	\$317	per petition	New
<b>Raleigh Historic Development Commission Fees</b>				
Historic Landmark Designation	Collected from applicants of privately-initiated transactions; partially covers cost of plaque	\$321	per application	CPI
Minor Work – Administrative	Collected from applicants of privately-initiated transactions	\$31	per application	CPI
After-the-fact Minor Work Administrative	Certificate of Appropriateness applications that are filed after the requested work has begun or has been completed are referred to as after-the-fact applications.	\$62	per application	CPI
Major Work – Public Meeting (except large addition & new building)	Collected from applicants of privately-initiated transactions; includes cost of legal noticing requirements	\$160	per application	CPI
After-the-fact Major Work - Public Meeting (except large addition & new building)	Certificate of Appropriateness applications that are filed after the requested work has begun or has been completed are referred to as after-the-fact applications.	\$316	per application	CPI
Major Work – New Building Construction/Additions greater than 25% of building square footage	Collected from applicants of privately-initiated transactions; includes cost of legal noticing requirements	\$321	per application	CPI
After-the-fact Major Work - New Building Construction/ Additions greater than 25% of building square footage	Certificate of Appropriateness applications that are filed after the requested work has begun or has been completed are referred to as after-the-fact applications.	\$632	per application	CPI
Major Work- Demolition of building or structure	Collected from applicants of privately-initiated transactions; includes cost of legal noticing requirements	\$642	per application	CPI
After-the-fact Demolition of building or structure	Certificate of Appropriateness applications that are filed after the requested work has begun or has been completed are referred to as after-the-fact applications.	\$1,263	per application	CPI
Post-approval COA Issuance Re-Review of Conditions of Approval	Collected from applicants of privately-initiated transactions	\$96	per application	CPI

ZONING AND LAND DEVELOPMENT				
	Fee Description	Fee	Unit of Measure	Indices
<b>Land Development Zoning</b>				
Common Signage Plans (new)	Amendments/revisions to an approved Common Signage Plan are regulated per UDO Section 10.2.12.D	\$56	per plan	CPI
Common Signage Plans (Amended)	Letters providing verification for certain zoning related matters such as Zoning designation of land, Residential Infill Status, and Site Plan Tier	\$42	per plan	CPI
Zoning verification letter (Fee applies to each parcel)	Letters providing verification for certain zoning related matters such as Zoning designation of land, Residential Infill Status, and Site Plan Tier	\$46	per review	CPI
Sunset extension letter	The UDO allows for plans approaching expiration to request an extension.	\$114	per review	CPI
Zoning Permit Fee - Commercial	A Zoning Permit is required for non-residential development activity.	\$195	per review	CPI
Zoning Permit Fee - 1&2 Family Dwellings Existing Structures	A Zoning Permit is required for residential development activity.	\$182	per review	CPI
Post-approval name change petition	Project name change after approval	\$119	per review	CPI
Design Alternates	A request for approval for a proposed design that does not conform to the UDO code, but otherwise conforms to the Comprehensive Plan and is considered equal to or better than the UDO standard; Quasi-judicial hearing	\$1,650	per request	New
<b>Preliminary Subdivision Plan Review</b>				
Preliminary - Subdivision plans Level 1	"Up to 5 lots and < 2 acres Excludes: • Townhouse development • Requiring CC evidentiary hearings "	\$932	per review	CPI
Preliminary - Subdivision plans Level 2	"Conventional Subdivision < 20 lots Townhouse Development < 2 acres "	\$1,019	per review	CPI
Preliminary - Subdivision plans Level 3	All other Subdivisions not applicable for Level 1 or Level 2	\$1,614	per review	CPI
Re-Review - Subdivision plans Level 1	The 3rd and subsequent review cycles	\$438	per review, beginning at third review	CPI
Re-Review - Subdivision plans Level 2	The 3rd and subsequent review cycles	\$509	per review, beginning at third review	CPI
Re-Review - Subdivision plans Level 3	The 3rd and subsequent review cycles	\$806	per review, beginning at third review	CPI
<b>Recorded Maps / Plat Recordation</b>				
Boundary Survey Plat	A map for recordation with no lots created; and no change in property lines	\$156	per review	CPI
Exempt Subdivision Plat	Recorded map not considered a boundary survey or a subdivision	\$179	per review	CPI
Final Subdivision Plat	A recorded map that includes creation of lots and/or right-of-way	\$580	per review	CPI
Recombination Plat or other recorded instrument	Recorded map resulting in property line changes, but no new lots; Recorded Instrument per UDO Section 10.2.6.	\$179	per review	CPI
Right-of-Way easement plat	Right-of-Way easement	\$163	per review	CPI

<b>Administrative Site Plan Review</b>				
Admin Site Review - Site plan Level 1	"Public & Institutional uses (UDO 6.3), < 5,000 sq. ft. and < 2 acres • Duplex Unit development "	\$1,122	per review	CPI
Admin Site Review - Site plan Level 2	"Residential uses (UDO 6.2), < 2 acres, except as noted in Level 3. • Public & Institutional uses (UDO 6.3), 5,000 sq. ft. – 20,000 sq. ft. • Commercial & Industrial uses (UDO 6.4, 6.5), < 10,000 sq. ft. (excludes restaurant, bar, retail sales, vehicle sales/rental). • Open Uses (UDO 6.6) < 10 acres "	\$1,334	per review	CPI
Admin Site Review - Site plan Level 3	The 3rd and subsequent review cycles	\$1,976	per review	CPI
Admin Site Re-Review - Site plan Level 1	The 3rd and subsequent review cycles	\$561	per review, beginning at third review	CPI
Admin Site Re-Review - Site plan Level 2	The 3rd and subsequent review cycles	\$667	per review, beginning at third review	CPI
Admin Site Re-Review - Site plan Level 3	The 3rd and subsequent review cycles	\$989	per review, beginning at third review	CPI
<b>Specific Fees Enumerated</b>				
Minor Site Permit Review	Allows applicant to pursue plan and permit approval for site-only elements associated with projects with relatively minor scales of work; where a Major Site Permit Review is not required.	\$213	per review cycle	CPI
<b>Zoning Fees</b>				
Text Change Code Amendment	Collected from applicants of privately-initiated transactions	\$321	per application	CPI
BOA quasi-judicial evidentiary and vested rights hearing	Collected from applicants of privately-initiated transactions	\$211	per application	CPI
<b>Permits</b>				
Awnings	Permit to allow awnings on public right of way	\$158	per application	CPI
Encroachment	Permit to allow building & exterior accent light to be placed above public space	\$158	per application	CPI
Food Truck/ Property Owner	Permit for private property owner	\$112	per application	CPI
Food Truck/Retail Sales	Permit for vendor	\$158	per application	CPI
Overhead Sign	Permit to allow overhead sign on public right of way	\$158	per application	CPI
Home Occupation Permit	Home Occupation Permit Fee	\$132	per review	CPI
Signs - Electrical, Permanent, or Special Event: Commercial	Permit prior to the installation of signage as specified in UDO Section 7.3. (Note: A separate Electrical Permit Fee may apply.)	\$264	per sign	CPI
Signs - Electrical, Permanent, or Special Event: Residential	Permit prior to the installation of signage as specified in UDO Section 7.3. (Note: A separate Electrical Permit Fee may apply.)	\$190	per sign	CPI

