

COMPREHENSIVE GUIDE FOR RALEIGH DEVELOPMENT FEES

Development Services Fee Guide

July 1, 2020 - June 30, 2021



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I. Engineering Services Department

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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.

STORMWATER				
	Fee Description	Rate Description	Fee	Unit of Measure
Specific Fees Enumerated				
Flood Permit w/o Studies			\$ 209	per permit
Flood Study			\$1,266	per study
Land Disturbing Permit Fee			\$304	per disturbed acre, rounded to nearest 1/10 acre
Land Disturbing Plan Review Fee			\$151	per disturbed acre, rounded to nearest 1/10 acre
Minimum Stormwater Control Permit			\$206	per permit
Stormwater Control Permit			\$209	per parcel/project area
Watercourse Buffer Permit			\$190	per permit
Watercourse Permit			\$190	per permit

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 2.5%. Fees outlined below have been updated to include the annual increase for FY21.

One fee associated with filing of inspection reports with the electronic reporting system was previously captured with City Municipal Code and is now a part of the Fee Schedule. Other new fees included are for the review of Shop Drawings, Alternative Fire Extinguishing Systems that use Inert Gas, Emergency Generator testing, and Private Fire Line testing.

FIRE MARSHAL			
	Fee Description	Fee	Unit of Measure
Construction Permits			
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.	\$178	Per system
Alternative fire extinguishing systems (Hoods)	Installation of or modification to an automatic fire extinguishing system.	\$178	per system
Battery systems	Installation of battery of systems with liquid capacity in excess of 50 Gallons	\$178	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.	\$178	per compressed gas system
Cryogenic Fluids	Installation of or alteration to outdoor cryogenic fluid storage systems in excess of of the limits of the NC Fire Code (See table 105.6.11)	\$178	per cryogenic fluid system
Emergency responder radio coverage system	Installation of or modification to emergency responder radio coverage system(s)	\$178	per system
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.	\$178	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.	\$673	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.	\$178	per permit project

Construction Permits			
Hydrant Flow Test	To perform flow testing of municipal and private fire hydrants. Testing required for submitting fire sprinkler construction plans.	\$119	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.	\$178	per tent, stage, or air-supported structure
Pressure Reducing Valves	Installation	\$11	per valve
Spraying & Dipping Operations	Install or modify a spray room, dip tank or booth.	\$178	per spray room, dip tank or booth
Sprinkler System	Installation of or modification to an automatic fire-suppression system.	\$0.017	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.	\$380	First Standpipe
Additional Standpipe Installations (each)	Installation, modification or removal from service of a standpipe system.	\$127	per each additional standpipe
Smoke control or smoke exhaust system	Installation of or alteration to smoke control or smoke exhaust systems.	\$178	per smoke control or exhaust system
Solar photovoltaic power systems	To install or modify solar photovoltaic power systems.	\$178	per Solar photovoltaic power system
Flammable & Combustible Liquids	To install, repair or modify a pipeline for the transportation of flammable or combustible liquids.	\$178	per pipeline for transportation of flammable & combustible liquids
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.	\$178	per flammable and combustible liquids system
Flammable & Combustible Liquids	To install, alter, remove, abandon or otherwise dispose of flammable or combustible liquid tank.	\$178	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.	\$178	per hazardous materials facility
Industrial Ovens	New installation	\$178	per industrial oven

FIRE MARSHAL				
	Fee Description	Rate Description	Fee	Unit of Measure
Construction Permits				
Shop Drawings per Review per Hour (New Construction)	Work requiring construction permits prior to work being performed.		\$117	per review per hour
Emergency Generator	Load bank testing for emergency generators		\$178	Per Generator
Fire Line - Private (aka groundwork or under ground)	Installation of or modification to Private Fire Lines and site containment backflow preventer.		\$250	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.
Periodic Fire Inspection				
Re-Inspection Fee - Extra Inspections			\$76	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			\$298	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."		\$89	Per inspection
Periodic Fire Inspection	Fire inspection fee based on square footage ^{1,2,3}	Up to 999 sf	\$30	per inspection
		1,000-2,499 sf	\$59	per inspection
		2,500-9,999 sf	\$119	per inspection
		10,000-49,999 sf	\$214	per inspection
		50,000-149,999 sf	\$408	per inspection
		150,000-399,999 sf	\$595	per inspection
		400,000- and greater	\$833	per inspection
Operational Permits				
Aerosol Products	Level 2 or 3 aerosols in excess of 500 lbs.		\$89	per facility operation
Amusement Buildings	To operate a special amusement building		\$178	per building
Carnivals and Fairs	To conduct a carnival, fair or street festival		\$178	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.		\$178	per dust-producing operation

¹ 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.

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

³ Inspection fees are applicable for each State mandated fire inspection.

Operational Permits ¹				
Compressed Gases - Corrosive ²	Storage, use and handling in excess of 200 cu ft @ NTP		\$89	per facility operation
Compressed Gases - Flammable ²	Storage, use and handling in excess of 200 cu ft @ NTP		\$89	per facility operation
Compressed Gases - Highly Toxic ²	Storage, use and handling in any amount		\$89	per facility operation
Compressed Gases - Inert & Simple Asphyxiant ²	in excess of 6,000 cu ft @ NTP		\$89	per facility operation
Compressed Gases - Oxidizing ²	Storage, use and handling (including oxygen) in excess of 504 cu ft @ NTP		\$89	per facility operation
Compressed Gases - Pyrophoric ²	Storage, use and handling in any amount		\$89	per facility operation
Compressed Gases - Toxic ²	Storage, use and handling in any amount		\$89	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.		\$178	per covered mall
Covered Mall Building	The display of liquid- or gas-fired equipment in the mall.		\$178	per covered mall
Covered Mall Building	The use of open flame or flame-producing equipment in the mall.		\$178	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.		\$89	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.		\$89	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.		\$89	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.		\$89	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.		\$89	per building operation
Exhibits & Trade Shows	To operate exhibits and trade shows.		\$178	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)		\$357	per blasting site up to 90 days

¹For 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.

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

FIRE MARSHAL

	Fee Description	Rate Description	Fee	Unit of Measure
Operational Permits				
Explosives - Mfg., Store, Handle, Sale & use	To manufacture, storage, handling, sale and use		\$178	per explosives site
Floor Finishing Exceeding 350 sf. Ft.	Using Class I or II Liquids		\$89	
Fumigation and Insecticidal Fogging	Operate a business		\$89	per business operation
High-Piled Combustible Storage	Exceeding 500 sq. ft.		\$89	
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.		\$178	per hazard in assembly buildings
Magnesium	Melt, Cast, Heat Treat or Grind more than 10 lbs.		\$89	per facility operation
Miscellaneous Combustible Storage	In excess of 2,500 cu. ft.		\$89	per business operation
Open Burning	Bon Fire or Commercial Land Development		\$178	per open burning site
Place of Assembly	To operate a place of assembly		\$89	per place of assembly
Private Fire Hydrants	Removal from service, use or operation	Up to 5 Private Hydrants	\$89	per private hydrant system
		6-10 Private Hydrants	\$119	per private hydrant system
		11 or more Private Hydrants	\$178	per private hydrant system
Pyrotechnic Special Effects Material	For use and handling of pyrotechnic special effects material		\$178	per location
Refrigeration Equipment	As regulated in Chapter 6 of NC Fire Code		\$89	per refrigeration equipment
Repair Garage & Motor Fuel-Dispensing Facilities	Operation of repair garages and automotive, marine and fleet motor fuel-dispensing facilities		\$89	per repair garage or motor fuel-dispensing facility
Rooftop Heliports	For the operation of a rooftop heliport		\$89	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		\$178	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		\$89	per business operation
Tire-Rebuilding Plants	Operation and maintenance of a tire-rebuilding plant		\$89	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		\$89	per structure

