

Fee Service Information		Total Permit Cost Results (Unit)			Staff Recommendations		Notes
Fee #	Fee Title	Current Fee	Full Cost per Unit	Current Cost Recovery Rate	Recommended Fee	% Change from Current Fee (+/-)	
1	Department Standard Fees:	\$ -	\$ -	0%			
2	Blasting Permit (90 Day Duration Per Site)	\$ 150.00	\$ 233.39	64%	\$233.00	55%	
3	Carnivals & Fairs Permit	\$ 150.00	\$ 1,009.54	15%	\$300.00	100%	In the interest of public safety and to encourage events to seek required permits and safety inspections
4	Covered Mall Buildings Permit	\$ 150.00	\$ 178.00	84%	\$178.00	19%	
5	Exhibits & Trade Shows (Each) Permit	\$ 100.00	\$ 744.63	13%	\$300.00	200%	In the interest of public safety and to encourage events to seek required permits and safety inspections
6	Explosive Storage Permit & Inspection	\$ 200.00	\$ 208.89	96%	\$208.00	4%	
7	Fire Alarm System Plan Review & Acceptance Testing Fee - First 5,000 square feet	\$ 180.00	\$ 473.67	38%	\$300.00	67%	Recommended fee keeps us in line with surrounding jurisdiction fees (Concord, Kannapolis, Harrisburg). In the interest of public safety as to not discourage businesses from installing systems
8	Fire Alarm System Plan Review & Acceptance Testing Fee - Each additional 10,000 square feet	\$ -	\$ 483.33	0%	\$150.00	#DIV/0!	
9	Fire alarm System Acceptance Testing 2nd Visit		\$ 136.98		\$136.00	#DIV/0!	
10	Fire Alarm System Acceptance Testing 3rd Visit		\$ 136.98		\$136.00	#DIV/0!	
11	Fire Pumps & Related Equipment	\$ 180.00	\$ 258.97	70%	\$258.00	43%	
12	Firework Display(s) & Pyrotechnic Special Effects: Indoor / Outdoor (Each Day)	\$ 200.00	\$ 553.34	36%	\$300.00	50%	Keeps fees in line with surrounding jurisdictions fees. Only permit 2-3 each year.
14	Fixed Extinguishing System Plan Review & Acceptance Testing Fee - Each System	\$ 150.00	\$ 378.32	40%	\$378.00	152%	
15	Fixed Extinguishing System Acceptance Testing 2nd Visit - Each System		\$ 92.83	54%	\$92.00	#DIV/0!	
16	Fixed Extinguishing System Acceptance Testing 3rd Visit - Each System		\$ 92.83	0%	\$92.00	#DIV/0!	
17	Fumigation & Thermal Insecticidal Fogging	\$ 150.00	\$ 92.83	162%	\$92.00	-39%	
18	Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	\$ 100.00	\$ 92.83	108%	\$92.00	-8%	
19	Spraying & Dipping Operations	\$ 100.00	\$ 341.03	29%	\$341.00	241%	
20	Sprinkler System Plan Review & Acceptance Testing Fee - First 5,000 square feet	\$ 240.00	\$ 631.73	38%	\$300.00	25%	
21	Sprinkler System Plan Review & Acceptance Testing Fee - Each additional 10,000 square feet	\$ -	\$ 333.70	0%	\$150.00	#DIV/0!	
22	Sprinkler System Acceptance Testing 2nd Visit		\$ 225.90	0%	\$150.00	#DIV/0!	
23	Sprinkler System Acceptance Testing 3rd Visit		\$ 137.60	0%		#DIV/0!	
24	Standpipe System Installation	\$ 150.00	\$ 323.80	46%	\$323.00	115%	
25	Temporary Membrane Structures or Tents (Each)	\$ 25.00	\$ 142.04	18%	\$50.00	100%	Charlotte only charges 135, Concord 50
26	Under Ground / Above Ground Storage Tank Installation, Upgrade or Removal (Per Tank)	\$ 150.00	\$ 293.22	51%	\$293.00	95%	
27	Certificate of Compliance Inspection		\$ 165.92	0%	\$50.00	#DIV/0!	Concord 50. over 20,000 sqft 100.00
28	Temp. Power Inspection		\$ 161.54	0%	\$50.00	#DIV/0!	Concord 50.00
29	State License Inspection Fee (Daycares Nursing Homes)		\$ 211.16	0%	\$100.00	#DIV/0!	Charlotte only charges 135, Concord charges 75.00

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31	* All permits listed are mandatory and are required to be issued under the most current edition of the International Fire Prevention Code, NC Amendments.	\$ -	\$ -	0%		#DIV/0!	
