

DEVELOPMENT FEE SCHEDULE



Effective July 1, 2009
Revised August 4, 2009

Acreage Fees
Building Permits
Capacity Fees
Construction Plans
Development Submittals
Electrical Underground Fees
Meter Fees (Water & Irrigation)
Recreation Fee-in-Lieu
Stormwater Plan Review
Transportation Development Fees
Water & Sewer Taps

This fee schedule is subject to change upon approval by Town Council

DEVELOPMENT SUBMITTAL FEES

*For Zoning/Subdivision/Site Activity
Calculated and collected by the Planning Department*

| | | | |
|---|---------------------|--|---------------------------|
| Administrative Adjustment | \$ 100.00 | Pond Drainage Plan | \$ 100.00 |
| Administrative Approval (Small Town Character Overlay) | No Charge | Re-submittal Fees – (3rd submittal) | ½ Original Fee |
| Annexation Petition | \$ 200.00 | Rezoning/Conditional Zoning | \$ 600.00/\$800.00 |
| Appeal (Board of Adjustment) | \$ 125.00 | Sign, Master Plan | \$ 100.00 |
| Certificate of Zoning Compliance (CZC) | \$ 50.00 | Sign, Permanent | \$ 50.00 + \$5/add'l sign |
| Consultant Fees | As required | Sign, Temporary | \$ 25.00 |
| Exempt Site Plan | \$ 50.00 | Site Inspections (Non-residential lot) | \$ 500.00 |
| Home Occupation | \$ 25.00 | Site Inspections (Residential lot) | \$ 35.00 |
| Land Use Plan Amendment | \$ 200.00 | Site Plan, Major | \$ 750.00 + \$5/acre |
| Master Subdivision Plan (Non-residential and Residential) | \$ 600.00 + \$5/lot | Site Plan, Minor | \$ 500.00 |
| Planned Unit Development (PUD-CZ) | \$ 800.00 | Special Use Permit | \$ 600.00 |
| Plat, Easement | \$ 50.00 | Temporary Use Permit | \$ 50.00 |
| Plat, Exempt | \$ 50.00 | Text Amendments (UDO) | \$ 150.00 |
| Plat, Major Subdivision | \$ 150.00 + \$5/lot | Tree Protection Fencing Inspection | \$ 30.00 |
| Plat, Minor Subdivision | \$ 100.00 | Tree Removal | \$ 100.00 |
| Plat, Recombination | \$ 50.00 | Variance Application | \$ 350.00 |
| Plat, Site Plan | \$ 100.00 | | |

MANUALS/LONG-RANGE PLANS/MAPS/OTHER FEES

| | | | |
|------------------------------|----------|-------------------------------|----------|
| Apex Transportation Plan | \$ 35.00 | NC 55 Corridor Plan | \$ 35.00 |
| Corporate Limits Map | \$ 20.00 | 2025 Land Use Plan Map | \$ 20.00 |
| Design Development Manual | \$ 15.00 | Unified Development Ordinance | \$ 40.00 |
| Official Zoning District Map | \$ 20.00 | | |

ACREAGE FEES (WATER & SEWER SERVICES)

The purpose of acreage fees for water and sewer service is to recover the cost of previous capital investments in the water and sewer systems and to build capital reserve funds for future investment in water and sewer collection, distribution, and treatment facilities.

Calculated and collected by the Planning Department

| Zoning District | Per Gross Acre | Zoning District | Per Gross Acre |
|---|----------------|--|----------------|
| CB (Conservation Buffer) | \$ 1,500.00 | B1 (Neighborhood Business) | \$ 3,750.00 |
| RA (Residential Agricultural) | \$ 1,500.00 | B2 (Downtown Business) | \$ 4,200.00 |
| RR (Rural Residential) | \$ 1,500.00 | PC (Planned Commercial) | \$ 3,750.00 |
| LD (Low Density Residential) | \$ 1,800.00 | MORR (Mixed Office, Residential, Retail) | \$ 3,750.00 |
| MD (Medium Density Residential) | \$ 2,437.00 | MEC (Major Employment Center) | \$ 3,750.00 |
| HDSF (High Density Residential Single-Family) | \$ 3,080.00 | LI (Light Industrial) | \$ 4,200.00 |
| HDMF (High Density Residential Multi-Family) | \$ 3,080.00 | TF (Tech/Flex) | \$ 3,975.00 |
| MH (Manufactured Housing Residential) | \$ 2,437.00 | PUD (Planned Unit Development) | \$ 3,080.00 |
| MHP (Mobile Home Park) | \$ 2,437.00 | TND (Traditional Neighborhood District) | \$ 3,080.00 |
| O&I (Office & Institutional) | \$ 3,750.00 | | |