# VII. Transportation Department

**Email:** transportationinfo@raleighnc.gov

**Phone:** 919-996-3030

The Transportation Department's Transit Program administers the City of Raleigh's public transportation system. No changes are being proposed for FY22.

The Parking Division manages the City's parking operations and assets and strives to improve parking opportunities to meet the needs of continued growth and development. The valet parking fee has increased \$100 for FY22.

The Traffic Engineering Division works to ensure safe and efficient flow of traffic through the oversight of traffic signals, traffic signs and markings, and the elimination of vision obstructions. Fees in this area are associated with street signs and right-of-way closures. All right-of-way fees are now included in this section. No changes are proposed for FY22.

Raleigh Union Station is adding rental and security deposit fees for a new conference room space.

STREETS			
	Fee Description	Fee	Unit of Measure
<b>Street Assessments</b>			
Residential Street Assessment	Applies to petitioned street improvements when no curb and gutter exist	\$32	per LF of abutting frontage
Commercial Street Assessment	Applies to petitioned street improvements when no curb and gutter exist	\$64	per LF of abutting frontage
Petitioned Resurfacing	Applies to petitioned resurfacing of substandard City of Raleigh Streets	\$8.50	per LF of abutting frontage
Petitioned Paving	Applies to petitioned paving of substandard City of Raleigh streets	\$16	per LF of abutting footage
<b>Street Fees</b>			
Street Name Change		\$310	per street name change
Street Right of Way Closure	The permanent closure of a publicly dedicated right-of-way has an application fee which is paid through Development Services. This process is open to adjacent property owners who wish to close streets or rights-of-way that are no longer in use, or associated with an adjacent development activity.	\$311	per petition
Streets Signs	Street Signs-calculated when developer turns in construction drawings to Development Services and they pay for installation of street signs based on linear feet of newly constructed streets	\$0.66	per street name change

THOROUGHFARE FEES			
	Fee Description	Fee	Unit of Measure
<b>Residential Single Family</b>			
Single family Less than 1,000 sq. ft.		\$1,513	per unit
Single family 1000 - 1,999 sq. ft.		\$1,797	per unit
Single family 2000 - 2,999 sq. ft.		\$1,994	per unit
Single family 3000 - 3,999 sq. ft.		\$2,145	per unit
Single family 4000 - 4,999 sq. ft.		\$2,265	per unit
Single family >5,000 sq. ft.		\$2,423	per unit
Multi-family dwellings		\$1,333	per unit
Retirement community		\$559	per unit
Hotel/motel <sup>1</sup>	Hotels or motels which contain any convention or civic center shall , in addition to paying the thoroughfare fee based on rooming units, also pay the thoroughfare fee based on general recreation for the civic center or convention center. Any other accessory or incidental or accessory use contained within a hotel or motel facility shall be calculated in accordance with §10-8004(d).	\$1,902	per room
<b>Commercial</b>			
Retail/Commercial <sup>2</sup>		\$3,237	per 1,000 sq. ft. of floor area gross
Retail uses that include sale of motor fuels to public minimum <sup>3</sup>	<sup>1</sup> For retail uses that include the sale of motor fuels to the public, the fee shall be the greater of the charge based on retail square footage, or the minimum per vehicle fueling position.	\$7,190	per vehicle fueling station
Office		\$2,468	per 1,000 sq. ft. of floor area gross
Industrial/manufacturing/agricultural		\$1,560	per 1,000 sq. ft. of floor area gross
Warehouse		\$897	per 1,000 sq. ft. of floor area gross
Mini-warehousing		\$453	per 1,000 sq. ft. of floor area gross
<b>Institutional</b>			
Church/Synagogue/Mosque/Temple		\$1,245	per 1,000 sq. ft.
Elementary, Middle and High Schools		\$454	per 1,000 sq. ft. of floor area gross
College/university		\$4,967	per 1,000 sq. ft. of floor area gross
Daycare facilities		\$3,435	per 1,000 sq. ft. of floor area gross
Hospital/medical care facilities		\$3,941	per 1,000 sq. ft. of floor area gross
Nursing Home/Group Quarters		\$1,108	per 1,000 sq. ft. of floor area gross
Cemetery		\$856	per acre
Passenger Transportation facility		\$897	per 1,000 sq. ft. of floor area gross
Emergency Service facility		\$897	per 1,000 sq. ft. of floor area gross

Recreational			
Golf course		\$6,457	per hole
Public parks	Specialized recreation facilities in public parks shall pay the same thoroughfare facility fee as general recreation, and the land areas, including associated required off-street parking, for these specialized recreation facilities shall not be used in calculating the acreage of the public park.	\$291	per acre
Stadiums/coliseums /race tracks		\$112	per seat
General recreation/ all other	A standard based on parking shall be levied on the basis of the minimum parking standards in UDO Sec. 7.1.2 C notwithstanding any exceptions, parking administrative alternatives, specialized vehicular parking requirements, vehicular parking reductions, variances, credits nonconformities or any other reduction.	\$303	per parking space

<sup>1</sup>Hotels or motels which contain any convention or civic center shall , in addition to paying the thoroughfare fee based on rooming units, also pay the thoroughfare fee based on general recreation for the civic center or convention center. Any other accessory or incidental or accessory use contained within a hotel or motel facility shall be calculated in accordance with UDO Section 8.9.3.