35	Environmental Survey Fee	\$ 25.00	\$ 109.97	23%		-100%	Concord 25.00 per hour. One hour min.
36	Foster Care Inspection	\$ 25.00	\$ 158.42	16%	\$40.00	60%	Don't want to discourage individuals from fostering. Concord 20.00
37	Group Home Inspection	\$ 25.00	\$ 142.82	18%	\$75.00	200%	Concord & Kannapolis 75.00. Puts us above avg. level comparison of 46.00
38	Hydrant Flow Test (Per Hydrant)	\$ 50.00	\$ 317.16	16%	\$100.00	100%	Charlotte charges 170.00 Concord charges 100.00, high because it involves two staff members to perform. To encourage contractors to request this upfront and to limit potential issues during projects, recommend lower fee. Meets avg. fee level from comparison study.
39	Preliminary Major Subdivision Plat Reviews (Support to Planning)		\$ 158.94	0%		#DIV/0!	
40	Minor Subdivision Plat Reviews (Support to Planning)	\$ -	\$ 88.30	0%		#DIV/0!	
41	ABC Permit (State License for Alcohol)	\$ 30.00	\$ 151.95	33%	\$151.00	403%	
44	Plan review Re-Submittal (Applies to New Const, Upfit & Multi Family Construction) - per review	\$ 50.00	\$ -	0%		-100%	
45	Re-inspection Fee (Third visit & each re-inspection after) for annual inspections only.	\$ 50.00	\$ 199.76	25%	\$50.00	0%	
46	Special Event Plan Review & Inspection Fee	\$ 206.00	\$ 1,001.40	21%	\$300.00	46%	In the interest of public safety and to encourage events to seek required permits and safety inspections

CONSTRUCTION STANDARDS FEE RECOMMENDATIONS

SHEET APPX 2C- Bldg Misc

8 Decks- up to 200 square feet	EST Cost	\$212.17	\$150.00	Mecklenburg, Iredell charge \$155.00 also a lot of individual homeowners pull these
9 each additional 50 square feet	EST Cost	\$32.78	\$25.00	
13 Freestanding Wall (masonry)- up to 6' tall- first 100 linear feet	EST Cost	\$289.94	\$200.00	
14 each additional 50 linear feet	EST Cost	\$59.01	\$50.00	
15 Freestanding Wall (masonry) - Greater than 6' (engineered) - First 100 lf		\$337.24	\$300.00	
16 each additional 50 linear feet		\$63.12	\$50.00	
18 Fireplace/ BBQ - Masonry - Each	EST Cost	\$282.11	\$200.00	
22 Structural Repair- First 100 sf	EST Cost	\$309.70	\$250.00	
23 Structural Repair- Each additional 100 sf	EST Cost	\$74.85	\$25.00	

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							Current County Ordinance is double permit fee for work started without permits. Propose to keep ordinance. Call back fees will be used on permitted items.
25	Issuance of Stop Work Orders		\$748.66		\$0.00		
26	Investigation Fee for non-permitted construction		\$732.20		\$0.00		
28	Notices and Order Housing Code Violations		\$732.20				
29	Notice and Order Dangerous Bldg Code		\$732.20				
37	Accessory Structure / Garage - Detached Residential (No MEP) - First 500 sf		\$317.85		\$250.00		
38	each additional 500 sf		\$52.21		\$25.00		

PLANNING AND ZONING FEE SCHEDULE ITEM	Current Adopted Fee	100% Cost Recovery	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate for Cost of Service Provided (100%)	NOTES
Appeal of Administrator Decision, Interpretation or Notice of Violation (Plus cost of advertising and noticing)	\$ 250.00	\$ 4,359.66	\$ 3,269.75	\$ 2,179.83	\$ 1,089.92	\$ 653.95	\$ 435.97	\$ 217.98	\$450.00	10%	Proposed adjustment to recover cost for time required to process (research, legal consultations, site visits, etc.) and for staff and legal to attend BOA meeting.
