

Town of Knightdale

Development Fee Schedule

Effective 07-01-10

Project Description.....

Fees dues are based upon the fees and charges schedule in effect at the time you pay your fees. The fees and charges schedule is subject to change on July 1 of each year. In order to avoid higher fees, you may elect to pay the fees in advance of their due date.

FEES DUE ON APPLICATION

A. Amendment Petition Fees

A fee is charged to recover a portion of the cost of review of a rezoning request, and the cost of advertising for the required public hearing regarding the rezoning case.

Comprehensive Plan Amendment	\$250.00		\$0.00
Unified Development Ordinance Amendment	\$250.00		\$0.00
Zoning Map Amendments			
General Use District	\$375.00		\$0.00
Conditional Use District	\$500.00		\$0.00

B. Zoning Compliance Permit Fees

Without Site Plan Review	\$50.00		\$0.00
With Site Plan Review(s)			
Base Charge	\$150.00		\$0.00
Per Acre Charge	\$50.00		\$0.00

C. Special Use Permit

Certain uses require the issuance of a Special Use Permit by the Town Council. This formal process requires for an evidentiary hearing to be held. This fee is intended to offset a portion of the cost of review and advertising for this public hearing.

Residential	See Major Subdivision Preliminary Plat Approval		
Non-Residential	\$600.00		\$0.00
Special Use Permit Modification	\$300.00		\$0.00

D. Zoning Confirmation Letter

Zoning Letter	\$50.00		\$0.00
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E. Board of Adjustment (Land Use Review Board)

Variances	\$300.00		\$0.00
Appeals or Interpretations	\$300.00		\$0.00

F. Sign Permit Fees

Sign Permit Application	\$50.00		\$0.00
Sign Permit CO Inspection Deposit	\$100.00		\$0.00
Banner Permit	\$25.00		

G. Public Hearing Mailing Fees

The applicant is responsible for the cost of supplies and postage for mailings which are required by the public hearing notification procedures. The applicant is also responsible for the preparation of the notification list, map, letter & addressing and providing postage on envelopes in accordance with the application submittal requirements.

Public Hearing Mailing Fees	Actual Cost Paid by the Applicant		\$0.00
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H. Violations

Violations			
Unified Development Ordinance			
First Day	\$250.00		\$0.00
Per Day Until Remedied	\$50.00		\$0.00
Sign Ordinance			
First Day	\$100.00		\$0.00
Per Day Until Remedied	\$25.00		\$0.00
Blasting Permit	\$100.00		\$0.00
Petition to Close Right-of-Way	\$100.00		\$0.00

I. Miscellaneous Fees and Documents

Standard Specifications and Construction Details	\$30.00		\$0.00
Thoroughfare Plan Map (11"x17")	\$5.00		\$0.00
Comprehensive Plan	\$35.00		\$0.00
Unified Development Ordinance	\$35.00		\$0.00
Zoning Maps			
11"X17"	\$5.00		\$0.00
Large format per square foot	\$1.00		\$0.00
Custom Maps by Planning Dept. - Per Hour, Minimum of 1 Hour	\$50.00		\$0.00
Paper Copies			
8.5"X11" - Per Page	\$0.15		\$0.00
8.5"X14" - Per Page	\$0.25		\$0.00
Large Format - Per Sq. Ft.	\$1.00		\$0.00
Certified Copy - Per Page	\$2.00		\$0.00
TOTAL			\$0.00

DEVELOPMENT FEES

A. Knightdale Review Fees

Major Subdivisions			
Base Charge	\$500.00		\$0.00
Per Lot Fee	\$5.00		\$0.00
Construction Plan Review - Initial \$200 for construction plans plus actual costs due after all preliminary and construction plan review and upon invoice.			
Const. Plan Submittal Fee	\$200.00		\$0.00
Town Engineer Hourly Rate	\$70.00		\$0.00
Planner II Hourly Rate	\$50.00		\$0.00
Sketch Plan Review - Site plan & subdivision courtesy review (prior to formal SUP, ZCP, or major subdivision).			
Town Engineer Hourly Rate	\$70.00		\$0.00
Planner II Hourly Rate	\$50.00		\$0.00
Urban Service Area Review - For areas not within the current Knightdale coporate limits or ETJ. Fees incurred by Town Engineer or Traffic Consultant are due upon invoice.			
Town Engineer Hourly Rate	\$70.00		\$0.00
Planner II Hourly Rate	\$50.00		\$0.00

B. Engineer Review Fees

Costs incurred by the Town of Knightdale for the Town’s Consulting Engineer, if needed, to review and provide comments/recommendations on development plans, including, but not limited to, (1) review of site and subdivision plans (whether preliminary or construction plans), (2) attendance at meetings and (3) special projects as required. Reimbursement of costs will be due upon invoice.