Large tents and membrane structures	In excess of 15,000 sf		\$298	per structure
Waste Handling	Operation of wrecking yards, junk yards and waste material- handling facilities		\$89	per facility operation
Carbon Dioxide Systems	Used in dispensing applications having more than 100 pounds of carbon dioxide.		\$89	per facility operation
Flammable & Combustible Liquids	Fuel dispensing locations where produced, processed, transported, stored, dispensed or used.		\$178	per dispensing location
Flammable & Combustible Liquids	Place temporarily out of service aboveground or underground storage tanks		\$178	per tank
Flammable & Combustible Liquids	Change the contents in a tank to a greater hazard.		\$178	per tank
Flammable & Combustible Liquids	Manufacture, process, blend or refine flammable or combustible liquids.		\$178	per facility operation
Flammable & Combustible Liquids	Dispensing at Commercial, Industrial, Governmental or Manufacturing establishments.		\$178	per establishment
Flammable & Combustible Liquids	Utilize a site for the dispensing of liquid-fuels from tank vehicles.		\$178	per site location
Hazardous Materials	As regulated by the NC State Fire Code (See Table 105.6.20)		\$89	per hazardous materials facility or operation
Industrial Ovens	For the operation of industrial ovens		\$89	per operation with Industrial oven(s)



III. Office of Emergency Management and Special Events

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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 FY21.

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 2.5%.

OFFICE OF EMERGENCY MANAGEMENT & SPECIAL EVENTS			
	Fee Description	Fee	Unit of Measure
Zoning Permits			
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	\$312	per application
Street Furniture	Permit to allow street furniture on public right of way	\$156	per application
Street Performer	Permit to allow street performance on public right of way	\$42	per application
Street Vendor	Permit to allow street vendor on public right of way	\$156	per application

IV. Parks, Recreation, and Cultural Resources

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The Parks, Recreation and Cultural Resources Department oversees 117 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 FY21 include an increase in the Single Grave Lot fee, a decrease of Interment/Disinterment (Adult/Child) fees and the addition of a new hourly fee for general public rental rates for private events at the Dorothea Dix Park All Faith Chapel.

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 2.5%. The ENR annual change is 1.98%.

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.

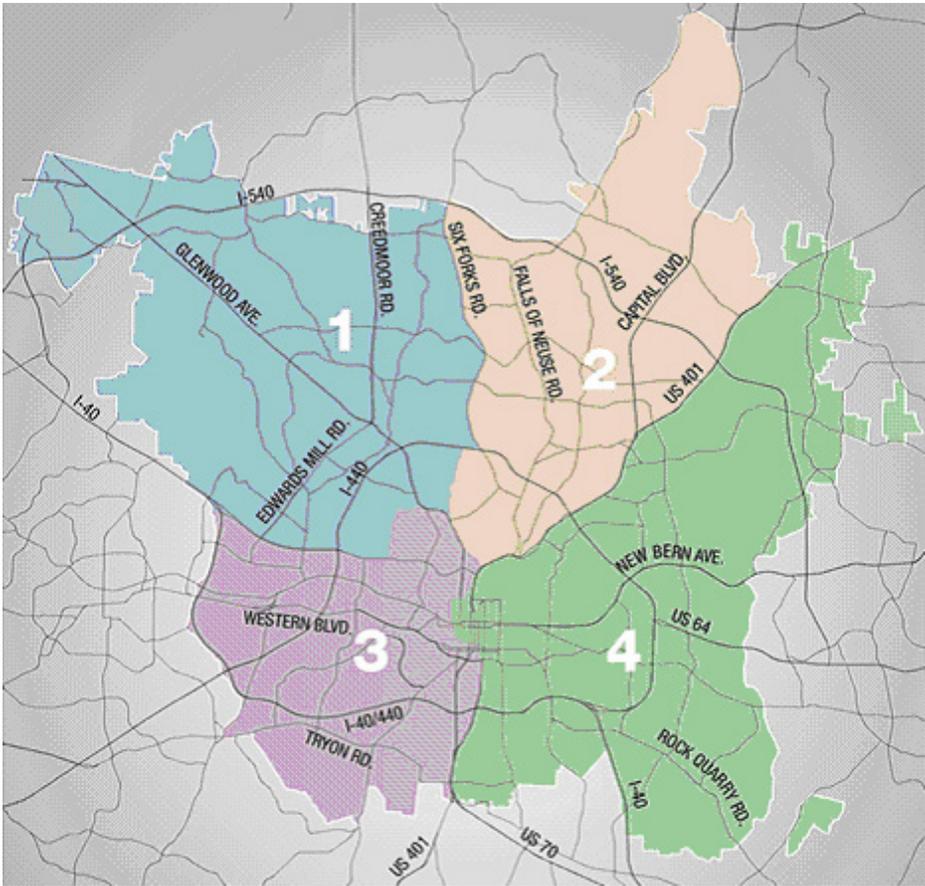
PARKS				
	Fee Description	Rate Description	Fee	Unit of Measure
Urban Forestry Fees				
Fee in lieu (existing)	Fee in lieu of installing replacement tree with approved removal	\$100 per inch of tree removed in right-of-way	\$100	per inch of tree
Tree buffer protection	Based on disturbed area interior to protected buffers. Tree Buffer Protection fee is calculated on a per acre basis of disturbed area	Min	\$254	per acre of disturbed area
		Max	\$3,165	
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	\$2,000	per tree
		Tree Grate	\$5,975	per tree
Other tree disturbing activities or tree fence	Applies to other tree disturbing activities or tree fence associated with tree conservation areas		\$127	per permit/parcel
Tree Conservation Area		Min	\$254	
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)		\$1,077	per acre of tree conservation area
		Max	\$6,331	
Tree removal permit	Applies to tree removal associated with tree conservation areas		\$127	per permit/parcel
Tree pruning permit	Applies to tree pruning associated with tree conservation areas		\$127	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		\$105	per permit/parcel

FACILITY FEES		
	Fee	Unit of Measure
Open Space Fees		
Zone 1: Single-family dwelling	\$1,557	per unit
Zone 1: Multi-family dwelling	\$1,129	per unit
Zone 2: Single-family dwelling	\$1,557	per unit
Zone 2: Multi-family dwelling	\$1,129	per unit
Zone 3: Single-family dwelling	\$1,310	per unit
Zone 3: Multi-family dwelling	\$952	per unit
Zone 4: Single-family dwelling	\$1,316	per unit
Zone 4: Multi-family dwelling	\$967	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.



V. Planning

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The Planning and Development Department provides three main planning services: comprehensive planning, design and implementation, and regulation.

A new fee has been included in the schedule for a Text Change for Zoning Conditions. The service associated with this fee were previously charged under the Condition Use Rezoning case fee. As such, the charge for this new fee is set at the same rate as the former.

Planning fees are indexed on an annual basis using the Consumer Price Index (CPI). The CPI annual change is 2.5%. Fees associated with the reimbursement schedule are indexed on an annual basis using the Engineering News-Record (ENR). The ENR annual change is 1.98%. Fees outlined below have been updated to include the annual increase for FY21.