Appeal of Planning and Zoning Commission Decision regarding Rezoning Request (Plus cost of advertising and noticing)	\$ 150.00	\$ 2,716.19	\$ 2,037.14	\$ 1,358.10	\$ 679.05	\$ 407.43	\$ 271.62	\$ 135.81	\$200.00	7%	Proposed adjustment to recover partial cost for time required to process and for staff and legal to attend BOC meeting.
Appeal of Planning and Zoning Commission Decision to BOC regarding Architectural Review (Plus cost of advertising and noticing)	\$ 100.00	\$ 2,716.19	\$ 2,037.14	\$ 1,358.10	\$ 679.05	\$ 407.43	\$ 271.62	\$ 135.81	\$ 150.00	6%	Proposed adjustment to recover partial cost for time required to process and for staff and legal to attend BOC meeting.
Architectural Review (per plan submitted for review)	\$ 50.00	\$ 1,373.55	\$ 1,030.16	\$ 686.78	\$ 343.39	\$ 206.03	\$ 137.36	\$ 68.68	\$ 150.00	11%	Proposed adjustment to recover increase in staff time required for review and for attending Planning and Zoning Commission Meeting
Certificate of Non-Conformity Adjustment Request (plus cost of advertising and noticing)	\$ 50.00	\$ 817.54	\$ 613.16	\$ 408.77	\$ 204.39	\$ 122.63	\$ 81.75	\$ 40.88	\$ 250.00	31%	Proposed adjustment to recover cost for time required to process (research, legal consultations, site visits, etc.) and for staff and legal to attend BOA meeting.
Certificate of Occupancy - Non Residential Inspection (Zoning Standards Only)	\$ 75.00	\$ 354.57	\$ 265.93	\$ 177.29	\$ 88.64	\$ 53.19	\$ 35.46	\$ 17.73	\$ 75.00	21%	No change proposed at this time
Certificate of Occupancy - Residential Inspection (Zoning Standards Only)	\$ 50.00	\$ 291.93	\$ 218.95	\$ 145.97	\$ 72.98	\$ 43.79	\$ 29.19	\$ 14.60	\$ 50.00	17%	No change proposed at this time
Commercial Use, Institutional, Industrial or Transportation Zoning Permit	\$ 125.00	\$ 301.08	\$ 225.81	\$ 150.54	\$ 75.27	\$ 45.16	\$ 30.11	\$ 15.05	\$ 150.00	50%	Includes final zoning inspection, does not include COC
Conditional/Special Use Permit Application - Up to one acre (Plus cost of advertising and engineering fees if applicable) (If a third submittal is required, an additional review fee will be assessed.)	\$ 555.00	\$ 3,241.23	\$ 2,430.92	\$ 1,620.62	\$ 810.31	\$ 486.18	\$ 324.12	\$ 162.06	\$ 650.00	20%	New/revised fee structure
Conditional/Special Use Permit Application - Each additional acre	\$ 5.00	\$ 820.03	\$ 615.02	\$ 410.02	\$ 205.01	\$ 123.00	\$ 82.00	\$ 41.00	\$ 15.00	2%	New/revised fee structure

PLANNING AND ZONING FEE SCHEDULE ITEM	Current Adopted Fee	100% Cost Recovery	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate for Cost of Service Provided (100%)	NOTES
Conditional/Special Use Rezoning Request - Up to one acre (Plus cost of advertising and engineering fees if applicable) (If a third submittal is required, an additional review fee will be assessed.)	\$ 605.00	\$ 3,241.25	\$ 2,430.94	\$ 1,620.63	\$ 810.31	\$ 486.19	\$ 324.13	\$ 162.06	\$ 650.00	20%	New/revised fee structure.
