COMPREHENSIVE GUIDE FOR RALEIGH DEVELOPMENT FEES

Development Fee Guide

July 1, 2026 - June 30, 2027

Raleigh

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I. Fire Department

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The Raleigh Office of Fire Marshal proactively prevents fires and mitigates their impact through a variety of functions. Those include enforcing fire codes, conducting fire and life safety inspections, reviewing building plans, and educating the public. The service unit also investigates fire causes and arson, manages hazardous vegetation, and handles permits for events to ensure community safety.

Fees have been updated based on a cost-of-service analysis. Annual increases or decreases are capped at 10 percent to phase in adjustments and limit near-term stakeholder impacts.

FIRE MARSHAL				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Construction Permits				
Alternative Fire Extinguishing Systems (Inert Gas)	Installation of or modification to a gas type automatic fire-extinguishing system. Examples: Clean Agent, Carbon Dioxide, FM 200, etc.	$210.00	$231.00	per system
Alternative Fire Extinguishing Systems (Hoods)	Installation of or modification to an automatic fire extinguishing system.	$210.00	$231.00	per system
Battery systems	Installation of battery of systems with liquid capacity in excess of 50 Gallons	$210.00	$231.00	per system
Compressed gases	Where the compressed gases in use or storage exceed the amounts listed in the NC Fire Code 105.6.9, a construction permit is required to install, repair damage to, abandon, remove, place temporarily out of service or close or substantially modify a compressed gas system.1	$210.00	$231.00	per compressed gas system
Cryogenic Fluids	Installation of or alteration to outdoor cryogenic fluid storage systems in excess of the limits of the NC Fire Code (See table 105.6.11)	$210.00	$231.00	per cryogenic fluid system
Emergency responder radio coverage system	Installation of or modification to emergency responder radio coverage system(s)	$137.00	$151.00	per system

Rate Description	Per square foot after shop draws are reviewed	$0.02	$0.02	per sq.ft. after shop draws are reviewed
Fire Alarm & Detection System	Installation of or modification to fire alarm and detection systems and related equipment.	$0.02	$0.022	per sq.ft. gross floor area for each system
Fire Hydrants - Private	Installation or modification of private fire hydrants.	$210.00	$231.00	per private hydrant system
Fire Pumps and related equipment	Installation of or modification to fire pumps and related fuel tanks, jockey pumps, controllers and generators.	$788.00	$709.00	per pump or related equipment
Gates and barricades across fire apparatus access roads	Installation of or modification to a gate or barricade across a fire apparatus access road.	$210.00	$231.00	per permit project
Hydrant Flow Test	To perform flow testing of municipal and private fire hydrants. Testing required for submitting fire sprinkler construction plans.	$138.00	$152.00	per test
Membrane structure, tents, and air supported structure	Construction permit to Erect an air supported temporary membrane structure, temporary stage canopy, or tent having an area in excess of 800 square feet.	$210.00	$231.00	per tent, stage, or air-supported structure
Pressure Reducing Valves	Installation	$13.00	$14.00	per valve
Spraying & Dipping Operations	Install or modify a spray room, dip tank or booth.	$210.00	$231.00	per spray room, dip tank or booth
Sprinkler System	Installation of or modification to an automatic fire-suppression system.	$0.02	$0.022	per sq.ft. gross floor area for each system
Standpipe Systems without Sprinklers	Installation, modification or removal from service of a standpipe system. This fee is for first Standpipe only.	$446.00	$401.00	first standpipe
Additional Standpipe Installations (each)	Installation, modification or removal from service of a standpipe system.	$149.00	$164.00	per each additional standpipe
Smoke control or smoke exhaust system	Installation of or alteration to smoke control or smoke exhaust systems.	$210.00	$231.00	per smoke control or exhaust system
Solar photovoltaic power systems	To install or modify solar photovoltaic power systems.	$210.00	$231.00	per solar photovoltaic power system