<sup>2</sup> A standard based on square footage excludes heated interior pedestrian walkways within a shopping center when all of the following are met:

- a) The shopping center contains at least 3 commercial uses listed in the Allowed Principle Use Table in UDO Sec. 6.1.4.
- b) The shopping center may contain more than 1 lot and other uses allowed in the applicable zoning district.
- c) The shopping center is at least 2 ½ acres in size.
- d) The shopping center contains at least 25,000 square feet of gross floor area as defined in UDO Article 12.2.

## Alternative Thoroughfare and Collector Street Fee Calculation

In the event that fee payers believe that the attributable costs for improving the thoroughfare system to serve their new construction is less than the thoroughfare and collector street fee schedule, the fee payer may submit an alternative fee calculation to the Planning and Development Customer Service Center based upon the following:

**Facility Fee =** (ADT) x (% New Trips) x (Trip Length) x (Cost/VMT)

**Where: ADT =** The number of average daily trip ends of the new construction

**% New Trips =** The obstruction of a sidewalk such that no access is provided to the existing sidewalk for general pedestrian traffic.

**Trip Length =** The percent of new trips added to the thoroughfare and collector system roadways. The percentage is 100% for all uses except retail uses (62%) and for schools (24%).

**Cost/VMT =** Net cost per vehicle mile traveled is \$160.02, which includes adjustments for double payment credit, debt service credits and federal/state funding credits

If the Office of Transportation Planning finds that the site data used to calculate the alternative facility fee is current, is based on full occupancy, is based on generally accepted transportation engineering practices and methodologies, and is carried out by a qualified transportation planner or engineer, the alternative facility fee shall be deemed the facility fee due and owed for the new construction.

**REIMBURSEMENT SCHEDULE**

	<b>Fee Description</b>	<b>Fee</b>	<b>Unit of Measure</b>
<b>Transit</b>			
Transit Shelter - Surveying		\$1,555	per petition
Transit Shelter - Site Design		\$3,800	per petition
Transit Shelter - NCDOT Coordination		\$1,200	per petition
Transit Shelter - Construction Administration		\$900	per petition
Transit Shelter - Direct Expenses		\$50	per petition
Transit Shelter - Construction	Construction of large pad for large shelter - 15 ft. x 20 ft.	\$11,727	per petition
	Construction of slim pad for slim shelters - 6 ft. x 20. ft size	\$6,478	per petition
	Brasco Bus Shelter (Full size)	\$4,675	per petition
	Brasco Bus Shelter (Slim size)	\$4,150	per petition
	36 Gallon Trash Receptacle concrete mounted	\$800	per petition
	Four foot metal bench with a center support handle	\$1,191	per petition
	Six Foot metal bench with a center support handle	\$1,323	per petition
	Solar Light	\$1,600	per petition
<b>Street Improvements</b>			
Catch Basins (per side)		\$18.98	per linear ft. of street
5 foot Sidewalk (per side)		\$15.80	per linear ft. of street
6 foot Sidewalk (per side)		\$18.97	per linear ft. of street
Multi-purpose path Installation		\$10.96	per linear ft. of street
30" Curb and gutter (per side)		\$13.81	per linear ft. of street
18" Median curb and gutter (per side)		\$10.43	per linear ft. of street
Storm drain perpendicular to right-of-way		\$2.24	per inch of storm pipe diameter per linear foot of right-of-way width
Storm drain parallel to right-of-way		\$8.85	per linear foot of street
Clearing and grubbing		\$11,280.86	per acre
Common excavation		\$13.81	per cubic yard
Rock excavation		\$67.64	per cubic yard
Seeding and mulching		\$1,913.73	per acre
Traffic control (both sides of existing streets)		\$16.33	per linear foot
Erosion control		\$7.12	per linear foot
Paint striping		\$4.06	per linear foot
Guardrail		\$30.31	per linear foot

<b>Retaining Wall Installation</b>			
Keystone brick		\$21.61	per square foot
Pour-in-place		\$647.46	per cubic yard
Traffic signal upgrade - wood pole to metal pole		\$17,079.76	per pole
Traffic signal relocation		\$5,234.16	per corner
Fire hydrant relocation		\$1,989.84	each
Water meter relocation		\$600.54	each
Utility pole relocation		\$7,196.55	each
Backflow and vault relocation		\$5,757.23	each
<b>Paving</b>			
Asphalt (Surface Layer)		\$2.49	per square yard-inch
Asphalt (Binder Layer)		\$2.57	per square yard-inch
Asphalt (Base Layer)		\$2.67	per square yard-inch
Paving stone (ABC)		\$0.61	per square yard-inch
Mobilization		4%	of construction cost
Design & inspection		15%	of all project costs except right-of-way and slope easement

<b>DEVELOPMENT ENGINEERING SERVICES</b>			
	<b>Fee Description</b>	<b>Fee</b>	<b>Unit of Measure</b>
<b>Infrastructure Field Inspections</b>			
	Partial Public Street/Streetscape	\$1.61	per linear foot
	Full Public Street/Streetscape	\$2.61	per linear foot
	Water Main	\$1.55	per linear foot
	Sewer Main	\$1.55	per linear foot
<b>Concurrent Infrastructure Plan Review</b>			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
As part of a reorganization, Site Permit Review (Major Plan Review) fees were moved from Development Services to the Transportation Department. The applicable level of Site Permit Review will correspond to the applicable level of the associated preliminary subdivision or administrative site review. If the Site Permit Review is not associated with a development plan, then it will be a Level 1.			
	Concurrent Review - Level 1	\$814	per review
	Concurrent Review - Level 2	\$923	per review
	Concurrent Review - Level 3	\$1,039	per review
	Concurrent Re-review - Level 1	\$814	per review
	Concurrent Re-review - Level 2	\$923	per review
	Concurrent Re-review - Level 3	\$1,039	per review
<b>Right of Way Obstructions</b>			
How are fees calculated?			
1. The review fee amount will be the highest applicable individual review fee amount per request			
2. The primary daily permit fee amount will be: Base rate (for up to 150 LF) + Primary rate x the linear footage (>150 LF)			
3. The secondary daily permit fee amount will be: Secondary rate x linear footage			
These fees are subject to a 4% technology surcharge when invoiced.			
	Full Streets - Major Review	Review activity associated with a full street-major occupancy request.	\$740 per review
	Full Streets - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$55 per day
	Full Streets - Major Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.27 per lane feet, per day
	Full Streets - Major Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.18 per lane feet, per day