RECREATION FEES

For New Residential Developments Assessed after 5/20/2008

| Housing Type | Fee Per Unit | Acreage Per Unit | Decimal Multiplier |
|------------------------|--------------|------------------|--------------------|
| Single Family Detached | \$2,930.00 | 1/30 acre | 0.03329 |
| Single Family Attached | \$1,962.00 | 1/45 acre | 0.0223 |
| Multi-Family Attached | \$1,728.00 | 1/51 acre | 0.01964 |

Existing Town ordinances require either the dedication of open space for public recreation or the payment of a fee in lieu per unit. The requirement regarding land dedication or fee in lieu will be based, in large part, on the Town's adopted Parks, Recreation, Greenways, and Open Space Master Plan. Recommendations regarding the acceptance of land or fee in lieu are made to the Town Council by the Parks, Recreation, and Cultural Resources Advisory Commission. For more information, contact John M. Brown, Director of Parks, Recreation and Cultural Resources Department @ 249-3344.

TRANSPORTATION DEVELOPMENT FEES

Calculated and collected by the Planning Department

The purpose of Transportation Development Fees is to recover a portion of the costs associated with building major road improvements in the Apex Planning Area. These planned road improvements will be required to service new residential and commercial developments as these same developments create additional demands on the road systems. The fee schedule provides for new developments to pay a prorated share of future road construction costs proportional to the projected impact of that particular type of development.

| LAND USE CATEGORY | CRITERIA | FEE |
|--------------------------------------|----------------|------------|
| Residential | | |
| Single Family | Units | \$ 295.00* |
| Multi-Family | Units | 200.00* |
| Mobile Homes | Units | 148.00* |
| Congregate Care | Units | 66.00 |
| Hotel/Motel | Rooms | 268.00 |
| Recreation | | |
| Stadiums/Racetracks | Acre | \$ 1177.00 |
| Racquet Clubs | Courts | 1323.00 |
| Golf Courses | Holes | 1159.00 |
| Parks | Parking Spaces | 47.00 |
| Gen. Outdoor Recreation | Acre | 2292.00 |
| Indoor Recreation | 1000 sq. ft. | 617.00 |
| Industrial | | |
| Manufacturing Warehousing/Storage | 1000 sq. ft. | \$ 119.00 |
| Wholesale/Distribution | 1000 sq. ft. | 151.00 |
| Truck Terminal | 1000 sq. ft. | 304.00 |
| Mini Warehousing | 1000 sq. ft. | 81.00 |
| Institutional | | |
| Church | 1000 sq. ft. | \$ 288.00 |
| Hospital | 1000 sq. ft. | 518.00 |
| Daycare | Students | 84.00 |
| Elem. & Middle Schools | Students | 34.00 |
| High School | Students | 43.00 |
| Junior College | Students | 41.00 |
| College | Students | 73.00 |
| Retail | | |
| <50,000 sq. ft. | 1000 sq. ft. | \$ 1616.00 |
| 50,000 to 99,999 sq. ft. | 1000 sq. ft. | 1262.00 |
| 100,000 to 199,999 sq. ft. | 1000 sq. ft. | 1067.00 |
| >200,000 sq. ft. | 1000 sq. ft. | 833.00 |
| Office | | |
| <100,000 sq. ft. | 1000 sq. ft. | \$ 433.00 |
| 100,000 to 199,999 sq. ft. | 1000 sq. ft. | 366.00 |
| >200,000 sq. ft. | 1000 sq. ft. | 332.00 |