Flammable & Combustible Liquids	To install, repair or modify a pipeline for the transportation of flammable or combustible liquids.	$210.00	$231.00	per pipeline for transportation of flammable & combustible liquids
Rate Description	To install, construct or alter tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used.	$210.00	$231.00	per flammable and combustible liquids system
Rate Description	To install, alter, remove, abandon or otherwise dispose of flammable or combustible liquid tank.	$210.00	$231.00	per flammable and combustible liquids tank
Hazardous Materials	To install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a storage facility or other area regulated by the NC State Fire Code when the hazardous materials in use or storage exceed the amounts listed in Table 105.6.20.	$210.00	$231.00	per hazardous materials facility
Industrial Ovens	New installation	$210.00	$231.00	per industrial oven
Shop Drawings per Review per Hour (New Construction)	Work requiring construction permits prior to work being performed.	$119.00	$131.00	per review per hour
Emergency Generator	Load bank testing for emergency generators	$181.00	$199.00	per generator
Fire Line - Private (aka groundwork or under ground)	Installation of or modification to Private Fire Lines and site containment backflow preventer.	$254.00	$248.00	First 500 linear feet is base fee only.
Fire Line - Private (aka groundwork or under ground)	Installation of or modification to Private Fire Lines and site containment backflow preventer.	$25.00	$27.00	Each additional 100 linear feet after initial 500 linear feet of base fee.
Re-Inspection Fee - Extra Inspections		$90.00	$99.00	per business re-inspection
Fire Incident and Inspection Reports (per page)	Costs for reports for fire incident and inspection reports	$0.06	$0.06	per page
Work without a required permit		$350.00	$359.00	per inspection

Electronic Filing System Reporting	Fee previously included within municipal code.	$12.00	$12.00	per report
Maintenance of Safeguards	Maintaining life safety systems and devices with applicable codes and standards. Fee previously charged under "Special Inspection Request."	$104.00	$114.00	per inspection
Periodic Fire Inspection	Fire inspection fee based on square footage- Up to 999sf	$35.00	$39.00	per inspection
Rate Description	Fire inspection fee based on square footage- 1,000-2,499sf	$70.00	$77.00	per inspection
Rate Description	Fire inspection fee based on square footage- 2,500-9,999sf	$139.00	$153.00	per inspection
Rate Description	Fire inspection fee based on square footage- 10,000-49,999sf	$250.00	$275.00	per inspection
Rate Description	Fire inspection fee based on square footage- 50,000-149,999sf	$477.00	$525.00	per inspection
Rate Description	Fire inspection fee based on square footage- 150,000-399,999sf	$697.00	$698.00	per inspection
Rate Description	Fire inspection fee based on square footage- 400,000-and greater	$977.00	$1,055.00	per inspection
Retail Sales Fireworks	Sale of consumer fireworks in mercantile occupancy.	$36.02	$40.00	per establishment
Operational Permits				
Aerosol Products	Level 2 or 3 aerosols in excess of 500 lbs.	$104.00	$114.00	per facility operation
Amusement Buildings	To operate a special amusement building	$210.00	$231.00	per building
Carnivals and Fairs	To conduct a carnival, fair or street festival	$210.00	$231.00	per carnival, fair or festival
Combustible Dust-Producing Operations	To operate a grain elevator, flour starch mill, feed mill, or a plant pulverizing aluminum, coal, cocoa, magnesium, spices or sugar, or other operations producing combustible dusts as defined in the NC State Fire Code.	$210.00	$231.00	per dust-producing operation
Compressed Gases - Corrosive	Storage, use and handling in excess of 200 cu ft @ NTP	$104.00	$114.00	per facility operation
Compressed Gases - Flammable	Storage, use and handling in excess of 200 cu ft @ NTP	$104.00	$114.00	per facility operation
Compressed Gases - Highly Toxic	Storage, use and handling in any amount	$104.00	$114.00	per facility operation
Compressed Gases - Inert & Simple Asphyxiant	in excess of 6,000 cu ft @ NTP	$104.00	$114.00	per facility operation