Full Streets - Minor Review	Review associated with a full street-minor occupancy request	\$444	per review
Full Streets - Minor Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$37	per day
Full Streets - Minor Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.18	per lane feet, per day
Full Streets - Minor Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.12	per lane feet, per day
Street Lane - Major - Review	Review associated with a street lane-major occupancy request.	\$444	per review
Street Lane - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$33.50	per day
Street Lane - Major Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.16	per lane feet, per day
Street Lane - Major Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.11	per lane feet, per day
Street Lane - Minor - Review	Review activity associated with a street lane-minor occupancy request	\$296	per review
Street Lane - Minor Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$22.30	per day
Street Lane - Minor Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.11	per lane foot/per day
Street Lane - Minor Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.07	per lane foot/per day
Sidewalk - Major - Full Closure Review	Review activity associated with a sidewalk-major full closure occupancy request	\$740	per review
Sidewalk - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$33.50	per day
Sidewalk - Major Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.16	per lane foot/per day
Sidewalk - Major Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.11	per lane foot/per day
Sidewalk - Major - AUX Review	Review activity associated with a sidewalk-major auxiliary request	\$444	per review
Sidewalk - Major - AUX Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$22.30	per lane foot/per day
Sidewalk - Major - AUX Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.11	per lane foot/per day
Sidewalk - Major - AUX Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.07	per lane foot/per day
Sidewalk - Major - Partial Closure Review	Review activity associated with a sidewalk-major partial closure occupancy request.	\$296	per review
Sidewalk- Major - Partial Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$18.30	per day
Sidewalk - Major - Partial Closure Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.09	per lane foot/per day
Sidewalk - Major - Partial Closure Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.06	per lane foot/per day
Sidewalk - Major - Maintenance Review	Review activity associated with a sidewalk - major maintenance occupancy request.	\$148	per review
Sidewalk - Major - Maintenance Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$11.20	per day
Sidewalk - Major - Maintenance Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.06	per day
Sidewalk - Major - Maintenance Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.04	per day
Sidewalk - Minor - Full Closure Review	Review activity associated with a sidewalk k-minor full closure occupancy request.	\$296	per review

Sidewalk - Minor - Full Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$22.30	per day
Sidewalk - Minor - Full Closure Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.11	per lane foot/per day
Sidewalk - Minor - Full Closure Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.07	per lane foot/per day
Sidewalk - Minor - AUX Review	Review activity associated with a sidewalk-minor auxiliary full closure occupancy request.	\$222	per review
Sidewalk - Minor - AUX Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$18.30	per day
Sidewalk - Minor - AUX Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.09	per lane foot/per day
Sidewalk - Minor - AUX Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.06	per lane foot/per day
Sidewalk - Minor - Partial Closure Review	Review activity associated with a sidewalk-minor partial closure occupancy request.	\$148	per review
Sidewalk - Minor - Partial Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$13.20	per day
Sidewalk - Minor - Partial Closure Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.07	per lane foot/per day
Sidewalk - Minor - Partial Closure Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.05	per lane foot/per day
Sidewalk - Minor - Maintenance Review	Review activity associated with a sidewalk-minor maintenance occupancy request.	\$74	per review
Sidewalk - Minor - Maintenance Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$11.20	per day
Sidewalk - Minor - Maintenance Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.06	per lane foot/per day
Sidewalk - Minor - Maintenance Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.04	per lane foot/per day
Misc. - Major - Dumpster/Pod - Review	Review activity associated with a miscellaneous-major dumpster/pod occupancy request.	\$148	per review
Misc. - Major - Dumpster/Pod - Permit	Permit for placing a dumpster or pod in the public-right-of-way	\$21.30	each/per day
Misc. - Major - Non-Specific - Review	Review activity associated with a non-specific item occupancy request.	\$148	per review
Misc. - Major - Non-Specific - Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$21.30	per day
Misc. - Major - Non-Specific - Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.10	per lane foot/per day
Misc. - Major - Non-Specific - Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.07	per lane foot/per day
Misc. - House Move - Review	Review activity associated with a house move that occupy the right-of way.	\$148	per review
Misc - Minor Dumpster/Pod Review	Review activity associated with a miscellaneous-minor dumpster/pod occupancy request.	\$74	per review
Misc. - Minor - Dumpster/Pod - Permit	Permit for placing a dumpster or pod in the public right-of-way	\$15.20	each/per day
Misc. - Minor - Non-specific Review	Review activity associated with a miscellaneous-minor dumpster/pod occupancy request.	\$74.00	per review
Misc. - Minor - Non-Specific - Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	\$15.20	per review
Misc. - Minor - Non-Specific - Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.08	per lane foot/per day
Misc. - Minor - Non-Specific - Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.05	per lane foot/per day

Parking Lane - Major Review	Review activity associated with a parking lane-major occupancy request.	\$222	per review
Parking Lane - Major Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	\$16.20	per day
Parking Lane - Major Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.08	per lane foot/per day
Parking Lane - Major Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.05	per lane foot/per day
Parking Lane - Minor Review	Review activity associated with a parking lane-minor occupancy request.	\$148	per review
Parking Lane - Minor Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	\$11.20	per day
Parking Lane - Minor Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.06	per lane foot/per day
Parking Lane - Minor Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	\$0.04	per lane foot/per day
<b>Development Engineering Services Specific Fees Enumerated</b>			
Driveway		\$119	per driveway
Encroachment Application		\$297	per review
Evidentiary Hearing		\$214	per review
Sidewalk, Underground Utilities, Underground Telecom		\$0.34	per linear foot
Minimum Sidewalk Fee		\$119	per review
R/W Utility Cut (Utility pavement cut)		\$119	per review



# VIII. Raleigh Water

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**Email:** [publicutilityinfo@raleighnc.gov](mailto:publicutilityinfo@raleighnc.gov)

**Phone:** 919-996-3245

Raleigh Water manages state-of-the-art facilities and provides clean drinking water and sanitary sewer treatment services to the City of Raleigh and six merger communities: Garner, Rolesville, Knightdale, Wake Forest, Wendell, and Zebulon. The City of Raleigh also provides wastewater treatment for the Towns of Middlesex and Clayton. As of FY 2020, approximately 600,000 people live in the contractual service area of 299 square miles. Source water supply is from Falls Lake located in the Neuse River watershed and from Lake Wheeler and Lake Benson, which are in the Swift Creek watershed. During FY 2020, the Utility received a reallocation of its water supply that increased the system's 50-year reliable yield to 97.4 million gallons per day.