Town Engineer Review Fees			
Actual Costs	\$70.00		\$0.00

C. Town Attorney Legal Review Fees

Reimbursement of costs incurred by the Town, which are above and beyond those costs covered by the retainer agreement between the Town and the Town Attorney, including, but not limited to, review of legal documents, preparation for court cases and attendance at meetings. These fees will be due upon invoice.

Legal Review Fees			
Actual Costs			\$0.00

D. Traffic Impact Analysis Review

Reimbursement of costs incurred by the Town of Knightdale for the Town's Consulting Engineer to review a traffic impact analysis (TIA) report. Reimbursement will be due upon invoice from the Town's Consulting Engineer. A Pre-Application Conference is required to be held with the Town's Consulting Engineer to determine scope. The TIA is required to be completed prior to development plan submittal.

TIA Review Fees			
Actual Costs			\$0.00

E. Final Plats For Recording

Final plats for recording at the Wake County Register of Deeds Office must first obtain an approval signature from the Review Officer for the Town of Knightdale. This fee offsets a portion of the cost of review of these plats.

Exempt	\$50.00		\$0.00
Recombination	\$50.00		\$0.00
Right-of-Way Dedication	\$50.00		\$0.00
Boundary Survey of Existing Lots	\$50.00		\$0.00
Minor Subdivision			
Base Charge	\$75.00		\$0.00
Per Lot Fee	\$5.00		\$0.00
Family Subdivision			
Base Charge	\$75.00		\$0.00
Per Lot Fee	\$5.00		\$0.00
Major Subdivision			
Base Charge	\$200.00		\$0.00
Per Lot Fee	\$5.00		\$0.00

F. City of Raleigh Plan Review/Permit Application Fees

A separate check made payable to the "City of Raleigh" must accompany any development plan that includes the design and construction of public water and sewer systems.

Water Design	\$200.00		\$0.00
Sewer Design	\$200.00		\$0.00
Sewer Pump Station Design	\$300.00		\$0.00

G. City of Raleigh Inspection Fees - Collected by CORPUD at Application

Water/Sewer Service	\$50.00		\$0.00
Water Per Linear Foot	\$1.07		\$0.00
Sewer Per Linear Foot	\$1.07		\$0.00
Sewer Main Extension TV Fee			
Less than 2000 l.f.	\$345.00		\$0.00
Greater than 2000 l.f. Fee = \$0.22 per linear foot	\$0.22		\$0.00

H. Water Acreage Fees

WATER ACREAGE FEES, BY USE, PER ACRE OR UNIT- FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR

APPROVAL FOR NEW SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR BUILDING PERMIT, WHICHEVER OCCURS FIRST. FOR CASES WHERE LOTS WILL NOT CONNECT TO TOWN WATER, WATER ACREAGE FEES ARE NOT DUE. ** This fee is eligible for an oversize credit subject to an approved developer agreement. Acreage fees provide for the property's proportionate share of major water/sewer line previously installed to serve the vicinity.

Single Family Fee Per Acre	\$424.00		\$0.00
Connection Fee Per Unit	\$152.00		\$0.00
Multi Family Connection Fee Per Unit	\$264.00		\$0.00
Non Residential Fee Per Acre	\$1,375.00		\$0.00

I. Sewer Acreage Fees

SEWER ACREAGE FEES, BY USE, PER ACRE OR UNIT- FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR BUILDING PERMIT, WHICHEVER OCCURS FIRST. FOR CASES WHERE LOTS WILL NOT CONNECT TO TOWN SEWER, SEWER ACREAGE FEES ARE NOT DUE. ** This fee is eligible for an oversize credit subject to an approved developer agreement. Acreage fees provide for the property's proportionate share of major water/sewer line previously installed to serve the vicinity.