Compressed Gases - Oxidizing	Storage, use and handling (including oxygen) in excess of 504 cu ft @ NTP	$104.00	$114.00	per facility operation
Compressed Gases - Pyrophoric	Storage, use and handling in any amount	$104.00	$114.00	per facility operation
Compressed Gases - Toxic	Storage, use and handling in any amount	$104.00	$114.00	per facility operation
Covered Mall Building	The placement of retail fixtures and goods, concession, equipment, displays of highly combustible goods and similar items in the mall.	$210.00	$231.00	per covered mall
Covered Mall Building	The display of liquid- or gas-fired equipment in the mall.	$210.00	$231.00	per covered mall
Covered Mall Building	The use of open flame or flame-producing equipment in the mall.	$210.00	$231.00	per covered mall
Cryogenic Fluids - Flammable	Produce, store, transport on site, use, handle or dispense cryogenic fluids in excess of 1 gallon inside a building and 60 gallons outside a building.	$104.00	$114.00	per facility operation
Cryogenic Fluids - Inert	Produce, store, transport on site, use, handle or dispense cryogenic fluids in excess of 60 gallons inside a building and in excess of 500 gallons outside a building.	$104.00	$114.00	per facility operation
Cryogenic Fluids - Oxidizing	Produce, store, transport on site, use, handle or dispense cryogenic fluids (including oxygen) in excess of 10 gallons inside and 50 gallons outside.	$104.00	$114.00	per facility operation
Cryogenic Fluids - Hazardous	Produce, store, transport on site, use, handle or dispense cryogenic fluids that are Physical or Health Hazard not indicated above in any amount inside or outside a building.	$104.00	$114.00	per facility operation
Dry Cleaning Plants	To engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry cleaning equipment.	$104.00	$114.00	per building operation
Exhibits & Trade Shows	To operate exhibits and trade shows.	$210.00	$231.00	per exhibit and/or trade show
Explosives - Permit	For the manufacture, storage, handling, sale or use of any quantity of explosives, explosive materials up to 60-day blasting permit.	$418.00	$460.00	per blasting site up to 60 days
Explosives - Mfg., Store, Handle, Sale & use	To manufacture, storage, handling, sale and use	$210.00	$231.00	per explosives site

Floor Finishing Exceeding 350 sf. Ft.	Using Class I or II Liquids	$104.00	$114.00	per business operation
Fumigation and Insecticidal Fogging	Operate a business	$104.00	$114.00	per business operation
High-Piled Combustible Storage	Exceeding 500 sq. ft.	$104.00	$114.00	per business operation
Liquid-or Gas-Fueled Vehicles or Equipment in Assembly Buildings	To display, operate or demonstrate liquid or gas-fueled vehicles or equipment in assembly buildings.	$210.00	$231.00	per hazard in assembly buildings
Magnesium	Melt, Cast, Heat Treat or Grind more than 10 lbs.	$104.00	$114.00	per facility operation
Miscellaneous Combustible Storage	In excess of 2,500 cu. ft.	$104.00	$114.00	per business operation
Open Burning	Bon Fire or Commercial Land Development	$210.00	$231.00	per open burning site
Place of Assembly	To operate a place of assembly	$104.00	$114.00	per place of assembly
Private Fire Hydrants	Removal from service, use or operation - Up to 5 Private Hydrants	$104.00	$114.00	per private hydrant system
Rate Description	Removal from service, use or operation - 6-10 Private Hydrants	$138.00	$152.00	per private hydrant system
Rate Description	Removal from service, use or operation - 11 or more Private Hydrants	$210.00	$231.00	per private hydrant system
Pyrotechnic Special Effects Material	For use and handling of pyrotechnic special effects material	$210.00	$231.00	per location
Refrigeration Equipment	As regulated in Chapter 6 of NC Fire Code	$104.00	$114.00	per refrigeration equipment
Repair Garage & Motor Fuel-Dispensing Facilities	Operation of repair garages and automotive, marine and fleet motor fuel-dispensing facilities	$104.00	$114.00	per repair garage or motor fuel-dispensing facility
Rooftop Heliports	For the operation of a rooftop heliport	$104.00	$114.00	per rooftop heliport
Spraying or Dipping	Conduct a spraying or dipping operation utilizing flammable or combustible liquids or the application of combustible powders as regulated by the NC State Fire Code	$210.00	$231.00	per operation involving spraying or dipping utilizing flammable & combustible liquids or application of combustible powders