The Dempsey Benton Water Treatment Plant is the newest water treatment facility constructed in 2010 with a peak capacity of 20 million gallons per day. Currently this facility is producing approximately 12 million gallons per day. The Benton plant is supplied by two City owned reservoirs that were constructed in the 1950s, Lake Wheeler and Lake Benson. These two reservoirs provide approximately 2.1 billion gallons of storage which provides a 50 year safe yield of approximately 13 million gallons per day. This is the reliable water supply we can expect in a 50 year drought.

The E.M. Johnson Water Treatment Plant was constructed in 1967 and currently has a peak capacity of 86 million gallons per day. The E.M. Johnson Plant is supplied by Falls Lake where Raleigh Water has a 20.3 billion gallon storage allocation. This storage provides a 50 year safe yield of 84.4 million gallons per day. Total water supplies are expected to provide adequate water until 2047 with an estimated service area population of just over 1 million.

Sanitary sewer is collected and delivered to one of three resource recovery facilities through the 2500 miles of sanitary sewer collection system piping and 120 pump stations that make up the collection system. The sanitary sewer is then treated to a high quality with a biological nutrient removal process followed by tertiary treatment and then ultimately discharged back to the Neuse River or reused by distributing back to customers for non-potable uses. The total combined treatment capacity is 80.2 million gallons per day and the system had no discharge violations.

Raleigh Water fees and charges are reviewed annually and adopted by City Council. Per policy, some fees are indexed based on an Engineering News-Record index (ENR). For FY22 the ENR annual change is 1.64% to ensure fees for services are increased by prevailing market factors. This process included an in-depth review of external influences such as new or revised regulations and internal factors related to staff realignments, process changes and adjustments to the time and effort associated with providing each service.

### WATER AND SEWER TAP FEES

	Fee Description	Fee	Unit of Measure	Indices	Authority
3/4-inch water	Installation of water services	\$4,748	lump sum fee	ENR	8-2039
1-inch water	Installation of water services	\$4,975	lump sum fee	ENR	8-2039
3/4-inch split water (new application)	Installation of water services	\$620	lump sum fee	ENR	8-2039
3/4-inch split water (existing application)	Installation of water services	\$1,281	lump sum fee	ENR	8-2039
1-inch split water (new application)	Installation of water services	\$1,055	lump sum fee	ENR	8-2039
1-inch split water (existing application)	Installation of water services	\$1,490	lump sum fee	ENR	8-2039
4-inch sewer	Installation of sewer services	\$5,916	lump sum fee	ENR	8-2039

For above water and sewer tap fees, the City does not install taps across divided roadways, or across roadways/streets measuring 45 feet or longer as measured from back of curb to back of curb. When no curb exists, the measurement shall be marked from the edge of pavement.

Sewer only disconnection	Disconnection of sewer services	\$1,562	lump sum fee	ENR	8-2039
Sewer only reconnection	Reconnection of sewer services	\$1,562	lump sum fee	ENR	8-2039

### CAPITAL FACILITY FEES

	Fee Description	Fee	Unit of Measure	Indices	Authority
<b>Sewer Capital Facility Fees</b>					
5/8 Inch Water Meter		\$2,522	per tap	No Change	8-2092
3/4 Inch Water Meter		\$3,783	per tap	No Change	8-2092
1 Inch Water Meter		\$6,305	per tap	No Change	8-2092
1 1/2 Inch Water Meter		\$12,610	per tap	No Change	8-2092
2 Inch Water Meter		\$20,176	per tap	No Change	8-2092
3 Inch Water Meter		\$40,352	per tap	No Change	8-2092
4 Inch Water Meter		\$63,050	per tap	No Change	8-2092
6 Inch Water Meter		\$126,100	per tap	No Change	8-2092
8 Inch Water Meter		\$201,760	per tap	No Change	8-2092
10 Inch Water Meter		\$529,620	per tap	No Change	8-2092
12 Inches or greater Water Meter		\$668,330	per tap	No Change	8-2092
Sewer Capital Facilities Connection Fee	for approved sewer-only connections. This fee will increase proportionately to the increased connection size and/or volume	\$2,522	per 4-inch sewer service connection	No Change	8-2092
<b>Water Capital Facility Fees</b>					
5/8 Inch Water Meter		\$1,373	per tap	No Change	8-2092.1
3/4 Inch Water Meter		\$2,060	per tap	No Change	8-2092.1
1 Inch Water Meter		\$3,433	per tap	No Change	8-2092.1
1 1/2 Inch Water Meter		\$6,865	per tap	No Change	8-2092.1
2 Inch Water Meter		\$10,984	per tap	No Change	8-2092.1

3 Inch Water Meter		\$21,968	per tap	No Change	8-2092.1
4 Inch Water Meter		\$34,325	per tap	No Change	8-2092.1
6 Inch Water Meter		\$68,650	per tap	No Change	8-2092.1
8 Inch Water Meter		\$109,840	per tap	No Change	8-2092.1
10 Inch Water Meter		\$288,330	per tap	No Change	8-2092.1
12 Inches or greater Water Meter		\$363,845	per tap	No Change	8-2092.1

METER INSTALLATION					
	Fee Description	Fee	Unit of Measure	Indices	Authority
<b>Water Meter Installation</b>					
5/8-inch Meter	*See 'Not Ready Fee' below	\$213	per meter	ENR	8-2005
1-inch Meter	*See 'Not Ready Fee' below	\$297	per meter	ENR	8-2005
1 1/2-inch Meter	*See 'Not Ready Fee' below	\$515	per meter	ENR	8-2005
2-inch Meter	*See 'Not Ready Fee' below	\$630	per meter	ENR	8-2005
4-inch Meter	*See 'Not Ready Fee' below	\$3,651	per meter	ENR	8-2005
6-inch Meter	*See 'Not Ready Fee' below	\$5,430	per meter	ENR	8-2005
6-inch Meter with Fire Protection	*See 'Not Ready Fee' below	\$9,768	per meter	ENR	8-2005
8-inch Meter	*See 'Not Ready Fee' below	\$4,652	per meter	ENR	8-2005
8-inch Meter with Fire Protection	*See 'Not Ready Fee' below	\$11,596	per meter	ENR	8-2005
10-inch Protectus III	*See 'Not Ready Fee' below	\$16,191	per meter	ENR	8-2005
Not Ready Fee	* Not Ready Fee shall be collected by the City only if the City has attempted to initially install the water meter and determined that the water service stub was either not installed to the property or the water service stub not installed in accordance with City standards.	\$50	*per not ready violation	No Change	8-2005