COMPREHENSIVE PLANNING			
	Fee Description	Fee	Unit of Measure
Comprehensive Planning Fees			
Comprehensive Plan Amendment	A request to amend the Comprehensive Plan that may affect plan text/policies, Future Land Use Map, or attached area plans.	\$633	per application
Conditional use rezoning case	A request to modify the City's Official Zoning Map with additional restrictive conditions offered by the applicant.	\$1,266	per application
General use rezoning case	A request to modify the City's Official Zoning Map.	\$633	per application
Master Plan	A visual component required when a rezoning application is submitted for a Planned Development or Campus rezoning request.	\$3,165	per application
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.	\$190	per application
Text Change for Zoning Conditions	Changes to current zoning conditions associated with a conditional use district without changing the zoning map.	\$1,266	per application

ZONING PLANNING			
	Fee Description	Fee	Unit of Measure
Zoning Fees			
BOA quasi-judicial evidentiary and vested rights hearing	Collected from applicants of privately-initiated transactions	\$208	per application
Text Change Code Amendment	Collected from applicants of privately-initiated transactions	\$317	per application
Awnings	Permit to allow awnings on public right of way	\$156	per application
Encroachment	Permit to allow building & exterior accent light to be placed above public space	\$156	per application
Food Truck/ Property Owner	Permit for private property owner	\$110	per application
Food Truck /Retail Sales	Permit for vendor	\$156	per application
Overhead Sign	Permit to allow overhead sign on public right of way	\$156	per application

URBAN DESIGN CENTER / RALEIGH HISTORIC DEVELOPMENT COMMISSION FEES

	Fee Description	Fee	Unit of Measure
Urban Design Center / Raleigh Historic Development Commission Fees			
Historic Landmark Designation	Collected from applicants of privately-initiated transactions; partially covers cost of plaque	\$317	per application
Major Work- Demolition of building or structure	Collected from applicants of privately-initiated transactions; includes cost of legal noticing requirements	\$633	per application
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.	\$1,246	per application
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	\$317	per application
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.	\$623	per application
Major Work – Public Meeting (except large addition & new building)	Collected from applicants of privately-initiated transactions; includes cost of legal noticing requirements	\$158	per application
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.	\$312	per application
Minor Work – Administrative	Collected from applicants of privately-initiated transactions	\$31	per application
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.	\$61	per application
Post-approval COA Issuance Re-Review of Conditions of Approval	Collected from applicants of privately-initiated transactions	\$95	per application

REIMBURSEMENT SCHEDULE

	Fee	Unit of Measure
Right-of-Way		
Zoning Districts: Residential-1, Conservation Management, Rural Residential, Residential-2 districts	\$1.23	per square foot
Zoning Districts: Residential-4, Residential-6, Manufactured Housing districts	\$1.34	per square foot
Zoning Districts: Residential 10 district	\$1.59	per square foot
Zoning Districts: Residential Mixed Use district	\$1.69	per square foot
Zoning Districts: Office Mixed Use, Office Park and Campus districts	\$5.49	per square foot
Zoning Districts: Neighborhood Mixed Use	\$9.76	per square foot
Zoning Districts: Commercial Mixed Use, Downtown Mixed Use and Planned Development districts	\$6.69	per square foot
Zoning Districts: Industrial Mixed Use, Heavy Industrial districts	\$3.64	per square foot
Legacy Zoning Districts: Agricultural Productive, Conservation Management, Rural Residential, Residential-2 districts	\$1.23	per square foot
Legacy Zoning Districts: Residential-4, Special Residential-6, Residential-6, Manufactured Housing	\$1.34	per square foot
Legacy Zoning Districts: Residential 10 district	\$1.59	per square foot
Legacy Zoning Districts: Residential-15, Residential-20, Special Residential-30, Residential-30 districts	\$1.69	per square foot
Legacy Zoning Districts: Office and Institution districts	\$5.50	per square foot
Legacy Zoning Districts: Residential Business, Buffer Commercial, Neighborhood Business	\$9.76	per square foot
Legacy Zoning Districts: Thoroughfare district	\$6.69	per square foot
Legacy Zoning Districts: Industrial-1, Industrial-2 districts	\$3.65	per square foot

VI. Development Services

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The Planning and Development 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.

Development Services 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. This process included an in-depth review of external influences like new or revised regulations and internal factors like staff realignments, process changes and adjustments to the time and effort associated with providing each service.

As part of the 1/3 annual review of fees, staff identified several new fees that are either services requested by the development community or areas of service that were being provided without an associated fee. The new fees and their descriptions are identified below in the fee schedule. A fee for Water Heater Changeout has also been added for clarification of work efforts currently captured under the Minimum Permit Fee. Also, the fee for Temporary Certificates of Occupancy was changed from a per open permit basis to a flat fee.

Some fees are proposed to be held flat with the FY20 rates. Fees associated with commercial permits and alterations/repairs are tied to the International Code Compliance Building Valuation Table, which is updated annually. These fees are updated every three years as part of the annual 1/3 review process and are costed based on time and effort to perform the activities. Express Services fees were reviewed as part of the annual 1/3 review and changes are made based on time and effort to perform the activities.

Development Services fees are indexed on an annual basis using the Consumer Price Index (CPI). The CPI annual change is 2.5%.

Permit Fees for New Commercial Construction

(Commercial is often referred to as Non-Residential)*

COMMERCIAL BUILDING PERMIT TIERED PRICING STRUCTURE TABLE				
Commercial Building Permit Tiered Pricing Structure			Building Permit Fee (D)	
Commercial Plan Review Fee A			Rate (B) Per \$1,000	Maximum Cumulative (C) Permit Cost
Tier 1	\$0	\$150,000	\$0.80	\$120
Tier 2	\$150,001	\$250,001	\$0.76	\$196
Tier 3	\$250,001	\$500,000	\$0.74	\$381
Tier 4	\$500,001	\$750,000	\$0.72	\$561
Tier 5	\$750,001	\$1,000,000	\$0.70	\$736
Tier 6	\$1,000,001	\$5,000,000	\$0.64	\$3,296
Tier 7	\$5,000,001	\$15,000,000	\$0.56	\$8,896
Tier 8	\$15,000,001	\$25,000,000	\$0.48	\$13,696
Tier 9	\$25,000,001	AND Up	\$0.40	No Ceiling

Building Construction Valuation	= A1 (See Appendix A for International Building Code Valuation (BVD) Table)
Commercial Building Permit fee (D) formula	Tier 1, and subject to a \$117 minimum permit fee. = Valuation Tier (A) / 1000 x Rate (B) Tiers 2 – 9 = Maximum Cumulative Permit Cost (C) of the next lower Valuation Tier (A) + ((the incremental amount over that same tier's max / 1000) x Rate (B) of that next higher tier)
Residential Building Permit fee (E) formula	= Construction Valuation x 0.0030

Commercial Building Permit Fee (D) for Construction Valuations in Tier 1 (A) are calculated at \$0.80 per \$1,000 of valuation. For Valuations in Tiers 2 – 9, calculations are made by taking the Maximum Cumulative Permit Cost (C) for the next lower Valuation Tier (of the valuation you are calculating), and adding that figure to the sum of the incremental amount that exceeds that lower Valuation Tier, which is divided by 1000, and multiplied by the Rate (B) of the next higher Valuation Tier.

New Commercial Plan Review Fee	Fee is calculated by (Building permit fee X adopted rate)	51%
Electrical Permit Fee	Fee is calculated by (Building permit fee X adopted rate)	100%
Plumbing Permit Fee	Fee is calculated by (Building permit fee X adopted rate)	56%
Mechanical Permit Fee	Fee is calculated by (Building permit fee X adopted rate)	77%

BUILDING AND SAFETY FEES			
	Fee Description	Fee	Unit of Measure
New Residential Construction			
New Residential Building Permit ²	Fee is calculated by (Construction valuation X adopted rate)	0.30%	% of calculated construction value
New Residential Electrical Permit	Fee is calculated by (Building permit fee X adopted rate)	60%	% of calculated building permit
New Residential Mechanical Permit	Fee is calculated by (Building permit fee X adopted rate)	26%	% of calculated building permit
New Residential Plan Review Fee	Fee is calculated by (Building permit fee X adopted rate)	63%	% of calculated building permit
New Residential Plumbing Permit	Fee is calculated by (Building permit fee X adopted rate)	32%	% of calculated building permit

²Valuation determined by using latest version of the International Code Compliance Building Valuation Table and reduced by a means location factor for Raleigh NC.