Single Family Fee Per Acre	\$484.00		\$0.00
Connection Fee Per Unit	\$152.00		\$0.00
Multi Family Connection Fee Per Unit	\$264.00		\$0.00
Non Residential Fee Per Acre	\$1,375.00		\$0.00

J. Water Capacity Fees

WATER CAPACITY FEES – FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR A BUILDING PERMIT. FOR CASES WHERE LOTS WILL NOT CONNECT TO TOWN WATER, CAPACITY FEES ARE NOT DUE. ** This fee is not eligible for oversize credit or reimbursement \$3.55 per gallon for a one-day allocation of water as per chart below:

Single Family 250 GPD Per Unit	\$976.00		\$0.00
Multi-Family 250 GPD Per Unit	\$976.00		\$0.00
All Other Uses Based on Applicant Estimate as Approved by Town Engineer. (\$3.91 per Gallon)	\$3.91		\$0.00

K. Sewer Capacity Fees

SEWER CAPACITY FEES – FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR A BUILDING PERMIT.

SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR A BUILDING PERMIT. FOR CASES WHERE LOTS WILL NOT CONNECT TO TOWN SEWER, CAPACITY FEES ARE NOT DUE. ** This fee is not eligible for oversize credit or reimbursement \$3.60 per gallon for a one-day allocation of water as per chart below:

Single Family 250 GPD Per Unit	\$990.00		\$0.00
Multi-Family 250 GPD Per Unit	\$990.00		\$0.00
All Other Uses Based on Applicant Estimate as Approved by Town Engineer. (\$3.96 per Gallon)	\$3.96		\$0.00

L. Sewer Development Fees

SEWER DEVELOPMENT FEE – FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR A BUILDING PERMIT WHICHEVER OCCURS FIRST. FOR CASES WHERE LOTS WILL NOT CONNECT TO TOWN SEWER, SEWER DEVELOPMENT FEES ARE NOT DUE.

**This fee is eligible for special credit for the construction of sewer projects contained in the Knightdale Water & Sewer Merger Feasibility Study-Final Report (Dated March 2003). This credit is also subject to an approved developer agreement.

\$4.99 per gallon for one days allocation of water as per chart below.

Single Family 250 GPD Per Unit	\$1,372.00		\$0.00
Multi-Family 250 GPD Per Unit	\$1,372.00		\$0.00
All Other Uses Based on Applicant Estimate as Approved by Town Engineer. (\$5.49 per Gallon)	\$5.49		\$0.00

M. Payment In-Lieu of Construction of Streets/Public Infrastructure

FEES DUE UPON ISSUANCE OF A CONSTRUCTION IMPROVEMENTS PERMIT OR UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS OR UPON APPLICATION FOR BUILDING PERMIT, WHICHEVER OCCURS FIRST.

**This fee is eligible for a credit subject to an approved developer agreement.

Actual Costs as Approved by Town Engineer			\$0.00
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N. Payment In-Lieu of Construction or Dedicated Recreation Per Unit

FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS OR UPON APPLICATION FOR BUILDING PERMIT, WHICHEVER OCCURS FIRST. FEES ARE DUE FOR ALL LOTS WITHIN THE KNIGHTDALE PLANNING JURISDICTION. PAYMENT IN LIEU OF CONSTRUCTION OF RECREATION FOR FAMILY SUBDIVISIONS IS DUE UPON APPLICATION FOR A BUILDING PERMIT.

Subdivisions approved prior to 7/1/-94 - \$267.00 per dwelling unit.

Subdivisions receiving final plat approval between 7/1/94 and 6/30/00 - \$315 per single family unit and \$230 per multi-family dwelling unit in lieu of dedication of recreation space as outlined in the Unified Development Ordinance.

Subdivisions approved or receiving final plat approval on or after 7/1/00 - \$2500.00 per dwelling

Subdivisions approved or receiving final plat approval on or after 7/1/00 - \$2500.00 per dwelling unit.