SEWER MAIN EXTENSIONS AND WATER/SEWER STUBS					
	Fee Description	Fee	Unit of Measure	Indices	Authority
Sewer Main Extension Initial Inspection	Closed circuit television inspection of sewer main extensions installed by private contractors	\$1.04	per lineal foot	ENR	8-2040
Sewer Main Extension Re-Inspection Fee	Sewer main extension projects which are determined by the City during their initial CCTV inspection to not be ready for inspection. Closed circuit television inspection of sewer main extensions installed by private contractors	\$518	per re-inspection that are 500 linear feet or less	ENR	8-2040
Sewer Main Extension Re-Inspection Fee Over 500 feet	Sewer main extension projects which are determined by the City during their initial CCTV inspection to not be ready for inspection. Re-inspection fee over 500 feet.	\$1.04	per lineal foot over 500 lineal feet	ENR	8-2040
Water and Sewer Service Connection Inspection	Inspection fees for water and sewer service stubs installed by private contractors	\$97	per water and sewer service stub	ENR	8-2040

### EXTENSION OF UTILITY SYSTEM

	Fee Description	Fee	Unit of Measure	Indices	Authority
Main Extension Permit Application Fee		\$200	per application	No Change	8-2061
Pump Station Permit Application Fee		\$300	per application	No Change	8-2061

### INSPECTION FEE FOR SANITARY SEWER PUMP STATIONS

	Fee Description	Fee	Unit of Measure	Indices	Authority
Inspection Fee for Sanitary Sewer Pump Stations	Prior to being placed into service, all sanitary sewer pump station connections to the City's sanitary sewer system installed by a private contractor shall be inspected and determined to have been properly installed by City inspectors.	\$3,000	Per sanitary sewer pump station	No Change	8-2014

### PRE-TREATMENT PROGRAM ADMINISTRATIVE FEE

	Fee Description	Fee	Unit of Measure	Indices	Authority
New permit application or permit modification	For a Significant Industrial User (SIU)	\$200	Per permit	No Change	8-2125
Existing Permit Renewal	For a Significant Industrial User (SIU)	\$100	Per permit	No Change	8-2125
Annual administrative, sampling, and inspection fee	For a Significant Industrial User (SIU)	\$400	Per permit	No Change	8-2125
New permit application or permit modification	For a Non-Significant Industrial User (Non-SIU)	\$100	Per permit	No Change	8-2125
Annual administrative, sampling, and inspection fee	For a Non-Significant Industrial User (Non-SIU)	\$200	Per permit	No Change	8-2125

### MAJOR MAIN REIMBURSEMENT

	Fee Description	Fee	Unit of Measure	Indices	Authority
<b>Construction Cost Major and Oversized Main Reimbursements</b>					
6-inch Water Main		\$45	per linear foot	ENR	8-2094
12-inch Water Main		\$77	per linear foot	ENR	8-2094
16-inch Water Main		\$96	per linear foot	ENR	8-2094
24-inch Water Main		\$175	per linear foot	ENR	8-2094
8-inch Sewer Main		\$58	per linear foot	ENR	8-2094
12-inch Sewer Main		\$86	per linear foot	ENR	8-2094
15-inch Sewer Main		\$100	per linear foot	ENR	8-2094
18-inch Sewer Main		\$127	per linear foot	ENR	8-2094
24-inch Sewer Main		\$190	per linear foot	ENR	8-2094
12-inch Bore		\$214	per linear foot	ENR	8-2094
16-inch Bore		\$253	per linear foot	ENR	8-2094
20-inch Bore		\$257	per linear foot	ENR	8-2094

24-inch Bore		\$278	per lineal foot	ENR	8-2094
36-inch Bore		\$342	per lineal foot	ENR	8-2094
Design and Inspection		10%	of construction costs	ENR	8-2094
<b>Reimbursement Cost Major and Oversized Main Reimbursements</b>					
12-inch Water Main		\$32	per lineal foot	Formula	8-2094
16-inch Water Main		\$51	per lineal foot	Formula	8-2094
24-inch Water Main		\$130	per lineal foot	Formula	8-2094
12-inch Sewer Main		\$28	per lineal foot	Formula	8-2094
15-inch Sewer Main		\$42	per lineal foot	Formula	8-2094
18-inch Sewer Main		\$69	per lineal foot	Formula	8-2094
24-inch Sewer Main		\$132	per lineal foot	Formula	8-2094
16-inch Bore		\$39	per lineal foot	Formula	8-2094
20-inch Bore		\$43	per lineal foot	Formula	8-2094
24-inch Bore		\$64	per lineal foot	Formula	8-2094
36-inch Bore		\$128	per lineal foot	Formula	8-2094

<b>REIMBURSEMENT FOR REPLACEMENT OF EXISTING MAINS</b>					
	<b>Fee Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Indices</b>	<b>Authority</b>
<b>Reimbursement for Replacement of Existing Water Mains</b>					
6-inch Water Pipe	Total	\$138	per lineal foot	ENR	8-2096
6-inch Water Pipe	Bore and Jack	\$231	per lineal foot	ENR	8-2096
8-inch Water Pipe	Total	\$143	per lineal foot	ENR	8-2096
8-inch Water Pipe	Bore and Jack	\$289	per lineal foot	ENR	8-2096
12-inch Water Pipe	Total	\$176	per lineal foot	ENR	8-2096
12-inch Water Pipe	Bore and Jack	\$505	per lineal foot	ENR	8-2096
16-inch Water Pipe	Total	\$236	per lineal foot	ENR	8-2096
16-inch Water Pipe	Bore and Jack	\$649	per lineal foot	ENR	8-2096
24-inch Water Pipe	Total	\$248	per lineal foot	ENR	8-2096
24-inch Water Pipe	Bore and Jack	\$794	per lineal foot	ENR	8-2096
3/4-inch Water Service		\$1,465	each	ENR	8-2096
1-inch Water Service		\$1,530	each	ENR	8-2096
2-inch Water Service		\$8,086	each	ENR	8-2096
2-inch Water Insertion Valve		\$5,767	each	ENR	8-2096
4-inch Water Insertion Valve		\$10,524	each	ENR	8-2096
6-inch Water Insertion Valve		\$13,697	each	ENR	8-2096
8-inch Water Insertion Valve		\$16,868	each	ENR	8-2096
12-inch Water Insertion Valve		\$23,212	each	ENR	8-2096
Fire Hydrant		\$5,626	each	ENR	8-2096