Alterations and Repairs			
	Fee Description	Fee	Unit of Measure
Alterations and Repairs Plan Review Fee	Fee is calculated by (Building permit fee X adopted rate)	55%	% of calculated building permit
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 25%)	25%	% of calculated building permit
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 50%)	50%	% of calculated building permit
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 75%)	75%	% of calculated building permit
Commercial and Residential Re-review Fee	Commercial and Residential re-review fee is set at minimum permit fee (These fees are subject to the 4% technology surcharge. See page 42 for a reference guide.)	\$117	per trade per hour

Building Services Specific Fees Enumerated

(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)

Minimum Permit Fee		\$117	per review
Voiding Permit Fee		\$117	per permit
Extra Inspections		\$117	per inspection per trade
Demolition of a building or structure		\$117	per review
Conditional Service Fee - Commercial		\$140	per trade per unit
Conditional Service Fee - Multi-Family		\$140	per trade for up to 5 units
Conditional Service Fee - Residential		\$113	per trade per unit
Home Occupation Permit		\$130	per review
Manufactured Homes	Includes all permits needed for installation of Manufactured Home (all trades)	\$306	per Home installation
Moving or relocation of building		\$308	per review
Occupancy posting or reporting		\$117	per review
Signs - Electrical, Permanent, or Special Event: Commercial		\$260	per sign
Signs - Electrical, Permanent, or Special Event: Residential		\$187	per sign
State mandated license renewals		\$117	inspections per trade
Temporary board (Electrical)		\$117	per review
Temporary certificate of occupancy- Commercial multifamily	A flat fee for the issuance of Temporary Certificate of Occupancy, prior to issuance of a final Certificate of Occupancy. Previously this fee was charged on a per open permit basis.	\$1,380	Commercial flat fee
Temporary trailer		\$117	per trade
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)
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.	\$188	per hour (after 10 hours)
Stocking Permit	Fee charged for stocking of commercial space prior to issuance of Certificate of Occupancy	\$256	per permit
Common Signage Plans (new)	Fee charged for the review of common signage plans for sites with more than one principal building or containing more than one establishment before individual signs can be permitted.	\$55	per plan
Common Signage Plans (Amended)	Fee charged for the review of an amendment to an existing common signage plan.	\$41	per plan
Sub-Water Meter	Fee charged for the inspection of the installation of a sub-water meter.	\$140	per trade up to 5 units
Temporary CO for Single-Family/ Duplex Units	Fee charged for the issuance of a temporary certificate of occupancy prior to issuance of a final Certificate of Occupancy.	\$136	per unit

Partial Certificate of Occupancy Commercial only	Fee charged for the issuance of a partial certificate of occupancy, phasing certificates of occupancy being issued for a structure in multiple phases.	\$409	per certificate
Pre-Construction Meeting	Fee charged for optional meeting with staff.	\$321	per meeting
Stand Alone Trade Permits			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Boiler or Compressor - Commercial		\$162	per review
Water Heater Changeout	Fee charged previously under minimal permit fee category	\$117	per review
Cell Tower/Co-locate (site)		\$111	per review
Co-locate on a Building (Building only)		\$196	per review
Ductwork - Commercial		\$162	per review
Exhaust Hood and Duct System - Commercial		\$162	per trade per work type
Exhaust Systems - Commercial		\$162	per trade per work type
Field Revisions		\$117	per trade per hour
Fixture Replacement/Retro-fit: 26-50 fixtures - Commercial		\$155	per review
Fixture Replacement/Retro-fit: 51-100 fixtures - Commercial		\$194	per review
Fixture Replacement/Retro-fit: Over 100 fixtures - Commercial		\$212	per review
Forced-Air Warm Air Furnaces - Commercial		\$162	per 1-3 co-located units per trade
Gas Outlets - Commercial		\$162	per review
Generators (Electrical only) - Commercial		\$262	per review
Heat Pumps/air Conditioning - Commercial		\$162	per 1-3 co-located units per trade
Heat Pumps/air Conditioning - Residential		\$110	per trade
Incinerators - Commercial		\$162	per trade per work type
Parking Lot Lighting		\$209	per review
Photovoltaic (Solar) - Commercial		\$441	per review
Plumbing Utility Inspection		\$125	per review
Refrigeration Units - Commercial		\$162	per trade per work type
Service Repair/Replace - Commercial		\$130	per permit
Swimming Pool - Commercial (Building only)		\$232	per review
UPS System		\$222	per review

LAND DEVELOPMENT			
	Fee Description	Fee	Unit of Measure
Land Development Zoning			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Post-approval name change petition		\$117	per review
Zoning verification letter (Fee applies to each parcel)		\$45	per review
Sunset extension letter		\$112	per review
Zoning Permit Fee - Commercial		\$192	per review
Zoning Permit Fee - 1&2 Family Dwellings Existing Structures		\$179	per review
Preliminary Subdivision Plan Review			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Per Levels 1, 2 and 3, Each Level will coincide with a Flat Fee Rate.			
<ul style="list-style-type: none"> Each Review cycle will require a fee, whereas cycles 1 and 2 will each require a full fee. The 3rd and subsequent review cycles, the fee will be at the reduced Re-Review rate. 			
Preliminary - Subdivision plans Level 1	Up to 5 lots and < 2 acres Excludes: <ul style="list-style-type: none"> Townhouse development Requiring CC evidentiary hearings 	\$919	per review
Preliminary - Subdivision plans Level 2	Conventional Subdivision < 20 lots Townhouse Development < 2 acres	\$1,005	per review
Preliminary - Subdivision plans Level 3	All other Subdivisions not applicable for Level 1 or Level 2	\$1,592	per review
Re-Review - Subdivision plans Level 1		\$432	per review, beginning at third review
Re-Review - Subdivision plans Level 2		\$502	per review, beginning at third review
Re-Review - Subdivision plans Level 3		\$795	per review, beginning at third review
Recorded Maps and Plats			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Boundary Survey Plat		\$154	per review
Exempt Subdivision Plat		\$177	per review
Final Subdivision Plat		\$572	per review
Recombination Plat or other recorded instrument		\$177	per review
Right-of-Way easement plat		\$161	per review
Administrative Site Plan Review			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Per Levels 1, 2 and 3, Each Level will coincide with a Flat Fee Rate.			
<ul style="list-style-type: none"> Each Review cycle will require a fee, whereas cycles 1 and 2 will each require a full fee. The 3rd and subsequent review cycles, the fee will be at the reduced Re-Review rate. 			
Admin Site Review - Site plan Level 1	Public & Institutional uses (UDO 6.3), < 5,000 sq. ft. and < 2 acres <ul style="list-style-type: none"> Duplex Unit development 	\$1,107	per review, beginning at third review
Admin Site Review - Site plan Level 2	Residential uses (UDO 6.2), < 2 acres, except as noted in Level 3. <ul style="list-style-type: none"> 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 	\$1,316	per review, beginning at third review

Admin Site Review - Site plan Level 3	Residential uses (UDO 6.2), 2 acres or greater <ul style="list-style-type: none"> Multi-Unit Residential, 5 or more units Mixed-Use development Public & Institutional uses (UDO 6.3), 20,000 sq. ft. or greater Commercial & Industrial uses (UDO 6.4, 6.5), 10,000 sq. ft. or greater Open Uses (UDO 6.6) 10 acres or greater Other uses not applicable to Level 1 or Level 2 	\$1,949	per review, beginning at third review
Admin Site Re-Review - Site plan Level 1		\$553	per review, beginning at third review
Admin Site Re-Review - Site plan Level 2		\$658	per review, beginning at third review
Admin Site Re-Review - Site plan Level 3		\$975	per review, beginning at third review
Land Development Specific Fees Enumerated			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Minor Site Plan Review	Allows applicant to pursue plan and permit approval for site-only elements associated with projects with relatively minor scales of work; where a Site Permit Review is not required.	\$210	per review cycle