Storage of Scrap Tires & Tire Byproducts	To establish, conduct or maintain storage of scrap tires and tire byproducts that exceeds 2,500 cubic feet of total volume of scrap tires and for indoor storage of tires and tire byproducts	$104.00	$114.00	per business operation
Tire-Rebuilding Plants	Operation and maintenance of a tire-rebuilding plant	$104.00	$114.00	per facility operation
Temporary membrane structures, tents & air-supported structures	To operate an air-supported temporary membrane structure, or a temporary stage canopy having an area in excess of 400 square feet or a tent having an area in excess of 800 square feet	$104.00	$114.00	per structure
Large tents and membrane structures	In excess of 15,000 sf	$350.00	$371.00	per structure
Waste Handling	Operation of wrecking yards, junk yards and waste material-handling facilities	$104.00	$114.00	per facility operation
Carbon Dioxide Systems	Used in dispensing applications having more than 100 pounds of carbon dioxide.	$104.00	$114.00	per facility operation
Flammable & Combustible Liquids	Fuel dispensing locations where produced, processed, transported, stored, dispensed or used.	$210.00	$197.00	per dispensing location
Rate Description	Place temporarily out of service aboveground or underground storage tanks	$210.00	$197.00	per tank
Rate Description	Change the contents in a tank to a greater hazard.	$210.00	$197.00	per tank
Rate Description	Manufacture, process, blend or refine flammable or combustible liquids.	$210.00	$197.00	per facility operation
Rate Description	Dispensing at Commercial, Industrial, Governmental or Manufacturing establishments.	$210.00	$197.00	per establishment
Rate Description	Utilize a site for the dispensing of liquid-fuels from tank vehicles.	$210.00	$197.00	per site location
Hazardous Materials	As regulated by the NC State Fire Code (See Table 105.6.20)	$104.00	$114.00	per hazardous materials facility or operation
Industrial Ovens	For the operation of industrial ovens	$104.00	$114.00	per operation with Industrial oven(s)
Non-Emergent Lift Assist	For non-emergent list assists at licensed skilled nursing facilities, licensed adult care homes, and non-911 convalescent/transport services.	$372.40	$382.45	per assist

Temporary Sleeping Units for Disaster Workers	Temporary sleeping units for disaster relief workers	$90.00	$99.00	per event
External Training Participation	Outside agency participation in department provided training, seminars, classes, drills, etc. A "session" is defined from start to end of the training event, regardless of number of days.	$531.99	$2,500.00	Per Person, Per Session
Fire Staffing Requests for Special Events	Outside agency or other organization requests for Fire Department staffing needs to staff non-City events, for purposes of first responder care, fire suppression/fire watch, intervention teams, etc.	$106.40	$109.00	Per Hour, Per Person, Per Event
Open Flames and Candles	Flames or candles used with assembly areas, dining areas of restaurants or drinking establishments.	$51.45	$53.00	per establishment
Explosives - Follow Up Inspection	Follow up inspections for Explosive Permits. Any additional blasting inspections after initial permit setup will incur a $50/hr fee to offset staff costs. Minimum of 1 hour per visit.	$50.00	$50.00	Hour

II. Parks, Recreation, and Cultural Resources

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The Parks, Recreation and Cultural Resources Department oversees over 120 miles of greenway trails, approximately 10,000 acres of land with more than 200 parks and open spaces. Park amenities include amusements, art centers, athletic facilities, community centers, lakes, nature preserves, off-leash dog parks, playgrounds, swimming pools, and historic sites. In addition to facility#based fees, Raleigh Parks annually reviews and develops fees for programming. These fees are updated and approved according to the Department's cost recovery matrix. FY27 changes in the fee schedule reflect continued implementation of recommendations from the FY25 System Plan/Fee Study, which included a comprehensive market analysis. In accordance with these recommendations, FY27 will include fee increases for non-resident fees, peak pricing models, special event pricing structures, and market driven fee adjustments.