Reimbursement for Replacement of Existing Sewer Mains (Fee varies by depth)					
8-inch Sewer Pipe	Depth of 0-16	\$162	per linear foot	ENR	8-2096
12-inch Sewer Pipe	Depth of 0-16	\$172	per linear foot	ENR	8-2096
16-inch Sewer Pipe	Depth of 0-16	\$179	per linear foot	ENR	8-2096
18-inch Sewer Pipe	Depth of 0-16	\$191	per linear foot	ENR	8-2096
24-inch Sewer Pipe	Depth of 0-16	\$231	per linear foot	ENR	8-2096
8-inch Sewer Pipe	Depth greater than 16	\$214	per linear foot	ENR	8-2096
12-inch Sewer Pipe	Depth greater than 16	\$226	per linear foot	ENR	8-2096
16-inch Sewer Pipe	Depth greater than 16	\$236	per linear foot	ENR	8-2096
18-inch Sewer Pipe	Depth greater than 16	\$248	per linear foot	ENR	8-2096
24-inch Sewer Pipe	Depth greater than 16	\$291	per linear foot	ENR	8-2096
8-inch Sewer Pipe	Bore and Jack	\$568	per linear foot	ENR	8-2096
12-inch Sewer Pipe	Bore and Jack	\$787	per linear foot	ENR	8-2096
16-inch Sewer Pipe	Bore and Jack	\$1,286	per linear foot	ENR	8-2096
18-inch Sewer Pipe	Bore and Jack	\$1,785	per linear foot	ENR	8-2096
24-inch Sewer Pipe	Bore and Jack	\$2,246	per linear foot	ENR	8-2096
4-ft Diameter Sewer Manhole	Depth of 0-16	\$4,362	each	ENR	8-2096
5-ft Diameter Sewer Manhole	Depth of 0-16	\$9,518	each	ENR	8-2096
6-ft Diameter Sewer Manhole	Depth of 0-16	\$15,098	each	ENR	8-2096
4-ft Diameter Sewer Manhole	Depth greater than 16	\$10,196	each	ENR	8-2096
5-ft Diameter Sewer Manhole	Depth greater than 16	\$13,379	each	ENR	8-2096
6-ft Diameter Sewer Manhole	Depth greater than 16	\$26,063	each	ENR	8-2096
Sewer Service		\$2,147	each	ENR	8-2096
8-inch Sewer Pipe Bypass Pumping		\$11,552	per 150 linear feet	ENR	8-2096
12-inch Sewer Pipe Bypass Pumping		\$16,041	per 150 linear feet	ENR	8-2096
16-inch Sewer Pipe Bypass Pumping		\$21,223	per 150 linear feet	ENR	8-2096
24-inch Sewer Pipe Bypass Pumping		\$21,223	per 150 linear feet	ENR	8-2096
Rock - up to 10 cubic yards		\$1,730	lump sum	ENR	8-2096
Additional rock over 10 cubic yards		\$79	per cubic yard	ENR	8-2096
Asphalt		\$55	per linear foot of sewer main	ENR	8-2096
Pipe Bursting Multipliers					
8" Pipe	Minimal Degree of Difficulty	118%		No Change	8-2096
8" Pipe	Moderate Degree of Difficulty	118%		No Change	8-2096
8" Pipe	Comprehensive Degree of Difficulty	141%		No Change	8-2096
12" Pipe	Minimal Degree of Difficulty	127%		No Change	8-2096
12" Pipe	Moderate Degree of Difficulty	136%		No Change	8-2096
12" Pipe	Comprehensive Degree of Difficulty	173%		No Change	8-2096

16" Pipe	Minimal Degree of Difficulty	146%		No Change	8-2096
16" Pipe	Moderate Degree of Difficulty	154%		No Change	8-2096
16" Pipe	Comprehensive Degree of Difficulty	179%		No Change	8-2096
18" Pipe	Minimal Degree of Difficulty	156%		No Change	8-2096
18" Pipe	Moderate Degree of Difficulty	163%		No Change	8-2096
18" Pipe	Comprehensive Degree of Difficulty	186%		No Change	8-2096
24" Pipe	Minimal Degree of Difficulty	161%		No Change	8-2096
24" Pipe	Moderate Degree of Difficulty	176%		No Change	8-2096
24" Pipe	Comprehensive Degree of Difficulty	192%		No Change	8-2096

<b>WATER - SEWER EXTENSION</b>					
	<b>Fee Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Indices</b>	<b>Authority</b>
<b>Water and Sewer Main Reimbursement - Extension Policies</b>					
Water Main Reimbursement 6-inch		\$45	per linear foot	ENR	8-2077
Water Main Reimbursement - 8-inch		\$54	per linear foot	ENR	8-2077
Sewer Main Reimbursement - 8-inch		\$58	per linear foot	ENR	8-2077
Sewer Main Reimbursement - 10-inch		\$75	per linear foot	ENR	8-2077
Design and Inspection		10%	of Construction Cost	No Change	8-2077

# Technology Fee Reference Guide

A 4% technology surcharge is applied to the following development fees to support the technology resources that allow for permitting in the City of Raleigh. This guide will help you determine the total cost of your fee with the surcharge.

Right-of-way Obstruction fees (beginning on pg. 28) are subject to the 4% technology surcharge when invoiced and are not included in this guide.

## Building and Safety

BUILDING AND SAFETY - PERMIT FEES FOR ALTERATIONS AND REPAIRS		
	Fee	Total = Fee + Surcharge
Commercial and Residential Re-review Fee	\$119	\$124

BUILDING SERVICES (SPECIFIC FEES ENUMERATED)		
	Fee	Total = Fee + Surcharge
Voiding Permit Fee	\$119	\$124
Extra Inspections	\$119	\$124
Demolition of a building or structure	\$119	\$124
Conditional Service Fee - Commercial	\$142	\$148
Conditional Service Fee - Multi-Family	\$142	\$148
Manufactured Homes	\$310	\$322
Moving or relocation of building	\$312	\$324
Occupancy posting or reporting	\$119	\$124
State mandated license renewals	\$119	\$124
Temporary board (Electrical)	\$119	\$124
Temporary trailer	\$119	\$124
Temporary certificate of occupancy	\$1,399	\$1455
Sub-Water Meter	\$142	\$148
Temporary CO for Single-Family/Duplex Units	\$138	\$144
Partial Certificate of Occupancy	\$415	\$432
Pre-Construction Meeting	\$325	\$338
Alternate Means of Compliance	\$1,500	\$1,560
Conditional Service Fee - Residential	\$115	\$120
Minimum Permit Fee	\$119	\$124
Alternative Means of Compliance (hourly rate)	\$191	\$199
Stocking Permit	\$260	\$270

