





Permits and connections allowed under different annexation scenarios, inside and outside Raleigh's ETJ

Permits	Inside ETJ			Outside ETJ			References
	With annexation (effective date of public hearing)	With annexation (delayed effective date)	Without annexation	With annexation (effective date of public hearing)	With annexation (delayed effective date)	Without annexation	
Issuance of all UDO required permits	✓	✓ Certificates of Occupancy can be issued prior to the approved annexation effective date, so long as Council has approved the connection to/extension of water and sewer to the site and the site has connected to these services.	✓ Outside of an individual single-family home in the ETJ with well and septic access to water and sewer (without annexation), connection to water and sewer is required for certificates of occupancy to be issued.	✓	✗ Delayed effective date annexations not permitted outside of the ETJ.	✗ Raleigh has no development regulation jurisdiction outside of its ETJ	 UDO, Sec. 14-1008 Sec. 14-1008. - Extraterritorial Application of Code
Issuance of all permits, standards and connections covered by the utility handbook	✓ Connections cannot occur until Council has approved the annexation.	✓ Connections/metering can occur prior to the effective date (once acceptance criteria and utility connection stub permits are paid for) but cannot occur until Council has approved the annexation + approved the connection to/extension of water and sewer). If connection is granted by Council prior to the effective date of the annexation, accounts will be charged outside rates until the annexation becomes effective. It is the responsibility of the property owner to contact Raleigh Water to switch to inside rates once the annexation becomes effective. It is not automatic.	○ WITH COUNCIL ACTION Connection could occur with council approval of utility extension/connection (at outside rates).	✓ Connections cannot occur until Council has approved the annexation.	✗ Delayed effective date annexations not permitted outside of the ETJ.	○ WITH COUNCIL ACTION In emergency situations with council approval (on a case by case basis for existing development where there is a threat to public health, safety and welfare and to Raleigh's drinking water supply.) This only applies to properties in our service area in which there is availability.	 Raleigh Public Utilities Handbook
Issuance of all permits covered by the right of way handbook	✓	✓	✓	✓	✗ Delayed effective date annexations not permitted outside of the ETJ.	✗ Raleigh has no development regulation jurisdiction outside of its ETJ.	 Transportation Right of Way Provisions Sec. 14-1008. - Extraterritorial Application of Code
Issuance of all permits included by the North Carolina Department of Insurance (NCDOI)	✓	✓	✓	✓ Work governed by NCDOI permit may not commence on site before annexation.	✓ Work governed by NCDOI permit may not commence on site before annexation.	✓ With a binding contract with the local AHJ – Authority Having Jurisdiction.	 2018 North Carolina State Building Code: Administrative Code and Policies Section 204.3.1