FEE SCHEDULE

JULY 1, 2016 – JUNE 30, 2017
DEVELOPMENT SERVICES DEPARTMENT
161 SOUTH CHARLOTTE STREET
ASHEVILLE ▪ NORTH CAROLINA ▪ 28801

ALL FEES LISTED ARE SUBJECT TO THE 4% TECHNOLOGY FEE EXCEPT THOSE MARKED *

ZONING FEES

Zoning Site Plan Review Fees

Fees for development review of small permits and Level I projects. Amendment fees are applied when changes to a project occur after a permit has been issued.

*All fees listed are subject to a 4% technology fee except those marked**

Small Permit Review	
Home Occupation	$50
Occupancy Permits	$25
< 500 square feet	$25
Temporary Use Permits	
< 100 attending	$25
100 – 1,000 attending	$100
> 1,000 attending	$350
Level I Site Plan Review	
500 – 1,499 square feet	$100
1,500 – 34,999 square feet	$200
Change of Use to Higher Impact	$200
Cellular Collocations	$200
Resubmittals	
Fees will be assessed after the third submittal for the same technical reasons identified in earlier submittals.	
Level I	$135
Level II	$150
Level III	$225
Amendments	
500 – 1,499 square feet	$45
> 1,500 – 34,999 square feet	$75
Level II Site Plan Review	
Residential 20 – 50 Units	$450
Non-residential Uses in Residential Districts	$450
Commercial 35,000 – 100,000	$550
Industrial < 100,000 sqft or < 15 acres	$550
Additions > 25% Existing Gross Area	$550
Minor Amendment	$100
Major Revision	½ Original Fee
Final TRC Review Fee	$100
Resubmittal Fee (3rd Attempt)	$150
Flexible Development Standards	$75
Level III Site Plan Review	
Residential > 50 lots	$550
Subdivision > 50 lots	$550

Commercial > 100,000 sqft	$1,250
Commercial Mixed Use > 45,000 in the Central Business District	$1,250
Minor Amendment	$150
Major Revision	½ Original Fee
Final TRC Review Fee	$100
Resubmittal Fee (3rd Attempt)	$225

Conditional Use Permits & Conditional Zoning

*All fees listed are subject to a 4% technology fee except those marked**

Conditional Zoning Application Fee	
1 Lot	$350
2 – 4 Lots	$450
< 1 Acre	$350
1 – 3 Acres	$450
4 – 9 Acres	$750
10 – 25 Acres	$1,550
25+ Acres	$2,050
Telecommunication Towers	$4,050
Adult Uses	$650
Other Conditional Use Permits	$500
Final Technical Review Committee Review Fee	$100
Minor Amendment Fee	$150
Major Revision	½ Original Fee

Residential Zoning Permits & Fees

Site plan review for residential zoning permits required by the Unified Development Ordinance.

*All fees listed are subject to a 4% technology fee except those marked**

Accessory Structures, Decks, and Additions	$25
New Construction (per unit)	$50

Driveway Permit Fees

Fees are assessed per cut.

*All fees listed are subject to a 4% technology fee except those marked**

Residential	$100
Commercial	$200

Signage Plan Review & Permit Fees

Review of sign permit applications, plans for issuance, site specific sign plan package by City Council for large scale development, or projects requesting signage outside the scope and review of zoning plan reviewers. A separate sign permit review fee is required for each sign covered under the sign package. Sign fees do not include electrical or building permit fees.

*All fees listed are subject to a 4% technology fee except those marked**

Sign Fees	$2 per sqft (with $50 minimum)
Sign Refacing/Replacement Panel (All Sizes)	$50
Temporary Signs & Inflatable Balloons	$25 (per unit)

A-Frame Signs	$25 (annually)
Reinspection Fee	$25 (annually)
Final Inspection (Attached, Freestanding, Refacing)	
1 – 75 sqft	$50
> 75 sqft	$75
Sign Permit Amendments	$50
Late Payment Fee	Twice the normal fee charged
Sign Packages	
1 – 5 signs	$350
5 – 15 signs	$550
> 15 signs	$750

Subdivision & Recombination Review Fees

Filing fees for the review of subdivision plats (new lots are created) and recombination plats (a change to existing property lines and does not result in the creation of new lots).

*All fees listed are subject to a 4% technology fee except those marked**

Minor Subdivision	$50 plus $10 per lot
Major Subdivision	
1 – 50 Lots	$750
> 50 Lots	$1,250
Recombination Plat	$50
Subdivision Modification	$200
Amendments	
Limited Subdivision	$150
Substantial Subdivision	½ Original Fee

Sidewalk Permits & Fees

A fee-in-lieu of construction. This fees is assessed per linear foot for all projects.