STAND ALONE TRADE PERMITS		
	Fee	Total = Fee + Surcharge
Field Revisions	\$119.	\$124
Plumbing Utility Inspection	\$127	\$132
Boiler or Compressor - Commercial	\$164	\$171
Cell Tower/Co-locate (site)	\$113	\$118
Co-locate on a Building (Building only)	\$199	\$207
Ductwork - Commercial	\$164	\$171
Exhaust Hood and Duct System - Commercial	\$164	\$171
Exhaust Systems - Commercial	\$164	\$171
Forced-Air Warm Air Furnaces - Commercial	\$164	\$171
Gas Outlets - Commercial	\$164	\$171
Generators (Electrical only) - Commercial	\$266	\$277
Heat Pumps/air Conditioning - Commercial	\$164	\$171
Incinerators - Commercial	\$164	\$171
Parking Lot Lighting	\$212	\$220
Photovoltaic (Solar) - Commercial	\$447	\$465
Refrigeration Units - Commercial	\$164	\$171
Service Repair/Replace - Commercial	\$132	\$137
UPS System	\$225	\$234
Water Heater Changeout	\$119	\$124
Fixture Replacement/Retro-fit: 26-50 fixtures - Commercial	\$157	\$163
Fixture Replacement/Retro-fit: 51-100 fixtures - Commercial	\$197	\$205
Fixture Replacement/Retro-fit: Over 100 fixtures - Commercial	\$215	\$224
Heat Pumps/air Conditioning - Residential	\$112	\$116
Swimming Pool - Commercial (Building only)	\$235	\$244

## Continuous Improvement and Customer Services

EXPRESS SERVICES - BUILDING SERVICES FEES		
	Fee	Total = Fee + Surcharge
Express - Change of Use	\$1,521	\$1,582
Express - Additions	\$1,521	\$1,582
Express - Alteration & Repairs	\$913	\$950
Express - Building Comments Only	\$913	\$950
Express - Fit up/Interior Completion	\$913	\$950
Express - Resubmittal Conference	\$608	\$632
Express - Standard Commercial	\$1,521	\$1,582
Pony Express	\$304	\$316
Field Revisions	\$913	\$950
Site Permit Review (Previously - Express - Concurrent)	\$913	\$950
Special Consultation Services (Previously - Special Field Consultation Services)	\$330	\$343

EXPRESS SERVICES - LAND DEVELOPMENT FEES		
	Fee	Total = Fee + Surcharge
Express - Grading	\$913	\$950
Express - Preliminary Development Plan	\$913	\$950
Express - Recorded Map	\$913	\$950
Express - Sketch Plans	\$608	\$632

EXPRESS SERVICES - DEVELOPMENT ENGINEERING		
	Fee	Total = Fee + Surcharge
General record recovery (including print)	\$0.05	\$0.05
Certificate of compliance or occupancy recovery (beyond 30 days of issue date)	\$56	\$58
Special research	\$28	\$39
Technology Fee	4%	

## Zoning and Land Development

LAND DEVELOPMENT ZONING		
	Fee	Total = Fee + Surcharge
Common Signage Plans (new)	\$56	\$58
Common Signage Plans (Amended)	\$42	\$44
Zoning verification letter (Fee applies to each parcel)	\$46	\$48
Sunset extension letter	\$114	\$119
Zoning Permit Fee - Commercial	\$195	\$203
Zoning Permit Fee - 1&2 Family Dwellings Existing Structures	\$182	\$189
Post-approval name change petition	\$119	\$124
Design Alternates	\$1,650	\$1,716

PRELIMINARY SUBDIVISION PLAN REVIEW		
	Fee	Total = Fee + Surcharge
Preliminary - Subdivision plans Level 1	\$932	\$969
Preliminary - Subdivision plans Level 2	\$1,019	\$1,060
Preliminary - Subdivision plans Level 3	\$1,614	\$1,679
Re-Review - Subdivision plans Level 1	\$438	\$456
Re-Review - Subdivision plans Level 2	\$509	\$529
Re-Review - Subdivision plans Level 3	\$806	\$838

RECORDED MAPS / PLAT RECORDATION		
	Fee	Total = Fee + Surcharge
Boundary Survey Plat	\$156	\$162
Exempt Subdivision Plat	\$179	\$186
Final Subdivision Plat	\$580	\$603
Recombination Plat or other recorded instrument	\$179	\$186
Right-of-Way easement plat	\$163	\$170

ADMINISTRATIVE SITE PLAN REVIEW		
	Fee	Total = Fee + Surcharge
Admin Site Review - Site plan Level 1	\$1,122	\$1,167
Admin Site Review - Site plan Level 2	\$1,334	\$1,387
Admin Site Review - Site plan Level 3	\$1,976.00	\$2,055.00
Admin Site Re-Review - Site plan Level 1	\$561.00	\$583.00
Admin Site Re-Review - Site plan Level 2	\$667.00	\$694.00
Admin Site Re-Review - Site plan Level 3	\$989.00	\$1,029.00

SPECIFIC FEES ENUMERATED		
	Fee	Total = Fee + Surcharge
Minor Site Plan Review	\$213	\$222

ZONING FEES		
	Fee	Total = Fee + Surcharge
Text Change Code Amendment	\$321.00	No Tech Fee
BOA quasi-judicial evidentiary and vested rights hearing	\$211.00	No Tech Fee

PERMITS		
	Fee	Total = Fee + Surcharge
Awnings	\$158.00	No Tech Fee
Encroachment	\$158.00	No Tech Fee
Food Truck/ Property Owner	\$112.00	No Tech Fee
Food Truck/Retail Sales	\$158.00	No Tech Fee
Overhead Sign	\$158.00	No Tech Fee
Home Occupation Permit	\$132.00	\$137.00
Signs - Electrical, Permanent, or Special Event: Commercial	\$264.00	\$275.00
Signs - Electrical, Permanent, or Special Event: Residential	\$190.00	\$198.00

## Building Valuation Data – FEBRUARY 2021

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$188.18/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$188.18/sq. ft x 0.0075 = \$22,582

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs <sup>a, b, c</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family <sup>d</sup>	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$23.20 per sq. ft.





Raleigh