PARKS FEES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Urban Forestry				
Fee in Lieu (existing tree)	Fee in lieu of installing replacement tree with approved removal - per inch of tree removed in right-of-way	$117.00	$120.00	per inch of tree
Tree Buffer Protection	Minimum fee amount	$298.00	$306.00	
Tree Buffer Protection	Fee based on area disturbed. Tree Buffer Protection fee is calculated on a per acre basis of disturbed area	$63.00	$65.00	per acre of disturbed area
Tree Buffer Protection	Maximum fee amount	$3710.00	$3810.00	
Tree Conservation Area fee in lieu	Fee in lieu of tree conservation area compliance	$0.00	$0.00	Tree Conservation Area area in acres multiplied by tax value of the property per acre
Tree Lawn Fee in Lieu	Fee in lieu of installing required trees for new development - Tree Lawn	$2407.00	$2465.00	per tree
Tree Grate Fee in Lieu	Fee in lieu of installing required trees for new development - Tree Grate	$7188.00	$7363.00	per tree

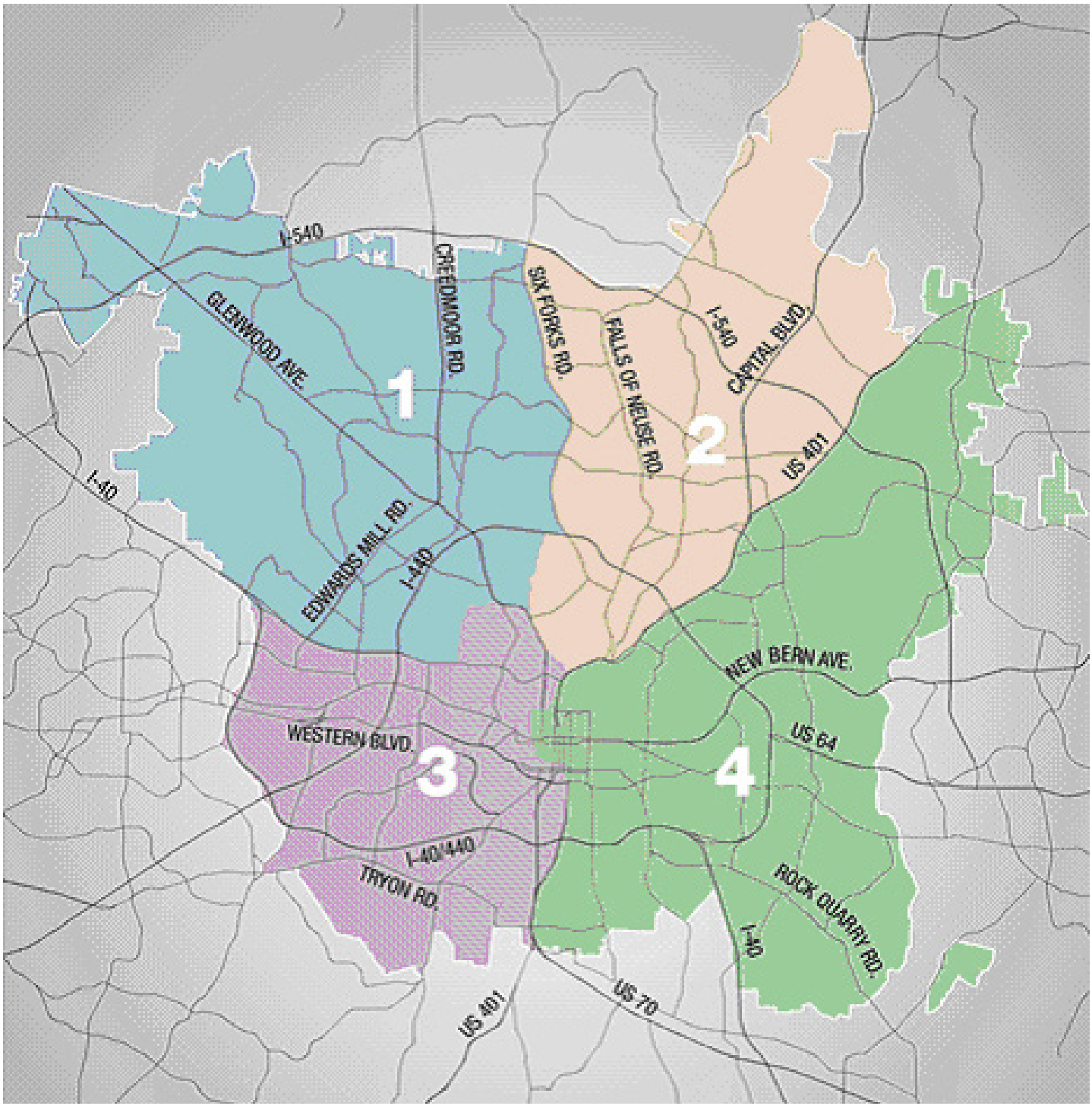
Other tree disturbing activities or tree fence	Applies to other tree disturbing activities or tree fence associated with tree conservation areas and protected buffers	$149.00	$153.00	per permit/ parcel
Tree Conservation Area	Minimum fee amount	$298.00	$306.00	
Tree Conservation Area	Fee for tree conservation area calculated on a per acre basis of tree conservation area (not to exceed 10% of the net site area of the tract or 15% for R-1 and R-2 zoning districts)	$1262.00	$1296.00	per acre of tree conservation area
Tree Conservation Area	Maximum fee amount	$6829.73	$7014.13	
Tree Pruning/Removal Permit	Applies to tree pruning or removal in recorded Tree Conservation Areas and protected buffers	$149.00	$153.00	per permit/ parcel
Tree Impact Permit	Permit for tree disturbing activity in the right of way/City owned or controlled property. Includes planting, pruning, removal, and tree protection	$123.00	$126.00	per permit/ parcel

