

LINCOLN COUNTY, NORTH CAROLINA

PLANNING & INSPECTIONS DEPARTMENT FEE SCHEDULE

ADOPTED JUNE 17, 2019

EFFECTIVE JULY 1, 2019



JOSHUA GRANT, MANAGER  
JEFF WESDYK, CHIEF BUILDING OFFICIAL

LINCOLN COUNTY  
PLANNING & INSPECTIONS DEPARTMENT  
115 W. MAIN STREET  
LINCOLNTON NC 28092  
704-736-8440 PHONE

## TABLE OF CONTENTS:

SECTION:	PAGE
I. INSTRUCTIONS	2
II. ADMINISTRATIVE	3
III. LAND USE	4
IV. RESIDENTIAL CONSTRUCTION	5
V. INDIVIDUAL PERMITS	6
VI. COMMERCIAL CONSTRUCTION	6
VII. COMMERCIAL PLAN REVIEW	8
VIII. MISCELLANEOUS	8
IX. PENALTIES	8
X. DEFINITIONS	9

### I. INSTRUCTIONS

- 1. Administrative Fees** – are basic fees covering the costs of copies made and similar office services.
- 2. Land Use Fees** - These cover the planning fees and zoning permits. Please note that zoning permits are issued in conjunction with the building permits and do not require separate forms or additional trips to the office.
- 3. Building Permit Fees** – The building permit fees are detailed under the headings *Residential Construction, Individual Permits, & Commercial Construction* and are based on the application type.
- 4. Payment**- Fees may be paid with cash, check or credit. If a charge agreement has been completed and approved, you may charge the fees to your account. Statements are sent out at the end of each month. It is your responsibility to pay for charges on a timely basis. Once the account is 30 days delinquent all building inspections will cease until payment is received in full. If the account reaches 60 days of delinquency your charge account will be suspended for a period of six months. During the six month period all permits will have to be paid by cash or certified check.

If you are doing work that is not otherwise outlined in this fee schedule please consult with the Building Official to determine necessary permits.

## II. ADMINISTRATIVE

### A. HARD COPIES OF ORDINANCES/LAND USE DEVELOPMENT PLAN

1. Unified Development Ordinance	\$35
2. Land Use Plan	\$35
3. All other plan documents	\$15

### B. PERMIT REPORTS

1. Permits issued per month, per quarter, or per year (each)	\$5
2. Complete inspection record (per permit)	\$5
3. Permits by Contractor	\$5
4. Owner/Builder permits issued	\$10
5. Active permit listing (per year)	\$20
6. Mass permit printing (per year)	\$20
7. Any other customized report not listed above	\$10
8. Phase 1 Environmental Inquiries	\$50

### C. COPIES

1. Small format copies or prints (per sheet, b&w)	\$0.10
2. Small format copies or prints (per sheet, color)	\$0.35
3. Large format copies or prints (per sheet, b&w)	\$5
4. Small format copies or prints (per sheet, color)	\$15
5. Data transfer	\$5

### D. CUSTOM MAPS

Maps from existing data	
1. 11 x 17	\$10
2. 18 x 24	\$15
3. 24 x 36	\$20
4. 36 x 48	\$30
5. 22 x 54	\$35
6. 36 x 72	\$45
7. 36 x 96	\$55

Custom Maps Products (New Data) \$35/hour + size cost

### E. STREET SIGNS

\$100

### III. LAND USE

#### A. FLOOD DAMAGE PREVENTION ORDINANCE

- |                        |       |
|------------------------|-------|
| 1. Development permits | \$200 |
|------------------------|-------|

#### B. ZONING

- |   |                                     |        |
|---|-------------------------------------|--------|
| 1. Residential permit   | (Including pools and piers )        | \$75   |
| 2. Non-residential Permit   |                                     | \$100  |
| 3. Temporary Use Permit   | (Including accessory care provider) | \$75   |
| 4. Major Site Plan Review   |                                     | \$1000 |
| 5. Map Amendment  |                                     |        |
| a) <2 acres   |                                     | \$200  |
| b) 2-5 acres  |                                     | \$400  |
| c) 5+acres  |                                     | \$800  |
| 6. Non-Conforming Use   |                                     | \$200  |
| 7. Conditional Use  |                                     |        |
| a) Site <2 acres  |                                     | \$ 250 |
| b) Site >2 acres  |                                     | \$ 500 |
| 8. Parallel Conditional Use Rezoning                              |                                     |        |
| a) Site <2 acres  |                                     | \$200  |
| b) Site >2 acres  |                                     | \$400  |
| 9. Conditional District   |                                     |        |
| a) <2 acres   |                                     | \$400  |
| b) 2-5 acres  |                                     | \$800  |
| c) 5+acres  |                                     | \$1200 |
| 10. Planned Development   |                                     |        |
| a) 51 – 300 units, or 50,000 -100,000 sf of commercial floor area |                                     | \$1500 |
| b) 301 – 600 units, 100,000 – 250,000 sf                          |                                     | \$3000 |
| c) 601+ units, >250,000   |                                     | \$5000 |
| 11. Zoning Vested Right   |                                     | \$250  |