Conditional/Special use rezoning Request - Each additional acre	\$ 5.00	\$ 820.03	\$ 615.02	\$ 410.02	\$ 205.01	\$ 123.00	\$ 82.00	\$ 41.00	\$ 15.00	2%	New/revised fee structure
Minor Plat - First Lot Plus Remaining Tract (2 Total Lots on Plat)	\$ 30.00	\$ 745.29	\$ 558.97	\$ 372.65	\$ 186.32	\$ 111.79	\$ 74.53	\$ 37.26	\$ 75.00	10%	New/revised fee structure
Minor Plat - Each Additional Lot (Up to a total of 5 lots or less on plat)	\$ -	\$ 275.38	\$ 206.54	\$ 137.69	\$ 68.85	\$ 41.31	\$ 27.54	\$ 13.77	\$ 15.00	5%	New/revised fee structure
Development without Permits - Doubling of Fees - Where development, construction or occupancy begins without the appropriate permits in place, costs shall be doubled for all permits and plan review											No change proposed at this time
Extension Request for Preliminary Plat Approval (plus advertising costs)	\$ 150.00	\$ 2,594.67	\$ 1,946.00	\$ 1,297.34	\$ 648.67	\$ 389.20	\$ 259.47	\$ 129.73	\$ 150.00	6%	No change proposed at this time
Final Plat Review – Major Subdivision - Per Map (If a third submittal is required, an additional review fee will be assessed.)	\$ 175.00	\$ 960.24	\$ 720.18	\$ 480.12	\$ 240.06	\$ 144.04	\$ 96.02	\$ 48.01	\$ 175.00	18%	No change proposed at this time
Final Plat Review - Minor Subdivision on Mylar - 5 lots or less (If a third submittal required, additional review fee will be assessed.)	\$ 50.00	\$ 813.80	\$ 610.35	\$ 406.90	\$ 203.45	\$ 122.07	\$ 81.38	\$ 40.69	\$ 125.00	15%	New/Revised Fee Structure
Floodplain Development Permit Site Plan Review & Inspection - First Acre (Plus Engineering Fees and advertising/noticing as required)	\$ 75.00	\$ 3,274.72	\$ 2,456.04	\$ 1,637.36	\$ 818.68	\$ 491.21	\$ 327.47	\$ 163.74	\$ 200.00	6%	New/Revised Fee Structure
Floodplain Development Permit Site Plan Review & Inspection - Each Additional Acre (Plus Engineering Fees)	\$ -	\$ 177.14	\$ 132.86	\$ 88.57	\$ 44.29	\$ 26.57	\$ 17.71	\$ 8.86	\$ 25.00	14%	New/Revised Fee Structure
Home Occupation Permit	\$ 75.00	\$ 915.54	\$ 686.66	\$ 457.77	\$ 228.89	\$ 137.33	\$ 91.55	\$ 45.78	\$ 75.00	8%	No change proposed at this time
Infrastructure Guarantee / Letter of Credit-Partial Release Request (Plus Engineering Review/Inspection Fees)	\$ 125.00	\$ 695.56	\$ 521.67	\$ 347.78	\$ 173.89	\$ 104.33	\$ 69.56	\$ 34.78	\$ 125.00	18%	No change proposed at this time

PLANNING AND ZONING FEE SCHEDULE ITEM	Current Adopted Fee	100% Cost Recovery	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate for Cost of Service Provided (100%)	NOTES
Infrastructure Guarantee / Letter of Credit Review (Plus Engineering Review Fees)	\$ 125.00	\$ 488.49	\$ 366.37	\$ 244.25	\$ 122.12	\$ 73.27	\$ 48.85	\$ 24.42	\$ 125.00	26%	No change proposed at this time
Permanent Sign & Zoning Inspection	\$ 100.00	\$ 461.81	\$ 346.36	\$ 230.91	\$ 115.45	\$ 69.27	\$ 46.18	\$ 23.09	\$ 100.00	22%	No change proposed at this time
Preliminary Plat – Applicant Appeal to Elected Board (Plus cost of advertising)	\$ 100.00	\$ 2,744.32	\$ 2,058.24	\$ 1,372.16	\$ 686.08	\$ 411.65	\$ 274.43	\$ 137.22	\$ 250.00	9%	Proposed adjustment to recover cost for time required to process and for staff and legal to attend no less than 2 BOC meetings.