**Fee collected at permit by Inspections Division*

ENGINEERING FEES/BONDS

Calculated and collected by the Engineering Division

| | |
|------------------------------------|---|
| Construction Plan Submittal Fees | \$ 500.00 + \$10.00/Sheet (electronic submittal) |
| Water Extension Permit Application | \$ 200.00 |
| Sewer Extension Permit Application | \$ 200.00 |
| Engineering Inspection Fees: | |
| Water Lines | \$ 1.30 per linear foot |
| Sewer Lines | \$ 1.30 per linear foot |
| New Streets (public) | \$.75 per square yard |
| Curb & Gutter (public) | \$ 1.50 per linear foot |
| Storm Drains (public) | \$ 1.30 per linear foot |
| Fire Lanes | \$.75 per square yard |
| Sidewalks | \$ 1.80 per square yard |
| Infill/Outparcel Lots | \$ 350.00/lot |
| Driveway, residential | \$75.00 Inspection fee – includes 1 re-inspection |
| Maintenance Bonds | 25% of cost of installed and approved Infrastructure and Stormwater BMP's |
| Performance Bonds | 125% of cost of uninstalled Improvements |

STORMWATER PLAN REVIEW FEES

Submit to the Engineering Division

| Project Size (disturbed acres) | Stormwater Plan Review Fee |
|--------------------------------|--|
| < 1 acre | \$ -0- |
| 1-5 acres | \$500.00 |
| 5- 50 acres | \$500.00 + \$50.00 per additional disturbed acre |

\$500 base review fee for projects disturbing up to 5 acres. Add \$50 per additional disturbed acre beyond 5 acres. Development projects that disturb less than 1 acre of land are not subject to the stormwater plan review fees since they are exempt from stormwater controls. The stormwater plan review fee will be limited to a maximum of 50 acres.

SOIL & EROSION CONTROL FEES

Submit to the Engineering Division

| For Developments Approved Prior to 8/4/2009: | For Development Projects Approved on or After 8/4/2009: |
|---|---|
| \$425.00 per disturbed acre (Maximum of 20 acres) | \$ 500.00 per disturbed acre (No Maximum) |

ELECTRICAL UNDERGROUND FEES

Calculated and collected by Public Works - Electric Division

Primary Facilities: Based on cost difference of normal overhead facilities and the requested underground facilities.

| | |
|---------------|-----------------------------|
| Single-Family | \$ 420.00/lot |
| Townhomes | \$ 420.00/unit |
| Apartments | \$ 420.00/point of delivery |

Service Laterals: Charges are collected at permit by Construction Management. Charges are for the first 100 feet of service length. An excess footage charge, if applicable, is billed separately by the Electric Utilities Division at \$3.00/foot over 100 feet.

| | |
|---------------|--|
| Single-Family | \$ 450.00/service lateral |
| Townhomes | \$ 450.00/service lateral |
| Apartments | Apartments are typically served with multiple meter bases at approved locations; service laterals are usually installed in conjunction with the primary facilities and service lateral charges do not apply. |

WATER TAPS/METER FEES

Fees are based on 60 foot right-of-way roads and lateral lengths less than 100 feet. Special cases, wider rights-of-way, special or complex boring and items not shown shall be at cost.

| Size | Base Cost | Add Bore | Add Street Cut | Meter Only |
|----------|-------------|-----------|----------------|-------------|
| ¾ inch | \$ 1,500.00 | \$ 500.00 | \$ 750.00 | \$ 190.00 |
| 1 inch | \$ 1,700.00 | \$ 500.00 | \$ 750.00 | \$ 285.00 |
| 1 ½ inch | N/A | N/A | N/A | \$ 500.00 |
| 2 inch | N/A | N/A | N/A | \$ 630.00 |
| 3 inch | N/A | N/A | N/A | \$ 2,060.00 |
| 4 inch | N/A | N/A | N/A | \$ 2,950.00 |

SEWER TAPS

| Size | Base Cost | Add Bore | Add Street Cut |
|--------|-------------|---------------|----------------|
| 4 inch | \$ 1,400.00 | Not available | \$ 750.00 |

IRRIGATION METERS

Single-Family Residential (Irrigation meter optional)

| Irrigation Meter Size | System Demand Basis (Gallons Per Day) | Rate | Fees | | | |
|-----------------------|---------------------------------------|---------------|------------|----------|---------|------------|
| | | | Capacity | Meter | Permit | Total |
| ¾ " | 200 | \$8.50/gallon | \$1,700.00 | \$200.00 | \$40.00 | \$1,940.00 |