*All fees listed are subject to a 4% technology fee except those marked**

5’ Wide Sidewalk (4” Thick Concrete)	$40
5’ Wide Sidewalk (Brick)	$65
Retaining Wall	$28
Railing	$11.50
Curb and Gutter	$17.30

Historic Resources Fees

*All fees listed are subject to a 4% technology fee except those marked**

Major Work	
Residential	$75
Commercial	$100
Amendment	$25
Minor Work (Residential & Commercial)	$25

Variance & Appeal Fees

*All fees listed are subject to a 4% technology fee except those marked**

Zoning Variance	$200
Additional Zoning Variances	$50
Sign Variance	$400
Additional Sign Variances	$50
Board of Adjustment Appeal	$500

UDO Compliance Fees

Projects to be reviewed that are a different size and scope and require researching the Unified Development Ordinance (UDO) and other historic files and records to confirm an applicant's request is in compliance with the UDO design standards.

*All fees listed are subject to a 4% technology fee except those marked**

Level I	$200
Level II	$350
Level III	$550

Steep Slope & Ridgetop Fee

Review fee for residential and commercial development projects proposed on properties located within the City's steep slope and/or ridgetop designation pursuant to the standards outlined in the Unified Development Ordinance. This fee does not include the building or zoning permit fees.

*All fees listed are subject to a 4% technology fee except those marked**

Plan review	$50

Stormwater Permits & Fees

Stormwater permit is a Technical Review Committee Submittal. The resubmittal fee will be charged after the third resubmittal for the same plan review comments or for substantial amendments to the original submitted plans.

*All fees listed are subject to a 4% technology fee except those marked**

< 35,000 sqft or < 20 units	$600*
Major Subdivision	$680
Level II Project	$680
Level III Project	$880
Resubmittals and Amendments (Per Plan)	$75

Grading Permits

Fees for grading permits are assessed on the amount of disturbed acreage.

*All fees listed are subject to a 4% technology fee except those marked**

Residential < 10,000 sqft	$175
Commercial < 10,000 sqft	$270
Up to One Acre	$620
Additional Acres or Portions	$620 (Each)
Publicly Funded Projects	50% of Fee

Flood Permits

*All fees listed are subject to a 4% technology fee except those marked**

Flood Permit Fee	$75
Floodplains	$200
Floodways	$500

Building Plan Review Fees

Plan review fees are based on construction cost of the project.

*All fees listed are subject to a 4% technology fee except those marked**

$0 - $5,000	$75
$5,001 - $10,000	$100
$10,001 - $15,000	$125
$15,001 - $25,000	$150
$25,001 - $50,000	$175
$50,001 - $100,000	$200
$100,001 - $1,000,000	0.2% of the total construction costs
$1,000,001 - $5,000,000	$2,000 plus 0.1% of all costs above $1 million
> $5 million	$6,000 plus 0.05% of all costs above $5 million
Expedite Service Fee	$100 (per hour per staff member with a $200 minimum)

This service is based on staff availability.

Amendments to Plans (after permit is issued)	$75 (per hour per trade and additional commercial fee)

Resubmittals

Fees will be assessed after the third submittal for the same technical reasons identified in earlier submittals.

Level I	$135
Level II	$150
Level III	$225

Fees for phased design/build projects with complete plans will be assessed for the phase submitted plus ten percent of the fee for the estimated total project cost.

Commercial Permits & Fees

Permits and fees are assessed and calculated per trade and per building for new commercial projects, renovations, and additions. Fees are based on projects cost per applicable trade. Construction cost will be assessed on total contract cost including but not limited to labor, materials, supervision, overhead, profit, architectural/engineering plans, and specifications) or the most current International Code Council's (ICC) "Building Valuation Data," whichever is greater.

*All fees listed are subject to a 4% technology fee except those marked**

$0 - $5,000	$75
$5,001 - $10,000	$100
$10,001 - $15,000	$150
$15,001 - $25,000	$325
$25,001 - $50,000	$800
$50,001 - $75,000	$1,000
$75,001 - $100,000	$1,500
$100,001 - $150,000	$1,800
$150,001 - $200,000	$2,400
$200, 001 - $275,000	$3,100
$275,000 - $350,000	$3,400
$350,001 - $425,000	$4,000
$425,001 - $500,000	$4,500
$500,001 - $625,000	$5,400
$625,001 - $750,000	$6,500
$750,001 - $875,000	$7,500

$875,001 - $1,000,000	$10,000
> $1 million	0.15% in $500,000 increments
Equipment	0.075% of equipment cost

Equipment cost is not calculated in building cost. All equipment that is permanently attached to the building or a component f the building's operating systems such as ventilation, heating, cooling, plumbing, fire suppression, exhaust, refrigeration, fixed appliances, etc. are subject to full permit fees based on their cost of work.

