



## BUILDING AND ZONING PERMIT FEE SCHEDULE

### Explanation on how the town calculates an estimate for the cost of a construction project:

a) (Permits are required on all construction unless exempted by State Statute 160A-417 or 153A-357)

<u>Construction Costs</u>				<u>Fee</u>
From	\$ .00	to	\$ 199	= \$ 25.00
From	200.00	to	2,000	= 50.00
From	2,000.01	to	4,000	= 75.00
From	4,000.01	to	6,000	= 100.00
From	6,000.01	to	8,000	= 125.00
From	8,000.01	to	10,000	= 150.00
From	10,000.01	to	15,000	= 175.00
From	15,000.01	to	20,000	= 200.00
From	20,000.01	to	25,000	= 225.00
From	25,000.01	to	30,000	= 250.00
From	30,000.01	to	UNLIMITED	= 250.00*

\*Plus \$6 per \$1000 construction cost in excess of \$30,000

**EXAMPLE:** Formula based on the construction costs provided by the contractors, the amount is figured as follows:

Cost of construction	\$300,000	
First \$30,000 (see above)	- 30,000 =	\$ 250
Remainder	\$270,000/\$1000 = \$ 270 x \$6 =	\$ 1,620
<b>Total for the construction building permit (does not include zoning, home recovery fee or CO fee) =</b>		<b>\$ 1,870</b>

Demolition permit - residential	\$50.00
Demolition permit - commercial	\$200.00
Relocating a house	\$200.00 plus building fees
Minimum inspection fee	\$ 25.00
NC Homeowners recovery fee (GS 87-15.6, Vol. 1A)	\$ 10.00
Certification of Occupancy or Compliance	\$ 10.00
Manufactured Housing	
Single Wide	\$100.00
Double Wide	\$200.00
Triple Wide	\$300.00
Zoning Fee	
Zoning Site Inspection	\$ 50.00
Zoning Verification	\$ 25.00
Re-review of incomplete or failed landscape plans	\$ 50.00

**Residential Construction Project Costs** are based on the cost for Single/Two Family residential construction. Fees are calculated as follows: \$70.00 per sq. ft. of heated space and \$20.00 per sq. ft for all unheated spaces 7/22/2008, including:  
decks, porches, accessory buildings, garages, detached garages and carports.

**Commercial Construction Project Costs** are based on the cost for all commercial construction, including multi-families, new construction, additions and remodeling governed by Vol. 1 General Construction. The fees are calculated as follows: \$125.00 per sq. ft of heated space and \$70.00 per sq. ft. for all unheated spaces. The combination of heated and unheated spaces is \$100.00 per sq. ft.

10/9/2008

- (b) **Expiration of Permits:** If substantial work is not commenced within six (6) months of issuance or, if the work is suspended or abandoned for a period of twelve (12) months or more after work has commenced (NCGS 153A-358/ 160A-417).
- (c) **Work NOT Requiring a Permit:** Permits are not required for work costing less than \$500.00 unless that work involves the addition, repair, or replacement of load bearing structures and does not require a change in the electrical, mechanical, and plumbing systems (NCGS 160A-417).
- (d) **Privilege License Required:** Contractor MUST have an up to date privilege license on file with the Town of Carolina Beach before any permits will be issued.
- (e) **Sprinkler Systems** (See Fire Code Permit Fee Schedule)
- (f) **Mobile Home & Travel Trailer Park Fee:** \$6.00 per space - minimum fee \$70.00
- (g) **Swimming Pools:** Residential or Public - Permit fees are based on the permit fee schedule for general construction costs (see building fees). Pools less than 600 sq. ft. are \$27.00.
- (h) **Signs (other than Billboards - see h):** \$25.00/signs (In addition to the above fee, illuminated signs require an electrical permit in accordance with the Electrical Permit Fee Schedule as adopted by New Hanover County).
- (i) **Billboard:** \$500.00
- (j) **Extra Inspections:** The above fees, a-g, entitle the contractor or applicant to the necessary footing, foundation, rough-in inspections and one final inspection. Extra inspections or inspection trips made necessary through the failure of any person, firm or corporation in charge of work, to give specific locations of work to be inspected or failure to install work according to Code regulations, are hereby designated "EXTRA BUILDING INSPECTIONS." This Extra Building Inspection Fee shall be - \$25.00.
- (k) **Refunds and Extensions:**
  - (1) No refunds shall be issued for permits that have expired.
  - (2) Unexpired building permits may be renewed upon request of the owner. The fee for permit extensions is 20% of the initial fee not to exceed \$200.00. New zoning requirements will apply.
- (l) **Working Without a Permit:**
  - (1) Fee for starting work without a permit is equal to twice the basic permit fee - minimum of \$100.00
  - (2) Fee for starting and substantially completing the work without a permit - basic permit fee plus \$500.00
- (m) **Habitual Working Without a Permit:** \$50 per day fine will be imposed for second and subsequent offenses of working without a permit for as long as the work continues.
- (n) **Failure to Obtain a Final Inspection:** immediately upon completion of work - \$100.00.
- (o) **Prior to Final Cut-On:** Building \$20.00 plus \$20.00 per required Division (electrical, mechanical, plumbing).
- (p) **Commercial Verification:** \$20.00 permit fee. All other applicable fees with New Hanover County.
- (q) **Garages and Other Outbuildings:** See section Building Permit Fees, Item (a).
- (r) **Day Care:** licensing and related inspections - \$25.00
- (s) **Zoning Considerations:**
  - 1. The extra inspection fee shown in paragraph "j" above applies to required zoning inspections
  - 2. Re-review of incomplete or failed landscape plans \$50.00 the first review of the landscape plan in free.
- (t) **Fencing:** \$30 permit fee and all pertinent inspections.