*Includes duplex and townhomes

Multi-Family and Commercial (Irrigation meter *required*)

| Irrigation Meter Size | System Demand Basis (Gallons Per Day) | Rate | Fees | | | |
|-----------------------|---------------------------------------|---------------|-------------|----------|---------|-------------|
| | | | Capacity | Meter | Permit | Total |
| ¾ " | 500 | \$8.50/gallon | \$ 4,250.00 | \$190.00 | \$50.00 | \$ 4,490.00 |
| 1 " | 850 | \$8.50/gallon | \$ 7,225.00 | \$285.00 | \$50.00 | \$ 7,560.00 |
| 1 ½ " | 1370 | \$8.50/gallon | \$11,645.00 | \$500.00 | \$50.00 | \$12,195.00 |
| 2 " | 1975 | \$8.50/gallon | \$16,787.50 | \$630.00 | \$50.00 | \$17,467.50 |

Conditions:

1. All irrigation meters will require payment of capacity fees.
2. All in-ground irrigation systems shall be protected by an approved backflow preventer.
3. A plumbing permit is required for installation of the system from the meter to the blackflow preventer.
4. A notarized encroachment agreement is required with each permit application.
5. All associated fees will be collected by the Building Inspection Division prior to issuance of a permit.
6. Single-family customers may choose not to install a second meter, but must comply with 2 & 3 above.
7. All other non-single family customers (subdivision entrances and commercial sites) require a second meter.
8. The Public Works and Utilities Department will only install the tap for meters for existing single-family customers; all other taps must be installed by a private contractor and inspected by the Engineering Division.
9. Fees are based upon current rates and are subject to change.

COMMERCIAL BUILDING PERMIT FEES

Calculated and collected by Construction Management

NEW STRUCTURES, ADDITIONS AND ALTERATIONS (Base Fee) 1, 2, 3

| Total Gross Building Floor Area of Construction | Fee Computation |
|---|--|
| 0 - 500 | Per Trade (see schedule below) |
| 501 - 5,000 | A x B = Permit Fees |
| 5,001 - 10,000 | (A x B X .80) + (1,000 X B) = Permit Fee |
| 10,001 - 15,000 | (A x B X .70) + (3,000 X B) = Permit Fee |
| 15,001 - 20,000 | (A x B X .60) + (4,500 X B) = Permit Fee |
| 20,001 - above | (A x B X .50) + (6,500 X B) = Permit Fee |

- Alterations to existing structures, with no footprint increase, are charged at a rate of .60 of the Permit Fee or the minimum per trade fee based upon the Single Trade Fee Schedule, whichever is greater.
- Permits for "shell" buildings are charged at a rate of .60 of the Permit Fee, based upon a Business Occupancy, or the minimum per trade fee based upon the Single Trade Fee Schedule, whichever is greater. Area within the building shell, which is intended to be occupied, will have the permit fees for the occupied area computed per footnote #1 above.
- Additional Miscellaneous Fees, listed below, will be added to the permit fees as applicable.

A=Total Gross Building Floor Area

B= Fee Per Square Foot Based Upon Occupancy

| Single Trade Fee Schedule | |
|---------------------------|-----------|
| Building | \$ 105.00 |
| Electrical | 50.00 |
| Mechanical | 50.00 |
| Plumbing | 50.00 |

| Fee Per Square Foot of Floor Area Based on Occupancy | |
|--|------|
| OCCUPANCY | FEE |
| Assembly | 0.55 |
| Business | 0.60 |
| Educational | 0.60 |
| Factory/Industrial | 0.40 |
| Hazardous | 0.50 |
| Institutional | 0.60 |
| Mercantile | 0.50 |
| Residential | 0.55 |
| Storage/Utility | 0.30 |