SPECIAL FACILITY FEES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Open Space Fees				
Zone 1: Single-family dwelling		$1871.00	$1916.00	per unit
Zone 1: Multi-family dwelling		$1358.00	$1391.00	per unit
Zone 2: Single-family dwelling		$1871.00	$1916.00	per unit
Zone 2: Multi-family dwelling		$1358.00	$1391.00	per unit
Zone 3: Single-family dwelling		$1577.00	$1615.00	per unit
Zone 3: Multi-family dwelling		$1147.00	$1175.00	per unit
Zone 4: Single-family dwelling		$1583.00	$1621.00	per unit
Zone 4: Multi-family dwelling		$1162.00	$1190.00	per unit

Open Space Fees

The fee for residential development only is based on the number of dwelling units using the established rate for the zone in which the payment is applied.

"Single-Family Dwelling" is defined as a single-family detached dwelling unit. "Multifamily Dwelling" is defined as any building which contains two or more dwelling units.



III. Planning and Development

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As part of the annual municipal budget process, the Planning and Development Department evaluates the Development Fee Schedule to ensure alignment with the City's goals of quality, safety, usability, sustainability, and regulatory compliance in the built environment. The department is responsible for conducting comprehensive project reviews and inspections for all private developments within Raleigh, encompassing three primary service areas: comprehensive planning, design and implementation, and regulation. For Fiscal Year 2027 (FY27), the department is not recommending new fees and will work to enhance existing service delivery while maintaining consistency and fairness in the fee structure throughout the fiscal year. Development fees undergo an annual review to ensure they reflect actual costs while adhering to the City's cost recovery objectives. No individual fee will increase or decrease by more than 10% per year, ensuring a measured approach toward achieving full cost recovery. Additionally, no building permit fee will fall below the established minimum, providing a standardized base fee that simplifies the schedule for applicants.