Demolition	
Interior	$75
Building	$150
Tents (In the Same Location)	
1 – 10 (Per Trade)	$75
> 11 (Per Trade)	$125
Events Amendment	$75
Multi-Family (Apartments & Condominiums)	$350 per Residential Unit AND Shell Cost
Multi-Family Fire Department Fee	10% of Building Permit Fees AND Shell Cost
Fire Fee	$75 plus 10% of all other trade fees when those fees exceed $100

Single Family Permits & Fees

Building permits for new construction, additions, renovations, and remodels for single family structures. The fee is for each unit in the structure.

*All fees listed are subject to a 4% technology fee except those marked**

New construction	
< 1,500 sqft	$475
> 1,500 sqft	$475 plus $0.30 per sqft over 1,500
Renovation/Remodel	$325
Reroof	$75
Amendments to Plan After Permit Is Issued	$75
Decks & Site-built Storage Buildings	
< 500 sqft	$75
> 500 sqft	$150 plus $0.30 per sqft over 500
Carports & Garages (Attached & Detached)	$150 plus $0.30 per sqft over 500
Manufactured Home (HUD approved)	

Includes required trade permits and inspections

Single-wide & Multi-sectional Units	$150
Relocated/Used	$200
Heat Pump or A/C Installation	$75
Mobile Home Sales Offices	Assessed as a Commercial Permit Fee
Home Owner Recovery Fund (Per Building Permit)	$10*
Demolition Permit	$75
Retaining Walls (attached or adjacent to building)	$75

Modular Building (NC Seal)

Includes dwellings moved onto site. Additional work, such as attached decks, garages, porches, etc. completed by the contractor is included in the fees; however, this work must be shown on the submitted plans and included in the scope of work on the permit. Additional permits may be required if the contractor is constructing the additional work without being on the submitted plans.

*All fees listed are subject to a 4% technology fee except those marked**

One Story	$200
Greater Than One Story	$300

Miscellaneous Permits, Fees, & Charges for Service

*All fees listed are subject to a 4% technology fee except those marked**

ABC Permit	$75
Minimum Permit Fee (If Not Listed)	$75
Residential Change-out (With the Same Contractor)	$75
Temporary Saw Service (Pole)	$75
Expiring Permit Renewal	$75
Contractor Change	$75
This fee is accrued after the start of inspections.	
Housing Authority Permits	Based on Construction Cost
Annual Maintenance Permit	$100 (plus ½ of the estimated commercial permit fee)
Temporary Certificate of Occupancy (TCO)	
Trades: Zoning, Building, Mechanical, Electrical, Plumbing, Stormwater/Grading/Erosion Control/Flood, Water, Fire	
Application Fee	$200
Departmental Review for Partial Site Compliance	$75 per trade
Failed Reinspection Fee	$75 per trade
Temporary Certificate of Utilities (TCU)	$200
TCO and TCU Renewal (When Prior to Expiration)	$100
Foster Home Inspections	$25
Alternative Compliance Application	
Level I	$100
Level II	$200
Flexible Development Standards	$75

Pre-Application Meeting

The Process Manager will determine which function staff needs to be present at the meeting, and the fee will be assessed based per discipline represented at the meeting: Planning, Building, Stormwater/Grading/Erosion Control/Flood, Fire, and Transportation). This fee maybe waived or reduced by the Director of the Development Services Department.

*All fees listed are subject to a 4% technology fee except those marked**

Application Fee	$40 per discipline per hour

Address Assignment Fees

Fees for address creation and changes due to projects and development.

*All fees listed are subject to a 4% technology fee except those marked**

Address Creation	
New Building	$25
New Major Subdivision	$250 plus $5 per address
Address Change	
1 – 5	$100
6 – 15	$200
16 – 25	$350
26 – 50	$500
> 50	$750

Pushcarts, Outdoor Dining, & Outdoor Merchandise

Permits for pushcarts, outdoor dining, and outdoor merchandise in the Central Business District and Biltmore Village.

*All fees listed are subject to a 4% technology fee except those marked**

Application Fees	
Pushcarts	$150
Relocation Fee for Pushcarts	$75
Encroachment Fees	$200
Outdoor Dining & Merchandise	
< 30 sqft	$175
31 – 50 sqft	$350
51 – 100 sqft	$500
101 – 200 sqft	$700
201 – 500 sqft	$1,250
> 500 sqft	$2,000
Renewal Fees	
Pushcarts	$100
Outdoor Dining & Merchandise	
< 30 sqft	$50
31 – 50 sqft	$200
51 – 100 sqft	$300
101 – 200 sqft	$400
201 – 500 sqft	$600
> 500 sqft	$800

Research Application Fees

Research and written documentation for requests to determine "legal" non-conforming land uses, structures, and lots. This service requires thorough research of historical records including: permit history, property deeds and plats, zoning maps, utility records, city license records, and evaluation of any other legal documents provided by the applicant. Fee is established per application.