MISCELLANEOUS FEES

| | |
|--|---|
| Conditional Electrical Power Inspection | Per Single Trade Fee Schedule |
| Conditional Mechanical Systems Inspection | Per Single Trade Fee Schedule |
| Demolition (All Trades) | \$ 75.00 |
| Elevator | \$ 50.00 Plus Associated Single Trade Fees |
| Fire Pumps, each | \$ 250.00 |
| Fire Sprinkler System | \$.01 per square foot |
| Fire Suppression | \$ 50.00 |
| Grease/Oil Interceptor | \$ 50.00 |
| Irrigation System | Per Single Trade Fee Schedule |
| Occupancy Change of Use | \$ 50.00 |
| Re-inspection/Additional Trip Fee, Per Trade | \$ 50.00 |
| Sales/Construction Trailer/Modular Classroom | Per Single Trade Fee Schedule |
| Spray Paint Booth, each | \$ 150.00 |
| Stop Work Order | May Require Additional Trip Inspection Fees |
| Storage Tank, each | \$ 50.00 Plus Associated Single Trade Fees |
| Swimming Pool | \$ 50.00 |
| Water and Sewer Capacity Fees and Water Meters | Refer to Capacity Fee Schedule |
| Work Without a Permit | Double Fees (\$ 1000.00 maximum) |

PLAN REVIEW FEES (Non-refundable)

| | |
|---|--------------------|
| Per Trade (Applied toward cost of permit) | \$ 50.00 |
| Plan Modification (Not applied toward cost of permit) | \$ 50.00 per trade |
| Re-review fee (Not applied toward cost of permit) | \$ 50.00 per trade |
| Re-stamp Plans, Per Trade | \$ 50.00 |

ADMINISTRATIVE FEES

| | |
|---|--------------|
| Duplicate Building Record Card | \$ 10.00 |
| General Records Research, Archive Files | \$ 3.00/page |
| General Records Research, Current Files over 10 pages | \$.50/page |

INSPECTION FEES

| | |
|-------------------------------|----------|
| Re-Inspection/Additional Trip | \$ 50.00 |
|-------------------------------|----------|

ONE AND TWO FAMILY DWELLING PERMIT FEES

Calculated and collected by Construction Management

| NEW STRUCTURES (Single Family/Duplex/Townhomes) | \$/SQ.FT | MIN/ \$/UNIT |
|--|-------------|--------------|
| 3,000 Gross SF and Less | 0.25 | \$360.00 |
| >3,000 Gross SF: (SF x .25 x .75 + \$ 187.50) = Permit Fee | Per Formula | |

ADDITIONS AND ALTERATIONS 800 SQUARE FEET AND GREATER

| | | |
|------------|------|-----------|
| Building | 0.13 | \$ 105.00 |
| Electrical | 0.04 | \$ 50.00 |
| Plumbing | 0.04 | \$ 50.00 |
| Mechanical | 0.04 | \$ 50.00 |

ADDITIONS AND ALTERATION LESS THAN 800 SQUARE FEET

| | | |
|------------|------|----------|
| Building | 0.13 | \$ 75.00 |
| Electrical | | \$ 40.00 |
| Plumbing | | \$ 40.00 |
| Mechanical | | \$ 40.00 |

ACCESSORY STRUCTURES

| | | |
|-----------------------------------|------|----------|
| Decks, 400 sq. ft. or less | | \$ 60.00 |
| Decks, > 400 sq. ft. | 0.13 | \$ 90.00 |
| Roof Addition | 0.13 | \$ 60.00 |
| Screened Decks | 0.13 | \$ 90.00 |
| Trellis (Attached to a structure) | 0.13 | \$ 40.00 |

MISCELLANEOUS

| | | |
|--|--|-----------------------------------|
| Conditional Electrical/Mechanical, Per Trade | | \$ 50.00 |
| Construction Trailer | | Per Single Trades @ \$ 40.00 each |
| Demolition (All Trades) | | \$ 75.00 |
| Electrical Underground | | \$ 360.00 |
| House Moved | | \$ 279.00 |
| Irrigation | | \$ 40.00 |
| Minimum Permit Fee | | \$ 40.00 |
| Mobile Home (All Trades) | | \$ 100.00 |
| Modular Home (All Trades) | | \$ 279.00 |
| Stop Work Order | | May Require Additional Trip Fee |
| Temporary Power (Town of Apex Only) | | \$ 125.00 |
| Transportation Impact Fee | | \$ 295.00 |
| Work Without Permit | | Double Fees (\$ 200.00 Maximum) |

PLAN REVIEW FEES (Non-refundable)

| | | |
|---|--|----------|
| Initial Fee (Applied toward cost of the permit) | | \$ 60.00 |
| Plan Modification Fee (Not applied toward cost of permit) | | \$ 40.00 |
| Re-review Fee (Not applied toward cost of permit) | | \$ 40.00 |
| Re-stamp Plans | | \$ 40.00 |