EXPRESS SERVICES			
	Fee Description	Fee	Unit of Measure
Building Services Fees			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Express - Change of Use		\$1,500	per review per hour
Express - Additions		\$1,500	per review per hour
Express - Alteration & Repairs		\$900	per review per hour
Express - Building Comments Only		\$900	per review per hour
Express - Fit up/Interior Completion		\$900	per review per hour
Express - Presubmittal Conference		\$600	per review
Express - Standard Commercial		\$1,500	per review per hour
Pony Express		\$300	per review per hour
Field Revisions	Fee charged for review of revisions made on-site as part of Express Services.	\$900	per Trade per Hour
Land Development Fees			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Express - Grading		\$900	per review per hour
Express - Preliminary Development Plan		\$900	per review per hour
Express - Recorded Map		\$900	per review per hour
Express - Sketch Plans		\$600	per review
Development Engineering			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Express - site permit review		\$900	per review per hour
Special Field Consultation Services		\$325	per review

BUSINESS SUPPORT CENTER

	Fee Description	Fee	Unit of Measure
Development Engineering			
(These fees are subject to the 4% technology surcharge. See page 39 for a reference guide.)			
Certificate of compliance or occupancy recovery (beyond 30 days of issue date)		\$55	per certificate
Duplicate building card		\$10	per review
General record recovery (including print)		\$0.05	per page
Monthly construction report		\$10	per month
Monthly construction report with mailing		\$16	per month
Special research		\$28	per hour
Technology Fee		4%	per subtotal of all other fees

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. Bus shelter fees were revised based on updated information and the Eight Foot Metal bench fee is being eliminated and the standard requirement will be a six foot metal bench. The 22 Gallon Trash Receptacle fee is also eliminated and standardized with a 36 Gallon Trash Receptacle. If a developer along a transit route is unable to include a transit shelter in their design for reasons including, topography, space limitations, or other reasons, then the developer can contribute funds to the city to construct a transit shelter elsewhere in the transit network.

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 Permit fee is shifting to an annual fee rather than a one-time cost. All other rates remain unchanged for FY21.

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. No changes are proposed for FY21.

Thoroughfare fees are indexed on an annual bases using the Engineering News-Record (ENR). The ENR annual change is 1.98%. The CPI annual change is 2.5%. These fees have been updated to include the annual increase for FY21.

STREETS			
	Fee Description	Fee	Unit of Measure
	Street Name Change	\$305	per street name change
	Street Right-of-Way Closure	\$300	
	Street Signs	\$0.63	per linear foot

THOROUGHFARE FEES			
	Fee Description	Fee	Unit of Measure
Residential Single Family			
	Single family Less than 1,000 sq. ft.	\$1,488	per unit
	Single family 1000 - 1,999 sq. ft.	\$1,768	per unit
	Single family 2000 - 2,999 sq. ft.	\$1,962	per unit
	Single family 3000 - 3,999 sq. ft.	\$2,110	per unit
	Single family 4000 - 4,999 sq. ft.	\$2,228	per unit
	Single family >5,000 sq. ft.	\$2,384	per unit
	Multi-family dwellings	\$1,311	per unit
	Retirement community	\$550	per unit
	Hotel/motel ¹	\$1,871	per room

Commercial			
Retail/Commercial ²		\$3,185	per 1,000 sq. ft. of floor area gross
Retail uses that include sale of motor fuels to public minimum ³	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.	\$7,074	per vehicle fueling station
Office		\$2,428	per 1,000 sq. ft. of floor area gross
Industrial/manufacturing/agricultural		\$1,535	per 1,000 sq. ft. of floor area gross
Warehouse		\$882	per 1,000 sq. ft. of floor area gross
Mini-warehousing		\$445	per 1,000 sq. ft. of floor area gross
Institutional			
Church/Synagogue/Mosque/Temple		\$1,225	per 1,000 sq. ft.
Elementary, Middle and High Schools		\$446	per 1,000 sq. ft. of floor area gross
College/university		\$4,887	per 1,000 sq. ft. of floor area gross
Daycare facilities		\$3,380	per 1,000 sq. ft. of floor area gross
Hospital/medical care facilities		\$3,877	per 1,000 sq. ft. of floor area gross
Nursing Home/Group Quarters		\$1,091	per 1,000 sq. ft. of floor area gross
Cemetery		\$842	per acre
Passenger Transportation facility		\$882	per 1,000 sq. ft. of floor area gross
Emergency Service facility		\$882	per 1,000 sq. ft. of floor area gross
Recreational			
Golf course		\$6,353	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.	\$286	per acre
Stadiums/coliseums/race tracks		\$111	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.	\$298	per parking space

¹ 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.

² 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 =	$(ADT) \times (\% \text{ New Trips}) \times (\text{Trip Length}) \times (\text{Cost/VMT})$
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 \$157.44, 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			
	Fee Description	Fee	Unit of Measure
Transit			
	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
Street Improvements			
	Catch Basins (per side)	\$18.68	per linear foot of street
	5 foot Sidewalk (per side)	\$15.55	per linear foot of street
	6 foot Sidewalk (per side)	\$18.66	per linear foot of street
	Multi-purpose path Installation	\$10.78	per linear foot of street
	30" Curb and gutter (per side)	\$13.59	per linear foot of street
	18" Median curb and gutter (per side)	\$10.27	per linear foot of street
	Storm drain perpendicular to right-of-way	\$2.20	per inch of storm pipe diameter per linear foot of right-of-way width
	Storm drain parallel to right-of-way	\$8.70	per linear foot of street
	Clearing and grubbing	\$11,098.84	per acre
	Common excavation	\$13.59	per cubic yard
	Rock excavation	\$66.55	per cubic yard
	Seeding and mulching	\$1,882.85	per acre
	Traffic control (both sides of existing streets)	\$16.07	per linear foot
	Erosion control	\$7.00	per linear foot
	Paint striping	\$3.99	per linear foot
	Guardrail	\$29.82	per linear foot
Retaining Wall Installation			
	Keystone brick	\$21.26	per square foot
	Pour-in-place	\$637.01	per cubic yard

Retaining Wall Installation			
Traffic signal upgrade - wood pole to metal pole		\$16,804.17	per pole
Traffic signal relocation		\$5,149.71	per corner
Fire hydrant relocation		\$1,957.74	each
Water meter relocation		\$590.85	each
Utility pole relocation		\$7,080.43	each
Backflow and vault relocation		\$5,664.34	each
Paving			
Asphalt (Surface Layer)		\$2.45	per square yard-inch
Asphalt (Binder Layer)		\$2.52	per square yard-inch
Asphalt (Base Layer)		\$2.63	per square yard-inch
Paving stone (ABC)		\$0.60	per square yard-inch
Mobilization		4%	of construction cost
Design & inspection		15%	of all project costs except right-of-way and slope easement

DEVELOPMENT ENGINEERING SERVICES			
	Fee Description	Fee	Unit of Measure
Infrastructure Field Inspections			
Partial Public Street/Streetscape		\$1.59	per linear foot
Full Public Street/Streetscape		\$2.57	per linear foot
Water Main		\$1.53	per linear foot
Sewer Main		\$1.53	per linear foot
Site Permit Review			
(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.			
Site Permit Review - Level 1		\$803	per review
Site Permit Review - Level 2		\$910	per review
Site Permit Review - Level 3		\$1,025	per review
Site Permit Re-review - Level 1		\$803	per review
Site Permit Re-review - Level 2		\$910	per review
Site Permit Re-review - Level 3		\$1,025	per review
Right of Way Obstructions			
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.	\$730	per review
Full Streets - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$54	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	\$438	per review