BUILDING AND SAFETY				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Permit Fees for New Commercial Construction				
New Commercial Electrical Permit	New Construction Electrical Permit Fee	100%	100%	% Of Calculated Building Permit
New Commercial Mechanical Permit	New Construction Mechanical Permit Fee	76%	76%	% Of Calculated Building Permit
New Commercial Plan Review Fee	New Construction Plans Review Fee	65%	65%	% Of Calculated Building Permit
New Commercial Plumbing Permit	New Construction Plumbing Permit Fee	56%	56%	% Of Calculated Building Permit
Special Projects Fee	Additional percentage added to designated special projects. These projects are managed and inspected by our Special Projects Team of Senior Inspectors.	0.25%	0.25%	% of Calculated Construction Value, Per Trade

New Commercial Building Permit $0 - $500,000	Tier 1	0.20%	0.21%	% of Calculated Construction Value
New Commercial Building Permit $500,001- $10,000,000	Tier 2	$1,000.00	$1,050.00	Base Fee
New Commercial Building Permit $10,000,001 and up	Tier 3	$6,900.00	$7,250.00	Base Fee
Building Permit $500,001-$10,000,000	Tier 2	0.06%	0.06%	% Of Calculated Construction Value
Building Permit $10,000,001 and up	Tier 3	0.01%	0.01%	% Of Calculated Construction Value
Permit Fees for New Residential Construction				
New Residential Building Permit	New Residential Construction Building Permit Fee	0.35%	0.38%	% Of Calculated Construction Value
New Residential Electrical Permit	New Residential Construction Electrical Permit Fee	54.00%	49.00%	% Of Calculated Building Permit
New Residential Mechanical Permit	New Residential Construction Mechanical Permit Fee	28.00%	28.00%	% Of Calculated Building Permit
New Residential Plan Review Fee	New Residential Construction Plans Review Fee	57.00%	57.00%	% Of Calculated Building Permit
New Residential Plumbing Permit	New Residential Construction Plumbing Permit Fee	34.00%	34.00%	% Of Calculated Building Permit
Permit Fees for Alterations and Repairs				
Alterations and Repairs Plan Review Fee	Alteration and Repairs Plans Review Fee	50.00%	55.00%	% Of Calculated Building Permit

Level 1 Alteration	Level 1 Alterations include the removal and replacement of the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose. Minimum Permit fees per trade do apply. Fee is calculated by (Building Permit Fee x rate %)	25.00%	25.00%	% Of Calculated Building Permit
Level 2 Alteration	Level 2 Alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment. Minimum Permit fees per trade do apply. Fee is calculated by (Building Permit Fee x rate %)	50.00%	50.00%	% Of Calculated Building Permit
Level 3 Alteration	Level 3 Alterations apply where the work area exceeds 50% of the aggregate areas of the building. Minimum Permit fees per trade do apply. Fee is calculated by (Building Permit Fee x rate %)	75.00%	75.00%	% Of Calculated Building Permit
Commercial and Residential Re-review Fee	Commercial and Residential re-review fee is set at minimum permit fee	$128.00	$139.00	Per Trade Per Hour
Specific Fees Enumerated				
Demolition of a building or structure	Demolition Permit Fee	$136.00	$150.00	Per Permit
Conditional Service Fee - Commercial	Commercial Construction Conditional Service Fee	$195.00	$215.00	Per Trade Per Unit
Conditional Service Fee - Multi-Family	Multi-Family Construction Conditional Service Fee	$195.00	$215.00	Per Trade For Up To 5 Units
Manufactured Homes	Includes all permits needed for installation of Manufactured Home (all trades)	$377.00	$415.00	Per Home Installation
Moving or relocation of building	Building Relocation Permit Fee	$429.00	$472.00	Per Permit
Temporary Certificate of Occupancy	Temporary Certificate Of Occupancy (TCO) Fee	$1,174.00	$1,057.00	Flat Fee
Sub-Water Meter	Sub-Meter Permit Fee	$130.00	$143.00	Per Trade Up To 5 Units
Temporary Certificate of Occupancy for Single-Family/Duplex Units	Temporary Certificate of Occupancy (TCO) Fee -Single-family/Duplex	$184.00	$200.00	Per Unit
Partial Certificate of Occupancy	Partial Certificate of Occupancy (PCO) Fee	$348.00	$313.00	Per Certificate
Pre-Construction Meeting	Pre-Construction Meeting Fee	$381.00	$419.00	Per Meeting