Preliminary Plat – Major Revision - Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	\$ 450.00	\$ 2,588.13	\$ 1,941.10	\$ 1,294.07	\$ 647.03	\$ 388.22	\$ 258.81	\$ 129.41	\$ 450.00	17%	No change proposed at this time
Preliminary Plat – Minor Revision - NO Planning and Zoning Commission Hearing Required (Plus Engineering Review Fees)	\$ 250.00	\$ 516.73	\$ 387.55	\$ 258.37	\$ 129.18	\$ 77.51	\$ 51.67	\$ 25.84	\$ 250.00	48%	No change proposed at this time
Preliminary Plat Review (Major Subdivision) – First 5 lots (Plus cost of Engineering Review)	\$ 530.00	\$ 3,579.45	\$ 2,684.59	\$ 1,789.73	\$ 894.86	\$ 536.92	\$ 357.95	\$ 178.97	\$ 550.00	15%	New/Revised Fee Structure
Preliminary Plat Review (Major Subdivision) - Each Additional Lot (Plus cost of Engineering Review)	\$ 5.00	\$ 254.97	\$ 191.23	\$ 127.49	\$ 63.74	\$ 38.25	\$ 25.50	\$ 12.75	\$ 15.00	6%	Proposed adjustment to recover staff review and processing time.
Re-advertising / noticing cost due to applicant action - Base fee, plus actual cost of advertising and noticing.											No change proposed at this time
Recordation Fee for all Planning and Zoning Commission items requiring that documents be filed with the Register of Deeds (This fee/cost is in addition to any individual project fees.)											Fee established by Cabarrus County Register of Deeds and subject to change as fee schedule changes.
Residential Addition / Accessory structures zoning permit (addition)	\$ 50.00	\$ 512.54	\$ 384.41	\$ 256.27	\$ 128.14	\$ 76.88	\$ 51.25	\$ 25.63	\$ 75.00	15%	New/Revised Fee Structure
Residential Addition / Accessory structures zoning permit (accessory)	\$ 50.00	\$ 512.54	\$ 384.41	\$ 256.27	\$ 128.14	\$ 76.88	\$ 51.25	\$ 25.63	\$ 75.00	15%	New/Revised Fee Structure
Rezoning Request - Non-residential or Mixed Use - First acre (Plus cost of advertising.)	\$ 555.00	\$ 3,448.09	\$ 2,586.07	\$ 1,724.05	\$ 862.02	\$ 517.21	\$ 344.81	\$ 172.40	\$ 650.00	19%	New/Revised Fee Structure
Rezoning Request-Non-residential or Mixed Use - Each additional acre	\$ -	\$ 252.59	\$ 189.44	\$ 126.30	\$ 63.15	\$ 37.89	\$ 25.26	\$ 12.63	\$ 15.00	6%	New/Revised Fee Structure
Rezoning Request-Residential - First acre (Plus cost of advertising)	\$ 400.00	\$ 3,343.09	\$ 2,507.32	\$ 1,671.55	\$ 835.77	\$ 501.46	\$ 334.31	\$ 167.15	\$ 400.00	12%	New/Revised Fee Structure
Rezoning Request-Residential - Each additional acre	\$ -	\$ 252.59	\$ 189.44	\$ 126.30	\$ 63.15	\$ 37.89	\$ 25.26	\$ 12.63	\$ 15.00	6%	New/Revised Fee Structure

PLANNING AND ZONING FEE SCHEDULE ITEM	Current Adopted Fee	100% Cost Recovery	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate for Cost of Service Provided (100%)	NOTES
Sign Installation for Notification for an Ongoing Project (Additional signs at the same location, but not included in base fees) - Each Sign	\$ -	\$ 96.26	\$ 72.20	\$ 48.13	\$ 24.07	\$ 14.44	\$ 9.63	\$ 4.81	\$ 95.00	99%	New/Revised Fee Structure
Soil Suitability Application	\$ 40.00	\$ 396.21	\$ 297.16	\$ 198.11	\$ 99.05	\$ 59.43	\$ 39.62	\$ 19.81	\$ 40.00	10%	Fee Established by CHA
Single Family attached/multi-family zoning permit - First 5 Units	\$ 100.00	\$ 505.25	\$ 378.94	\$ 252.63	\$ 126.31	\$ 75.79	\$ 50.53	\$ 25.26	\$ 150.00	30%	New/Revised Fee Structure
Single Family attached/multi-family zoning permit - Each additional unit	\$ 5.00	\$ 9.96	\$ 7.47	\$ 4.98	\$ 2.49	\$ 1.49	\$ 1.00	\$ 0.50	\$ 15.00	151%	New/Revised Fee Structure
Single Family Detached or manufactured home zoning permit (SFD)	\$ 75.00	\$ 534.27	\$ 400.70	\$ 267.14	\$ 133.57	\$ 80.14	\$ 53.43	\$ 26.71	\$ 100.00	19%	Includes zoning inspection prior to permit being closed.