Full Streets - Minor Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$36	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.	\$438	per review
Street Lane - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$33	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	\$292	per review
Street Lane - Minor Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$22	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	\$730	per review
Sidewalk - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$33	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	\$438	per review
Sidewalk - Major - AUX Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$22	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.	\$292	per review
Sidewalk- Major - Partial Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$18	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.	\$146	per review
Sidewalk - Major - Maintenance Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$11	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 - minor full closure occupancy request.	\$292	per review
Sidewalk - Minor - Full Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$22	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.	\$219	per review
Sidewalk - Minor - AUX Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$18	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.	\$146	per review
Sidewalk - Minor - Partial Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$13	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.	\$73	per review
Sidewalk - Minor - Maintenance Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$11	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.	\$146	per review
Misc. - Major - Dumpster/Pod - Permit	Permit for placing a dumpster or pod in the public-right-of-way	\$21	each/per day
Misc. - Major - Non-Specific - Review	Review activity associated with a non-specific item occupancy request.	\$146	per review
Misc. - Major - Non-Specific - Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	\$21	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.	\$146	per review
Misc - Minor Dumpster/Pod Review	Review activity associated with a miscellaneous-minor dumpster/pod occupancy request.	\$73	per review
Misc. - Minor - Dumpster/Pod - Permit	Permit for placing a dumpster or pod in the public right-of-way	\$15	each/per day
Misc. - Minor - Non-specific Review	Review activity associated with a miscellaneous-minor dumpster/pod occupancy request.	\$73	per review
Misc. - Minor - Non-Specific - Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	\$15	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.	\$219	per review
Parking Lane - Major Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	\$16	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.	\$146	per review
Parking Lane - Minor Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	\$11	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
Development Engineering Services Specific Fees Enumerated			
Driveway		\$117	per driveway
Encroachment Application		\$293	per review
Evidentiary Hearing		\$211	per review
Sidewalk, Underground Utilities, Underground Telecom		\$0.34	per linear foot
Minimum Sidewalk Fee		\$117	per review
R/W Utility Cut (Utility pavement cut)		\$117	per review



VIII. Raleigh Water

Email: 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 producing approximately 12 million gallons per day. The Benton plant is supplied by two City owned reservoirs that were in constructed in the 1950s, Lake Wheeler and Lake Benson. These two reservoirs provide approximately 2.1 billion gallons of storage which provide 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 processes 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 a Engineering News-Record index (ENR). For FY21 The ENR annual change is 1.98% to ensure fees for services are maintain increases caused by prevailing market factors. This process included an in-depth review of external influences like new or revised regulations and internal factors like 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	\$4,671.00	lump sum fee	ENR	8-2039
1-inch water	Installation of water services	\$4,895.00	lump sum fee	ENR	8-2039
3/4-inch split water (new application)	Installation of water services	\$610.00	lump sum fee	ENR	8-2039
3/4-inch split water (existing application)	Installation of water services	\$1,260.00	lump sum fee	ENR	8-2039
1-inch split water (new application)	Installation of water services	\$1,038.00	lump sum fee	ENR	8-2039
1-inch split water (existing application)	Installation of water services	\$1,466.00	lump sum fee	ENR	8-2039
4-inch sewer	Installation of sewer services	\$5,821.00	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	\$1,537.00	lump sum fee	ENR	8-2039
Sewer only reconnection	Reconnection of sewer services	\$1,537.00	lump sum fee	ENR	8-2039

CAPITAL FACILITY FEES

	Fee Description	Fee	Unit of Measure	Indices	Authority
Sewer Capital Facility Fees					
5/8 Inch Water Meter		\$2,522.00	per tap	No Change	8-2092
3/4 Inch Water Meter		\$3,783.00	per tap	No Change	8-2092
1 Inch Water Meter		\$6,305.00	per tap	No Change	8-2092
1 1/2 Inch Water Meter		\$12,610.00	per tap	No Change	8-2092
2 Inch Water Meter		\$20,176.00	per tap	No Change	8-2092
3 Inch Water Meter		\$40,352.00	per tap	No Change	8-2092
4 Inch Water Meter		\$63,050.00	per tap	No Change	8-2092
6 Inch Water Meter		\$126,100.00	per tap	No Change	8-2092
8 Inch Water Meter		\$201,760.00	per tap	No Change	8-2092
10 Inch Water Meter		\$529,620.00	per tap	No Change	8-2092
12 Inches or greater Water Meter		\$668,330.00	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	\$2,522.00	per 4-inch sewer service connection	No Change	8-2092
Water Capital Facility Fees					
5/8 Inch Water Meter		\$1,373.00	per tap	No Change	8-2092.1
3/4 Inch Water Meter		\$2,060.00	per tap	No Change	8-2092.1
1 Inch Water Meter		\$3,433.00	per tap	No Change	8-2092.1
1 1/2 Inch Water Meter		\$6,865.00	per tap	No Change	8-2092.1
2 Inch Water Meter		\$10,984.00	per tap	No Change	8-2092.1

3 Inch Water Meter		\$21,968.00	per tap	No Change	8-2092.1
4 Inch Water Meter		\$34,325.00	per tap	No Change	8-2092.1
6 Inch Water Meter		\$68,650.00	per tap	No Change	8-2092.1
8 Inch Water Meter		\$109,840.00	per tap	No Change	8-2092.1
10 Inch Water Meter		\$288,330.00	per tap	No Change	8-2092.1
12 Inches or greater Water Meter		\$363,845.00	per tap	No Change	8-2092.1

METER INSTALLATION					
	Fee Description	Fee	Unit of Measure	Indices	Authority
Water Meter Installation					
5/8-inch Meter	*See 'Not Ready Fee' below	\$210.00	per meter	ENR	8-2005
1-inch Meter	*See 'Not Ready Fee' below	\$292.00	per meter	ENR	8-2005
1 1/2-inch Meter	*See 'Not Ready Fee' below	\$507.00	per meter	ENR	8-2005
2-inch Meter	*See 'Not Ready Fee' below	\$620.00	per meter	ENR	8-2005
4-inch Meter	*See 'Not Ready Fee' below	\$3,592.00	per meter	ENR	8-2005
6-inch Meter	*See 'Not Ready Fee' below	\$5,342.00	per meter	ENR	8-2005
6-inch Meter with Fire Protection	*See 'Not Ready Fee' below	\$9,610.00	per meter	ENR	8-2005
8-inch Meter	*See 'Not Ready Fee' below	\$4,577.00	per meter	ENR	8-2005
8-inch Meter with Fire Protection	*See 'Not Ready Fee' below	\$11,409.00	per meter	ENR	8-2005
10-inch Protectus III	*See 'Not Ready Fee' below	\$15,930.00	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.	\$50.00	*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	\$1.02	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	\$510.00	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.	\$1.02	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	\$95.00	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		\$200.00	per application	No Change	8-2061
Pump Station Permit Application Fee		\$300.00	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.	\$3,000.00	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)	\$200.00	Per permit	No Change	8-2125
Existing Permit Renewal	For a Significant Industrial User (SIU)	\$100.00	Per permit	No Change	8-2125
Annual administrative, sampling, and inspection fee	For a Significant Industrial User (SIU)	\$400.00	Per permit	No Change	8-2125
New permit application or permit modification	For a Non-Significant Industrial User (Non-SIU)	\$100.00	Per permit	No Change	8-2125
Annual administrative, sampling, and inspection fee	For a Non-Significant Industrial User (Non-SIU)	\$200.00	Per permit	No Change	8-2125