#### C. SUBDIVISION

- |  |                       |
|--|-----------------------|
| 1. Minor & Family Subdivision Review                               | \$150 + 10.00 per lot |
| 2. Major Subdivision Preliminary Approval                          | \$300                 |
| 3. Major Subdivision Review  | \$300 + 20.00 per lot |
| 4. Exempt Plat Review  | \$75                  |
| 5. Letter of Credit/Surety Bond/Cash Bond (Application and Review) | \$300                 |
| 6. Renewal of Letter of Credit/Surety Bond/Cash Bond               | \$150                 |
| 7. TRC Review  | \$300                 |

#### D. WATERSHED

- |                           |                             |
|---------------------------|-----------------------------|
| 1. Site plan review       | Engineer's fee (min. \$300) |
| 2. Annual inspection fee  | Engineer's fee (min. \$150) |
| 3. Conditional use permit | \$1000                      |

#### E. VARIANCES, APPEALS, AND TEXT AMENDMENTS

- |                                   |       |
|-----------------------------------|-------|
| 1. Appeal from decision           | \$200 |
| 2. Request for variance or relief | \$400 |
| 3. Text amendment                 | \$400 |

---

**F. HISTORIC PRESERVATION**

- |  |       |
|--|-------|
| 1. Certificate of Appropriateness      | \$100 |
| 2. Local Historic Landmark Designation | \$200 |

---

**IV. RESIDENTIAL CONSTRUCTION**

---

---

<b>APPLICATION TYPES</b>	<b>\$/SQ. FT.</b>	<b>MIN. FEE</b>
--------------------------	-------------------	-----------------

---

**A. SINGLE-FAMILY RESIDENTIAL (DETACHED/ATTACHED)**

## New construction, Additions

- |            |               |       |
|------------|---------------|-------|
| Building   | \$.35/sq. ft. | \$100 |
| Electrical | \$.05/sq. ft. | \$75  |
| Mechanical | \$.05/sq. ft. | \$75  |
| Plumbing   | \$.05/sq. ft. | \$75  |
- 

**B. OTHER RESIDENTIAL STRUCTURES**

## Renovations, accessory buildings, moved home, and decks

- |            |               |      |
|------------|---------------|------|
| Building   | \$.15/sq. ft. | \$75 |
| Electrical | \$.05/sq. ft. | \$75 |
| Mechanical | \$.05/sq. ft. | \$75 |
| Plumbing   | \$.05/sq. ft. | \$75 |
- 

**C. MANUFACTURED HOMES (BLANKET PERMIT INCLUDING B,E,M,P & DECKS)**

- |                |       |
|----------------|-------|
| 1. Single-wide | \$300 |
| 2. Double-wide | \$350 |
| 3. Triple-wide | \$400 |
- 

**D. SWIMMING POOLS (BUILDING)**

- |                                |      |
|--------------------------------|------|
|                                | \$75 |
| 1. Swimming Pools (electrical) | \$75 |
| 2. Swimming Pools (mechanical) | \$75 |
- 

**E. PIERS, BOATSLIPS, ETC.**\$250

---

**F. TEMPORARY POLE ONLY**\$75

---

**G. TEMPORARY POWER ON RESIDENCE**

\$200

(All but \$100, to be refunded after final approval. Refund must be requested with 90 days of CO or COC.)

---

**H. CHANGE OF CONTRACTOR**\$25

---

**I. DEMOLITION PERMIT**\$75

---

**J. RESIDENTIAL RETAINING WALL**\$75

---

## V. INDIVIDUAL PERMITS (RESIDENTIAL)

### A. ELECTRICAL PERMIT FEES:

1. PV Systems	\$150
2. Generators	\$150
3. Minimum fee for anything not otherwise described here	\$75

### B. MECHANICAL PERMIT FEES:

Minimum Fee (per system)	\$75
--------------------------	------

### C. PLUMBING PERMIT FEES:

Minimum Fee	\$75
-------------	------

### D. GRINDER PUMP FEES:

Private Grinder Pumps are included with the plumbing & electrical permit for the house. This fee shall apply if a different contractor is installing the grinder pump.