Single Family Detached or manufactured home zoning permit (MH)	\$ 75.00	\$ 534.27	\$ 400.70	\$ 267.14	\$ 133.57	\$ 80.14	\$ 53.43	\$ 26.71	\$ 100.00	19%	Typically includes two zoning inspections prior to permit being closed.
Site Plan Review (Plus engineering fees if applicable) (If a third submittal is required, an additional plan review fee will be assessed) - First Acre	\$ 255.00	\$ 2,667.06	\$ 2,000.30	\$ 1,333.53	\$ 666.77	\$ 400.06	\$ 266.71	\$ 133.35	\$ 300.00	11%	New/Revised Fee Structure
Site Plan Review - Each Additional Acre (Plus engineering fees) (If a third submittal is required, an additional plan review fee will be assessed)	\$ 5.00	\$ 231.01	\$ 173.26	\$ 115.51	\$ 57.75	\$ 34.65	\$ 23.10	\$ 11.55	\$ 15.00	6%	New/Revised Fee Structure
Sketch Plat Review (Major Plat) (Plus engineering fees if applicable)	\$ 100.00	\$ 878.79	\$ 659.09	\$ 439.40	\$ 219.70	\$ 131.82	\$ 87.88	\$ 43.94	\$ 100.00	11%	No proposed change at this time
Special Planning and Zoning Meeting Request - Base fee plus the actual cost of noticing, Planning and Zoning Commission stipend and engineering fees (if applicable) for associated meetings.											Applicant pays all costs associated with special meeting
Street Closure or Right-of-Way Abandonment Request (Plus cost of advertising, signs, posting of signs, required mailings and notices)	\$ 150.00	\$ 3,693.05	\$ 2,769.79	\$ 1,846.53	\$ 923.26	\$ 553.96	\$ 369.31	\$ 184.65	\$ 350.00	9%	Process includes staff and legal attendance at a no less than 4 BOC meetings. Typically includes addressing changes that have to be entered into GIS and Intrado.
Street Name Change Petition-Privately Initiated (Plus cost of advertising for public hearing + cost of new street sign(s) and installation + cost of required mailing and notices)	\$ 150.00	\$ 3,187.55	\$ 2,390.66	\$ 1,593.78	\$ 796.89	\$ 478.13	\$ 318.76	\$ 159.38	\$ 250.00	8%	Process includes staff and legal attendance at a no less than 2 BOC meetings and includes having to update GIS and Intrado with street name and address changes.

PLANNING AND ZONING FEE SCHEDULE ITEM	Current Adopted Fee	100% Cost Recovery	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate for Cost of Service Provided (100%)	NOTES
Street Signs for New Streets, when the sign(s) are already a component of a current project - Cost of sign production and installation, as determined by Infrastructure and Asset Management											Cost of sign production and installation, as determined by Infrastructure and Asset Management. Subject to change as IAM fee schedule changes.