*All fees listed are subject to a 4% technology fee except those marked**

Verification of an Existing Lot of Structure	$100
Verification of Existing Land Use	$200

Exam Fees

*All fees listed are subject to a 4% technology fee except those marked**

Electrical Homeowners Exam	$75
Electrical Journeyman Exam	$50
Special Scheduled Exam	$100
Renewals (3 years)	$30

Western North Carolina Air Quality Agency Fees

The City collects a permit fee on behalf of WNC Air Quality. The City will retains an administrative fee on a monthly basis.

*All fees listed are subject to a 4% technology fee except those marked**

Residential	$25*
Commercial	$50*
Administrative Fee	3%*

Inspections

All plan review fees include the first inspection.

*All fees listed are subject to a 4% technology fee except those marked**

Afterhours Inspections	$100 (per hour per staff member with a $200 minimum)
Reinspections	

There is one free inspection per trade. Fees will be applied to second and subsequent inspections.

Level I	$100
Level II	$150
Level III	$200
School Inspections (First Visit)	$100
School Inspections (Subsequent Visits)	$75
Multiple Events (Within Six Months)	$50

The fee will be applied for each inspection after the initial event and all conditions remain the same when all events are included in original application.

Failure to Post Permit	$75
Failure to Have Approved Plans on Site	$135
Re-stamp of Additional or Lost Approved Plans	$75

Working Without A Permit*

Working without a permit is defined as proceeding beyond the approved plans. For penalties pertaining to working without a permit, refer to the appropriate sections in the Unified Development Ordinance.

*All fees listed are subject to a 4% technology fee except those marked**

Zoning Compliance Letters

*All fees listed are subject to a 4% technology fee except those marked**

< 500 sqft	$50
500 < 1500 sqft	$100
> 1,500 sqft	$200
Residential 20 – 50 units	$200
Residential > 50 units	$450
Commercial 35,000 – 100,000 sqft	$550
Commercial > 100,000 sqft	$550
Industrial > 100,000 sqft	$550
Industrial > 15 acres	$1,250

Zoning Enforcement*

For penalties pertaining to zoning enforcement, refer to the appropriate sections in the Unified Development Ordinance.

*All fees listed are subject to a 4% technology fee except those marked**

Rebates, Refunds, Discounts, & Waivers

Rebates are offered and issued when regular fees are paid in full, the project has been completed, a CO has been issued, and with certification or rating submitted.

Discount: Farmers' Markets	75% Discount
Rebate: Green Built North Carolina: Healthy	$100
Rebate: Built Home Certification Energy Star Rating: > 69	$100
Rebate: Geo Thermal Installation	$50
Rebate: Solar Panel Installation	$50
Rebate: Wind Generator Installation	$50
Rebate: Stormwater/Greywater Collection Device Installation	$50

Refunds

There is a $75 minimum permit fee that is not refunded.

Permits processed with no inspections or plan review	90% of permit fees minus $75
Plans reviewed with no inspections	75% of permit fees minus $75
Six months or more after permit issued or plans reviewed	No Refund

Returned Checks

All services stop until account is current. Subsequent delinquency results in cash for services.

Technology Fee 4%

This fee is assessed on most all fees and charges for service. THIS FEE IS NON-REFUNDABLE.

Waiver: Property Owned, Operated, and Occupied by the City of Asheville No Permit Fees

All work conducted on property owned, operated, and occupied buildings must obtain the appropriate permits for work requiring a building permit as required by General Statutes. This would require permits for all work but no permit fees to be paid. This would include work conducted by contractors on behalf of the City such as up-fits at the Civic Center, roof replacements, etc.

Waiver: Affordable Housing Fee 50% Rebate

The 50% rebate applies to engineering, MSD, water, and zoning fees. Affordable Housing Fee Waivers can be issued when the project meets one of the requirements below. Homes developed for personal use and occupancy are not eligible for rebates.

1. New Residential Homes for Sale (single family homes or condominiums): Must meet the State of North Carolina Building Code. Manufactured housing is only eligible if attached to a permanent foundation and titled as real property. A copy of the settlement statement and appraisal must be provided with application. Maximum Sale Price Restrictions per number of bedrooms:

0: $115,000 (Studio or efficiency)
1: $125,000
2: $145,000
3: $160,000
4: $170,000

2. New Residential Rental (single family homes or multi-family development): Units developed as rentals must be assisted by a local, state, or federal program requiring it to remain affordable for tenants below 80 percent of the median income for a minimum of ten years.

3. Rehabilitation: Multi-family housing that is rehabilitated may be eligible if the project has three or more units that can be verified as meeting 80 percent of the Area Median Income requirements. Only plan review fees are rebated for these projects