ADMINISTRATIVE FEES

| | | |
|---|--|-------------|
| Duplicate Building Record Card | | \$ 10.00 |
| General Records Research, Current Files Over 10 Pages | | .50/page |
| General Records Research, Archive Files | | \$3.00/page |

INSPECTION FEES

| | | |
|-------------------------------|--|----------|
| Re-Inspection/Additional Trip | | \$ 50.00 |
|-------------------------------|--|----------|

CAPACITY FEES

Calculated and collected by Construction Management – Prepayment of sewer capacity fees are collected by the Planning Department

The purpose of Capacity Fees is to recover a portion of the costs associated with building water and wastewater treatment facilities. These treatment facilities provide the system capacity that each new development will demand when connected to the water and sewer systems. Additional capacity fee assessments shall be required of nonresidential customers who, after paying a capacity fee, expand their service requirements.

\$ 17.00 per GPD (Gallons Per Day) for combined water/sewer service. For water only or sewer only, the fee is one half the rate or \$ 8.50 per GPD.

A 75% grant may be available in the Central Business District.

| LAND USE CATEGORY | GALLONS PER DAY |
|---|--|
| Airports (no food service) | 5 GPD/passenger |
| Auditoriums | 5 GPD/seat |
| Barber Shops | 50 GPD/chair |
| Bars, cocktail lounges (no food service) | 20 GPD/seat |
| Beauty Shops | 125 GPD/booth or bowl |
| Bowling Alleys | 50 GPD/lane |
| Bus Terminal (no food service) | 5 GPD/passenger |
| Business (Not listed in this table) | 25 GPD/employee |
| Camps – Construction or Work | 60 GPD/person |
| Camps – Summer | 60 GPD/person |
| Camps – Campgrounds without water/sewer hook ups | 100 GPD/campsite |
| Camps – Travel Trailer, RV Parks, with water/sewer hook ups | 120 GPD/campsite |
| Car Washes | 3000 GPD/site |
| Churches (No food service, day care, or camps) | 3 GPD/seat |
| Country Clubs – Resident Members | 60 GPD/person |
| Country Clubs – Non-resident members | 20 GPD/person |
| Day Care Facilities | 15 GPD/person |
| Factories – per shift (no industrial waste) | 25 GPD/employee |
| Factories – per shift with showers | 35 GPD/employee |
| Food Service – restaurants (including fast food) | Greater of 40 GPD/seat or 40 GPD/15 sq.ft. dining area |
| Food Service – 24 hour restaurants | 50 GPD/seat |
| Food Service – single service (excluding fast food) | 25 GPD/seat |
| Food Service – food stands | 50 GPD/100 sq. ft. & 25 GPD/employee |
| Hospitals | 300 GPD/bed |
| Laundries – self service | 500 GPD/machine |
| Marinas – with bathhouses | 30 GPD/boat slip |
| Marinas – without bathhouses | 10 GPD/boat slip |
| Meat Markets | 50 GPD/100 sq. ft. + 25 GPD/employee |
| Motels/Hotels – with cooking facilities | 175 GPD/room |
| Motels/Hotels – without cooking facilities | 120 GPD/room |
| Multi-family (Apartments, condos) | 250 GPD/unit |
| Nursing/Rest Homes – with laundry | 120 GPD/bed |
| Nursing Rest Homes – without laundry | 60 GPD/bed |
| Offices (per shift) | 25 GPD/person |
| Rail Terminal (no food service) | 5 GPD/person |
| Residential Care Facilities | 60 GPD/person |
| Resorts | 200 GPD/room |
| Schools - Day | 10 GPD/student |
| Schools - Day (with cafeteria) | 12 GPD/student |
| Schools - Day (with cafeteria, gym & showers) | 15 GPD/student |
| Schools - Boarding | 60 GPD/student |
| Service Stations – vehicles | 250 GPD/water closet |
| Single-Family (One & two family dwellings, townhomes, duplexes, mobile homes) | 300 GPD/unit |
| Stadiums/auditoriums/theaters/drive-ins | 5 GPD/seat or space |
| Swimming Pools & Bathhouses | 10 GPD/person specified by Health Dept. |