Street Signs for New Streets, when the sign(s) are NOT already a component of a current project - Base fee for Planning staff time, plus the cost of sign production and installation, as determined by Infrastructure and Asset Management											New/Revised Fee Structure
Technology Fee - Three percent (3%) of total fees											No proposed change at this time
Temporary Sign Permit	\$ 50.00	\$ 325.83	\$ 244.37	\$ 162.92	\$ 81.46	\$ 48.87	\$ 32.58	\$ 16.29	\$ 100.00	31%	Often leads to enforcement case
Temporary Use Permit	\$ 100.00	\$ 333.75	\$ 250.31	\$ 166.88	\$ 83.44	\$ 50.06	\$ 33.38	\$ 16.69	\$ 100.00	30%	No proposed change at this time
Variance Application - Non-residential - First acre (Plus cost of advertising and engineering fees if applicable)	\$ 600.00	\$ 3,985.28	\$ 2,988.96	\$ 1,992.64	\$ 996.32	\$ 597.79	\$ 398.53	\$ 199.26	\$ 600.00	15%	New/Revised Fee Structure
Variance Application - Non-residential - Each additional acre	\$ -	\$ 88.11	\$ 66.08	\$ 44.06	\$ 22.03	\$ 13.22	\$ 8.81	\$ 4.41	\$ 15.00	17%	New/Revised Fee Structure
Variance Application - Residential - First acre	\$ 500.00	\$ 3,985.28	\$ 2,988.96	\$ 1,992.64	\$ 996.32	\$ 597.79	\$ 398.53	\$ 199.26	\$ 500.00	13%	New/Revised Fee Structure
Variance Application - Residential - Each additional acre	\$ -	\$ 88.11	\$ 66.08	\$ 44.06	\$ 22.03	\$ 13.22	\$ 8.81	\$ 4.41	\$ 15.00	17%	New/Revised Fee Structure
Vested Rights Extension (Plus cost of advertising)	\$ 150.00	\$ 2,367.40	\$ 1,775.55	\$ 1,183.70	\$ 591.85	\$ 355.11	\$ 236.74	\$ 118.37	\$ 225.00	10%	Process includes staffing P&Z meeting.
vested Rights Request - First acre (Plus cost of advertising and engineering fees if applicable)	\$ 450.00	\$ 3,030.67	\$ 2,273.00	\$ 1,515.34	\$ 757.67	\$ 454.60	\$ 303.07	\$ 151.53	\$ 450.00	15%	No proposed change at this time
Vested Rights Request - Each additional acre	\$ -	\$ 105.95	\$ 79.46	\$ 52.98	\$ 26.49	\$ 15.89	\$ 10.60	\$ 5.30	\$ 15.00	14%	New/Revised Fee Structure
Zoning Verification Letter (per parcel)	\$ 40.00	\$ 395.92	\$ 296.94	\$ 197.96	\$ 98.98	\$ 59.39	\$ 39.59	\$ 19.80	\$ 40.00	10%	No proposed change at this time
Zoning Review of New Building Occupancies - Building Permit Support - Commercial (add-on to Building Fee)	\$ -	\$ 31.32	\$ 23.49	\$ 15.66	\$ 7.83	\$ 4.70	\$ 3.13	\$ 1.57	\$ 30.00	96%	New fee to cover review and sign off of on building permits.
ZONING VIOLATIONS AND CITATIONS COST RECOVERY ESTIMATES											
Warning	\$ -	\$ 421.20	\$ 315.90	\$ 210.60	\$ 105.30	\$ 63.18	\$ 42.12	\$ 21.06		0%	

PLANNING AND ZONING FEE SCHEDULE ITEM	Current Adopted Fee	100% Cost Recovery	75% Cost Recovery	50% Cost Recovery	25% Cost Recovery	15% Cost Recovery	10% Cost Recovery	5% Cost Recovery	Recommended Fee for Consideration	Recommended Fee Recovery Rate for Cost of Service Provided (100%)	NOTES
First Citation	\$ 100.00	\$ 233.27	\$ 174.95	\$ 116.64	\$ 58.32	\$ 34.99	\$ 23.33	\$ 11.66	\$ 450.00		New/Revised Fee Structure. Proposed structure recovers approximately 98% of current costs associated with violations. Fines and forfeitures go to Cabarrus County Schools.
Second	\$ 200.00	\$ 191.91	\$ 143.93	\$ 95.96	\$ 47.98	\$ 28.79	\$ 19.19	\$ 9.60	\$ 550.00		
Third and Subsequent (includes repeat offenses)	\$ 400.00	\$ 926.23	\$ 694.67	\$ 463.12	\$ 231.56	\$ 138.93	\$ 92.62	\$ 46.31	\$ 750.00		
STAFF COST-RECOVERY HOURLY RATES											
Service in Excess of Standard (per hour @ staff full cost recovery hourly rates and at the discretion of the Director)	\$ -	\$ 120.00							\$ 120.00		New Fee
Planning Standard (blended) Full Cost Recovery Hourly Rate (per hour)	\$ -	\$ 120.00							\$ 120.00		New Fee