Subdivision Date	Fee In Lieu per Unit		
Per D/U Prior to 7/1/94	\$267.00		\$0.00
SFD Between 7/1/94 - 6/30/00	\$315.00		\$0.00
MFD Between 7/1/94 - 6/30/00	\$230.00		\$0.00
Per D/U Prior after 7/1/00	\$2,500.00		\$0.00

O. Public Infrastructure Inspection Fees

FEES DUE PRIOR TO ISSUANCE OF A CONSTRUCTION IMPROVEMENTS PERMIT OR UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS AND UPON APPLICATION FOR BUILDING PERMIT FOR EXISTING LOTS OF RECORD, WHICHEVER OCCURS FIRST.

** The same fees will apply for any development projects requiring infrastructure inspections by the Town which are in the Urban Service Area, but not in the Town's corporate limits or ETJ.

Storm Drainage per Linear Foot	\$1.00		\$0.00
Streets per Linear Foot	\$1.00		\$0.00
Sidewalks per Linear Foot	\$1.00		\$0.00
Curb and Gutter per Linear Foot	\$1.00		\$0.00
Reinspection Fee	\$50.00		\$0.00
Subdivision Final Reinspection at Conclusion of Warranty/per hour	\$75.00		\$0.00

P. Parking in Town Center Overlay District

FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS AND UPON APPLICATION FOR BUILDING PERMIT FOR EXISTING LOTS OF RECORD.

Town Center Overlay Per Parking Space	\$500.00		\$0.00
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Q. Transportation Fees

FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS OR UPON APPLICATION FOR BUILDING PERMIT, WHICHEVER OCCURS FIRST. FEES ARE DUE FOR ALL LOTS WITHIN THE KNIGHTDALE PLANNING JURISDICTION. PAYMENT OF THE TRANSPORTATION FEE FOR FAMILY SUBDIVISIONS ARE DUE UPON APPLICATION FOR A BUILDING PERMIT.

Residential Category	Cost Per Dwelling Unit		
Single Family Residential	\$400.00		\$0.00
Multi-Family Residential and Attached Residential	\$300.00		\$0.00
Hotel/Motel per Rooming Unit	\$313.00		\$0.00

Industrial Category	Cost Per Unit		
Industrial, Manufacturing, Agricultural Processing**	** Use Greater of Two Costs		
Per Acre**	\$1,835.00		\$0.00
Per 1,000 Square Feet**	\$181.00		\$0.00

Warehouse, Wholesale, Distribution, Transfer, Storage Facility Per 1,000 Sq. Ft.	\$302.00		\$0.00
Miniwarehousing per 1,000 Square Feet	\$80.00		\$0.00

Office/Hospital/Medical Facilities	Cost Per 1,000 Square Feet		
Less than 100,000 SF	\$543.00		\$0.00
100,000-199,000 SF	\$438.00		\$0.00
Greater than 200,000 SF	\$334.00		\$0.00

Institutional Uses			
Group Quarters - Per Bed	\$80.00		\$0.00
Churches - Per 1,000 SF	\$135.00		\$0.00
Day Care Facilities - per Licensed Enrollee	\$83.00		\$0.00

*A standard based on students refers to the total student capacity of either any new school or an addition to an existing school. Temporary classrooms are allocated 25 students each.

Cemetery - per Acre	\$127.00		\$0.00
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Retail	Per 1,000 SF		
Less than 50,000 SF	\$1,092.00		\$0.00
50,000 - 99,999 SF	\$982.00		\$0.00
100,000 - 199,999 SF	\$1,247.00		\$0.00
200,000 - 299,999 SF	\$1,148.00		\$0.00
Greater than 299,999 SF	\$950.00		\$0.00
Outdoor retail display areas as Primary Use - Per Acre**	\$1,939.00		\$0.00
Retail Delivery Pumps per Pump***	\$190.00		\$0.00

**A standard based on acreage refers to the total land and water surface area of any lot or lots on which any primary, accessory or incidental use or portion thereof is located.