1. Electrical	\$50
2. Plumbing	\$50

## VI. COMMERCIAL CONSTRUCTION

### A. NEW CONSTRUCTION, RENOVATIONS, ADDITIONS, ALTERATIONS AND/OR ACCESSORY BUILDINGS

Occupancy Classification	Bldg.	Elec.	Plbg.	Mech.	Total
Assembly	0.08	0.05	0.05	0.05	0.23
Business	0.08	0.05	0.05	0.05	0.23
Educational	0.08	0.05	0.05	0.05	0.23
Factory/Industrial	0.02	0.05	0.05	0.05	0.17
Hazardous	0.08	0.05	0.05	0.05	0.23
Institutional	0.20	0.05	0.05	0.05	0.35
Mercantile	0.08	0.05	0.05	0.05	0.23
Residential	0.20	0.05	0.05	0.05	0.35
Storage	0.08	0.05	0.05	0.05	0.23
Utility	0.08	0.05	0.05	0.05	0.23

Permit Fees for new construction shall be calculated using the following formulas:

A = Total Gross Building Floor Area Under Construction

B = Fee per Square Foot from Occupancy Classification table from Page 6

BUILDING PERMIT FEES ARE TO BE PAID BY THE GC FOR THE BLDG. AND THE INDIVIDUAL SUB-CONTRACTORS WILL BE RESPONSIBLE FOR THEIR PERMIT(S) AND FEE(S).

<b>Total Gross Building Floor Area Under Construction:</b>	<b>Formula</b>
New Structures 0 – 50,000 sq. ft.	$A \times B$
New Structures 50,000 – 100,000 sq. ft.	$A \times B$ (25% Reduction)
New Structures 100,000 + sq. ft.	$A \times B$ (50% Reduction)
<b>Shell Permit (Includes Building, Electrical, Mechanical, and Plumbing)</b>	$A \times B$ (75% Reduction)
<b>All commercial renovations, upfit completion, additions, or alterations (any size)</b>	$A \times B$ (25% Reduction)

**B. MINIMUM COMMERCIAL PERMITS (FOR ITEMS NOT ITEMIZED OR COVERED BY THE SQUARE FOOTAGE CALCULATION)**

Building	\$200
Electrical	\$100
Plumbing	\$100
Mechanical (per system)	\$100

**C. COMMERCIAL SIGNS (BUILDING ONLY)**

1. Wall	\$100
2. Ground	\$100
3. Canopy	\$100

**D. TEMPORARY POWER** **\$500**

Refund = Permit Fee - \$300 Administrative Charge  
 Refund must be requested with 90 days of Certificate of Compliance or Occupancy.

**VII. COMMERCIAL PLAN REVIEW**

A. Building, Electric, Mechanical, Plumbing Reviews	\$100 per submittal
---	---------------------

## VIII. MISCELLANEOUS

A. Change of Tenant/Occupancy	\$75
B. Licensing of Daycare	\$300
D. Refund of permit fee with no inspection activity	
	Refund = Permit Fee - \$25 Administrative Charge
E. Renewal of expired permit (New application required)	Minimum fee per trade
F. After-hours inspection fee	\$100/hour
G. Non-scheduled inspection / Same Day	\$75
H. Change of Contractor on existing permits	\$25
I. Commercial Demolition	\$100
L. Modular Unit – Commercial	\$350
	Blanket permit including B, E, M and P permits
M. Re-roofing Permit	
1. Residential	\$100
2. Commercial	\$200
N. Storage Racking System Permit	\$300
O. Mobile Communications	
1. Tower (Building)	\$500
2. Tower (Electrical)	\$500
3. Co-Location	\$500
4. Antenna Mount	\$500
Q. Temporary Structures (Tents, Stages etc.)	\$100
R. Bleachers	\$250
S. Handicap Ramp (residential)	No Charge
T. Yearly Maintenance Permit	\$100/trade
U. Solar Farm	
1. Electrical	\$750
2. Building	\$250
V. Any item not otherwise addressed in this schedule that requires inspection	\$75/trip
Based on Chief Building Officials estimate	

## IX. PENALTIES

A. Work started without a permit	Fee x2
B. Wasted trip/re-inspection fee*	\$100

*\*To be used to prevent unnecessary trips to jobsite and to recoup money lost on wasted visits. May be charged to an active account, but must be paid in full before the final inspection. Inspections will be halted until payment arrangements are made. The Director and/or Chief Building Official may waive or reduce wasted trip/re-inspection fee and/or double permit fees under their discretion.*

**Permit fees for the State of North Carolina, Lincoln County, and the City of Lincolnton shall be waived along with permits for work funded by state or federal grant funds. Permits fees for completion of work done by community service organizations may be waived by the Director.**