MAJOR MAIN REIMBURSEMENT

	Fee Description	Fee	Unit of Measure	Indices	Authority
Construction Cost Major and Oversized Main Reimbursements					
6-inch Water Main		\$44.00	per linear foot	ENR	8-2094
12-inch Water Main		\$76.00	per linear foot	ENR	8-2094
16-inch Water Main		\$94.00	per linear foot	ENR	8-2094
24-inch Water Main		\$172.00	per linear foot	ENR	8-2094
8-inch Sewer Main		\$57.00	per linear foot	ENR	8-2094
12-inch Sewer Main		\$85.00	per linear foot	ENR	8-2094
15-inch Sewer Main		\$98.00	per linear foot	ENR	8-2094
18-inch Sewer Main		\$125.00	per linear foot	ENR	8-2094
24-inch Sewer Main		\$187.00	per linear foot	ENR	8-2094
12-inch Bore		\$211.00	per linear foot	ENR	8-2094
16-inch Bore		\$249.00	per linear foot	ENR	8-2094
20-inch Bore		\$253.00	per linear foot	ENR	8-2094

24-inch Bore		\$274.00	per linear foot	ENR	8-2094
36-inch Bore		\$336.00	per linear foot	ENR	8-2094
Design and Inspection		10%	of construction costs	ENR	8-2094
Reimbursement Cost Major and Oversized Main Reimbursements					
12-inch Water Main		\$32.00	per lineal foot	Formula	8-2094
16-inch Water Main		\$50.00	per lineal foot	Formula	8-2094
24-inch Water Main		\$128.00	per lineal foot	Formula	8-2094
12-inch Sewer Main		\$28.00	per lineal foot	Formula	8-2094
15-inch Sewer Main		\$41.00	per lineal foot	Formula	8-2094
18-inch Sewer Main		\$68.00	per lineal foot	Formula	8-2094
24-inch Sewer Main		\$129.00	per lineal foot	Formula	8-2094
16-inch Bore		\$38.00	per lineal foot	Formula	8-2094
20-inch Bore		\$42.00	per lineal foot	Formula	8-2094
24-inch Bore		\$63.00	per lineal foot	Formula	8-2094
36-inch Bore		\$124.00	per lineal foot	Formula	8-2094

REIMBURSEMENT FOR REPLACEMENT OF EXISTING MAINS					
	Fee Description	Fee	Unit of Measure	Indices	Authority
Reimbursement for Replacement of Existing Water Mains					
6-inch Water Pipe	Total	\$136.00	per linear foot	ENR	8-2096
6-inch Water Pipe	Bore and Jack	\$227.00	per linear foot	ENR	8-2096
8-inch Water Pipe	Total	\$141.00	per linear foot	ENR	8-2096
8-inch Water Pipe	Bore and Jack	\$284.00	per linear foot	ENR	8-2096
12-inch Water Pipe	Total	\$173.00	per linear foot	ENR	8-2096
12-inch Water Pipe	Bore and Jack	\$497.00	per linear foot	ENR	8-2096
16-inch Water Pipe	Total	\$232.00	per linear foot	ENR	8-2096
16-inch Water Pipe	Bore and Jack	\$639.00	per linear foot	ENR	8-2096
24-inch Water Pipe	Total	\$244.00	per linear foot	ENR	8-2096
24-inch Water Pipe	Bore and Jack	\$781.00	per linear foot	ENR	8-2096
3/4-inch Water Service		\$1,441.00	each	ENR	8-2096
1-inch Water Service		\$1,505.00	each	ENR	8-2096
2-inch Water Service		\$7,956.00	each	ENR	8-2096
2-inch Water Insertion Valve		\$5,674.00	each	ENR	8-2096
4-inch Water Insertion Valve		\$10,354.00	each	ENR	8-2096
6-inch Water Insertion Valve		\$13,476.00	each	ENR	8-2096
8-inch Water Insertion Valve		\$16,596.00	each	ENR	8-2096
12-inch Water Insertion Valve		\$22,837.00	each	ENR	8-2096
Fire Hydrant		\$5,535.00	each	ENR	8-2096

Reimbursement for Replacement of Existing Sewer Mains (Fee varies by depth)					
8-inch Sewer Pipe	Depth of 0-16	\$159.00	per linear foot	ENR	8-2096
12-inch Sewer Pipe	Depth of 0-16	\$169.00	per linear foot	ENR	8-2096
16-inch Sewer Pipe	Depth of 0-16	\$176.00	per linear foot	ENR	8-2096
18-inch Sewer Pipe	Depth of 0-16	\$188.00	per linear foot	ENR	8-2096
24-inch Sewer Pipe	Depth of 0-16	\$227.00	per linear foot	ENR	8-2096
8-inch Sewer Pipe	Depth greater than 16	\$211.00	per linear foot	ENR	8-2096
12-inch Sewer Pipe	Depth greater than 16	\$222.00	per linear foot	ENR	8-2096
16-inch Sewer Pipe	Depth greater than 16	\$232.00	per linear foot	ENR	8-2096
18-inch Sewer Pipe	Depth greater than 16	\$244.00	per linear foot	ENR	8-2096
24-inch Sewer Pipe	Depth greater than 16	\$286.00	per linear foot	ENR	8-2096
8-inch Sewer Pipe	Bore and Jack	\$559.00	per linear foot	ENR	8-2096
12-inch Sewer Pipe	Bore and Jack	\$774.00	per linear foot	ENR	8-2096
16-inch Sewer Pipe	Bore and Jack	\$1,265.00	per linear foot	ENR	8-2096
18-inch Sewer Pipe	Bore and Jack	\$1,756.00	per linear foot	ENR	8-2096
24-inch Sewer Pipe	Bore and Jack	\$2,210.00	per linear foot	ENR	8-2096
4-ft Diameter Sewer Manhole	Depth of 0-16	\$4,292.00	each	ENR	8-2096
5-ft Diameter Sewer Manhole	Depth of 0-16	\$9,364.00	each	ENR	8-2096
6-ft Diameter Sewer Manhole	Depth of 0-16	\$14,854.00	each	ENR	8-2096
4-ft Diameter Sewer Manhole	Depth greater than 16	\$10,031.00	each	ENR	8-2096
5-ft Diameter Sewer Manhole	Depth greater than 16	\$13,163.00	each	ENR	8-2096
6-ft Diameter Sewer Manhole	Depth greater than 16	\$25,642.00	each	ENR	8-2096
Sewer Service		\$2,112.00	each	ENR	8-2096
8-inch Sewer Pipe Bypass Pumping		\$11,366.00	per 150 linear feet	ENR	8-2096
12-inch Sewer Pipe Bypass Pumping		\$15,782.00	per 150 linear feet	ENR	8-2096
16-inch Sewer Pipe Bypass Pumping		\$20,881.00	per 150 linear feet	ENR	8-2096
24-inch Sewer Pipe Bypass Pumping		\$20,881.00	per 150 linear feet	ENR	8-2096
Rock - up to 10 cubic yards		\$1,702.00	lump sum	ENR	8-2096
Additional rock over 10 cubic yards		\$78.00	per cubic yard	ENR	8-2096
Asphalt		\$54.00	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