***For retail uses that include the sale of motor fuels to the public.

Total Development Fees			\$0.00
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BUILDING PERMIT FEE DUE ON INVOICE

A. Building Permit Processing and Inspection Fees

Building Permit Processing Fee	\$75.00		\$0.00
Minor Additions (flat fee for setback, CO, and Plan Review)	\$80.00		\$0.00

Residential Setback and Certificate of Occupancy Inspection	\$50.00		\$0.00
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Commercial Setback Inspection	\$50.00		\$0.00
Commercial Certificate of Occupancy Inspection			
Inspection - Base Fee	\$150.00		\$0.00
Acreage Fee - Per Acre	\$25.00		\$0.00
Commercial Certificate of Occupancy Inspection - additions or alterations that do not affect the number of parking spaces or require lanscape improvements			
Inspection -	\$50.00		\$0.00
Reinspection	\$50.00		\$0.00

Administrative Fee (Wake County)	\$46.00		\$0.00
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Re-Inspection Fee (paid to Wake County)	\$46.00		\$0.00
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Administrative Change	\$25.00		\$0.00
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Add/Change Contractor Fee - Per Change of each Trade	\$60.00		\$0.00
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B. Water & Sewer Tap/Meter Fees

METER FEES DUE UPON APPLICATION FOR BUILDING PERMIT FOR EXISITNG LOTS OF RECORD. ALL TAP FEES DUE PRIOR TO TAP BEING MADE.

**RALEIGH ONLY INSTALLS 3/4" AND 1" WATER TAPS.

Size	Fee		
5/8" Meter	\$210.00		\$0.00
3/4"			
Meter	\$210.00		\$0.00
Tap Fee**	\$2,468.00		\$0.00
1"			
Meter	\$266.00		\$0.00
Tap Fee**	\$2,715.00		\$0.00
1.5" Meter	\$660.00		\$0.00
2" Meter	\$784.00		\$0.00
4" Meter	\$2,328.00		\$0.00
6" Meter	\$4,354.00		\$0.00
6" Line with Fire Protection	\$13,614.00		\$0.00
8" Meter	\$6,129.00		\$0.00
8" Line with Fire Protection	\$18,597.00		\$0.00
10" Line with Fire Protection	\$21,830.00		\$0.00

3/4" Irrigation			
Meter Fee with New Tap	\$494.00		\$0.00
Meter Fee with Existing Tap	\$1,018.00		\$0.00
Tap Fee**	\$2,244.00		\$0.00
1" Irrigation			
Meter Fee with New Tap	\$840.00		\$0.00
Meter Fee with Existing Tap	\$1,365.00		\$0.00
Tap Fee**	\$2,468.00		\$0.00
Sewer Tap-4" Line	\$3,087.00		\$0.00
Water Stub - Per Stub	\$79.00		\$0.00
Sewer Stub - Per Stub	\$79.00		\$0.00

C. Water and Sewer Nutrient Reduction Charge

A FEE IS CHARGED TO ALL USERS THAT DISCHARGE, CAUSE OR PERMIT THE DISCHARGE OF SEWAGE INTO THE POTW OR THAT CONNECT OT THE CITY'S WATER DISTRIBUTION SYSTEM.

**THIS FEE IS NOT ELIGIBLE FOR OVERSIZE CREDIT OR REIMBURSEMENT.

Single Family			
Water - Per Unit	\$1,344.00		\$0.00
Sewer - Up to 4" - Per Unit	\$652.00		\$0.00
Multi-Family			
Water - Per Unit	\$1,344.00		\$0.00
Sewer - Per Unit	\$508.00		\$0.00
Non Residential			
Water - 3/4 inch	\$607.00		\$0.00
1" Line	\$1,088.00		\$0.00
1 1/2" Line	\$2,448.00		\$0.00
2" Line	\$4,352.00		\$0.00
4" Line	\$17,409.00		\$0.00
6" Line	\$39,169.00		\$0.00
8" Line	\$69,632.00		\$0.00
Sewer - 0-4" - Per Connection	\$652.00		\$0.00
Sewer - 6" - Per Connection	\$1,228.00		\$0.00
Sewer - 8+" - Per Connection	\$2,598.00		\$0.00

Mechanical Processing Fee	\$14.00		\$0.00
Replacement Inspection Card	\$25.00		\$0.00
Wake County Building Permit Fee			\$0.00
Fire Permit Fees			\$0.00

Total Building Permit			\$0.00
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Total			\$0.00
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