WATER - SEWER EXTENSION					
	Fee Description	Fee	Unit of Measure	Indices	Authority
Water and Sewer Main Reimbursement - Extension Policies					
Water Main Reimbursement 6-inch		\$44.00	per linear foot	ENR	8-2077
Water Main Reimbursement - 8-inch		\$53.00	per linear foot	ENR	8-2077
Sewer Main Reimbursement - 8-inch		\$57.00	per linear foot	ENR	8-2077
Sewer Main Reimbursement - 10-inch		\$74.00	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 SERVICES (specific fees enumerated)		
	Fee	Total = Fee + Surcharge
Commercial and Residential Re-review Fee	\$117	\$122
Minimum Permit Fee	\$117	\$122
Voiding Permit Fee	\$117	\$122
Extra Inspections	\$117	\$122
Demolition of a building or structure	\$117	\$122
Conditional Service Fee - Commercial	\$140	\$146
Conditional Service Fee - Multi-Family	\$140	\$146
Conditional Service Fee - Residential	\$113	\$118
Home Occupation Permit	\$130	\$135
Manufactured Homes	\$306	\$318
Moving or relocation of building	\$308	\$320
Occupancy posting or reporting	\$117	\$122
Signs - Electrical, Permanent, or Special Event: Commercial	\$260	\$270
Signs - Electrical, Permanent, or Special Event: Residential	\$187	\$194
State mandated license renewals	\$117	\$122
Temporary board (Electrical)	\$117	\$122
Temporary certificate of occupancy	\$1,380	\$1,435
Temporary trailer	\$117	\$122
Alternate Means of Compliance	\$1,500	\$1,560
Alternative Means of Compliance (hourly rate)	\$188	\$196
Stocking Permit	\$256	\$266
Common Signage Plans (new)	\$55	\$57
Common Signage Plans (Amended)	\$41	\$43
Sub-Water Meter	\$140	\$146
Temporary CO for Single-Family/Duplex Units	\$136	\$141
Partial Certificate of Occupancy	\$409	\$425
Pre-Construction Meeting	\$321	\$334

STAND ALONE TRADE PERMITS

	Fee	Total = Fee + Surcharge
Boiler or Compressor - Commercial	\$162	\$168
Water Heater Changeout	\$117	\$122
Cell Tower/Co-locate (site)	\$111	\$115
Co-locate on a Building (Building only)	\$196	\$204
Ductwork - Commercial	\$162	\$168
Exhaust Hood and Duct System - Commercial	\$162	\$168
Exhaust Systems - Commercial	\$162	\$168
Field Revisions	\$117	\$122
Fixture Replacement/Retro-fit: 26-50 fixtures - Commercial	\$155	\$161
Fixture Replacement/Retro-fit: 51-100 fixtures - Commercial	\$194	\$202
Fixture Replacement/Retro-fit: Over 100 fixtures - Commercial	\$212	\$220
Forced-Air Warm Air Furnaces - Commercial	\$162	\$168
Gas Outlets - Commercial	\$162	\$168
Generators (Electrical only) - Commercial	\$262	\$272
Heat Pumps/air Conditioning - Commercial	\$162	\$168
Heat Pumps/air Conditioning - Residential	\$110	\$114
Incinerators - Commercial	\$162	\$168
Parking Lot Lighting	\$209	\$217
Photovoltaic (Solar) - Commercial	\$441	\$459
Plumbing Utility Inspection	\$125	\$130
Refrigeration Units - Commercial	\$162	\$168
Service Repair/Replace - Commercial	\$130	\$135
Swimming Pool - Commercial (Building only)	\$232	\$241
UPS System	\$222	\$231

LAND DEVELOPMENT ZONING

	Fee	Total = Fee + Surcharge
Post-approval name change petition	\$117	\$122
Zoning verification letter (Fee applies to each parcel)	\$45	\$47
Sunset extension letter	\$112	\$116
Zoning Permit Fee - Commercial	\$192	\$200
Zoning Permit Fee - 1&2 Family Dwellings Existing Structures	\$179	\$186

PRELIMINARY SUBDIVISION

	Fee	Total = Fee + Surcharge
Preliminary - Subdivision plans Level 1	\$919	\$956
Preliminary - Subdivision plans Level 2	\$1,005	\$1,045
Preliminary - Subdivision plans Level 3	\$1,592	\$1,656
Re-Review - Subdivision plans Level 1	\$432	\$449
Re-Review - Subdivision plans Level 2	\$502	\$522
Re-Review - Subdivision plans Level 3	\$795	\$827

RECORDED MAPS / PLAT RECORDATION		
	Fee	Total = Fee + Surcharge
Boundary Survey Plat	\$154	\$160
Exempt Subdivision Plat	\$177	\$184
Final Subdivision Plat	\$572	\$595
Recombination Plat or other recorded instrument	\$177	\$184
Right-of-Way easement plat	\$161	\$167

ADMINISTRATIVE SITE PLAN REVIEW		
	Fee	Total = Fee + Surcharge
Admin Site Review - Site plan Level 1	\$1,107	\$1,151
Admin Site Review - Site plan Level 2	\$1,316	\$1,369
Admin Site Review - Site plan Level 3	\$1,949	\$2,027
Admin Site Re-Review - Site plan Level 1	\$553	\$575
Admin Site Re-Review - Site plan Level 2	\$658	\$684
Admin Site Re-Review - Site plan Level 3	\$975	\$1,014
Minor Site Plan Review	\$210	\$218

EXPRESS SERVICES		
	Fee	Total = Fee + Surcharge
Express - Change of Use	\$1,500	\$1,560
Express - Additions	\$1,500	\$1,560
Express - Alteration & Repairs	\$900	\$936
Express - Building Comments Only	\$900	\$936
Express - Fit up/Interior Completion	\$900	\$936
Express - Presubmittal Conference	\$600	\$624
Express - Standard Commercial	\$1,500	\$1,560
Pony Express	\$300	\$312
Field Revisions	\$900	\$936

LAND DEVELOPMENT FEES		
	Fee	Total = Fee + Surcharge
Express - Grading	\$900	\$936
Express - Preliminary Development Plan	\$900	\$936
Express - Recorded Map	\$900	\$936
Express - Sketch Plans	\$600	\$624

DEVELOPMENT ENGINEERING		
	Fee	Total = Fee + Surcharge
Express - Site Permit Review	\$900	\$936
Special Field Consultation Services	\$325	\$338
Certificate of compliance or occupancy recovery (beyond 30 days of issue date)	\$55	\$57
Duplicate building card	\$10	\$10
General record recovery (including print)	\$0.05	\$0.05
Monthly construction report	\$10	\$10
Monthly construction report with mailing	\$16	\$17
Special research	\$28	\$29

SITE PERMIT REVIEW: MAJOR PLAN REVIEW		
	Fee	Total = Fee + Surcharge
(These fees are subject to the 4% technology surcharge. See page 42 for a reference guide.)		
As part of a reorganization, Site Permit 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.		
Site Permit Review - Level 1	\$803	\$835
Site Permit Review - Level 2	\$910	\$946
Site Permit Review - Level 3	\$1,025	\$1,066
Site Permit Re-review - Level 1	\$803	\$835
Site Permit Re-review - Level 2	\$910	\$946
Site Permit Re-review - Level 3	\$1,025	\$1,066

Building Valuation Data – FEBRUARY 2020

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 2020. 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 2018 *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 = \$177.38/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$177.38/sq. ft x 0.0075 = \$21,286

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 ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	247.86	239.47	233.25	223.81	210.17	204.10	216.62	195.46	188.40
A-1 Assembly, theaters, without stage	227.10	218.71	212.49	203.05	189.41	183.34	195.86	174.70	167.65
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	229.69	221.30	215.08	205.64	192.37	187.27	198.45	177.66	170.60
A-3 Assembly, general, community halls, libraries, museums	192.20	183.81	176.59	168.15	153.51	148.44	160.96	138.80	132.75
A-4 Assembly, arenas	226.10	217.71	210.49	202.05	187.41	182.34	194.86	172.70	166.65
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
E Educational	209.90	202.64	196.82	188.34	175.49	166.60	181.86	153.45	148.75
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	335.53	328.23	321.81	312.65	296.45	N.P.	305.67	276.99	N.P.
I-2 Institutional, nursing homes	233.12	225.82	219.40	210.24	195.51	N.P.	203.26	176.05	N.P.
I-3 Institutional, restrained	227.71	220.41	213.99	204.83	190.84	183.78	197.85	171.37	163.02
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family ^d	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.



Raleigh