Alternate Means of Compliance	Fee charged for research that involves building systems that are outside of the scope of building code but may meet requirements of the building code.	$1,500.00	$1,350.00	Per Review (Up To 10 Hours)
Conditional Service Fee - Residential	Conditional Service Fee - Residential	$143.00	$157.00	Per Trade Per Unit
Alternative Means of Compliance (hourly rate)	Fee charged when staff time exceeds the minimum time of 10 hours, which is covered by the flat fee.	$157.00	$173.00	Per Hour (After 10 Hours)
Stocking Permit	Fee charged for stocking of commercial space prior to issuance of Certificate of Occupancy	$239.00	$263.00	Per Permit
Pony Express	Commercial plan review to expedite small, simple, interior alterations.	$281.00	$253.00	Per Review Per Hour
Re-inspection Fee	Private development projects which are determined by the City to not be ready or have failed the inspection	$123.00	$122.00	Per Inspection Per Trade
After Hours Inspections (Commercial)	After Hours Inspections (Commercial)	$125.00	$132.00	Per Hour
After Hours Inspections (Residential)	After Hours Inspections (Residential)	$82.00	$90.00	Per Hour
Stand Alone Trade Permits				
Plumbing Utility Inspection	Plumbing Utility Inspection Fee	$123.00	$133.00	Per Permit
Boiler or Compressor - Commercial	Boiler/Compressor Permit Fee	$225.00	$248.00	Per Permit
Cell Tower/Co-locate (site)	Cell Tower/Co-locate Permit Fee	$154.00	$169.00	Per Permit
Co-locate on a Building (Building only)	Co-locate Cell on a Building Permit Fee	$273.00	$300.00	Per Permit
Ductwork - Commercial	Commercial Ductwork Permit Fee	$225.00	$248.00	Per Permit
Exhaust Hood and Duct System - Commercial	Commercial Exhaust Hood and Duct System Permit Fee	$225.00	$248.00	Per Trade Per Work Type
Exhaust Systems - Commercial	Commercial Exhaust System Permit Fee	$225.00	$248.00	Per Trade Per Work Type
New or replacement HVAC/Water Heater/ other appliance - Commercial	Commercial Forced-Air Warm Furnace Permit Fee	$225.00	$224.00	Per 1-3 Co-Located Units Per Trade
Gas Outlets - Commercial	Commercial Gas Outlet Permit Fee	$225.00	$248.00	Per Permit
Generators (Electrical only) - Commercial	Commercial Electric Generator Permit Fee	$360.00	$396.00	Per Permit

Heat Pumps/ Air Conditioning - Commercial	Commercial Air Conditioning Fee	$225.00	$248.00	Per 1-3 Co-Located Units Per Trade
Incinerators - Commercial	Commercial Incinerator Fee	$225.00	$248.00	Per Trade Per Work Type
Parking Lot Lighting	Parking Lot Lighting	$291.00	$320.00	Per Permit
Photovoltaic (Solar) - Commercial	Commercial Photovoltaic Fee	$506.00	$543.00	Per Permit
Refrigeration Units - Commercial	Commercial Refrigeration Fee	$225.00	$248.00	Per Trade Per Work Type
Service Repair/Replace - Commercial	Commercial Service Repair Fee	$180.00	$198.00	Per Permit
UPS System	UPS System Fee	$309.00	$340.00	Per Permit
Fixture Replacement/ Retro-fit: 26-50 Fixtures - Commercial	Fixture Replacement/Retro-fit: 26-50 Fixtures - Commercial	$215.00	$236.00	Per Permit
Fixture Replacement/ Retro-fit: 51-100 Fixtures - Commercial	Fixture Replacement/Retro-fit: 51-100 Fixtures - Commercial	$270.00	$297.00	Per Permit
Fixture Replacement/ Retro-fit: Over 100 Fixtures - Commercial	Fixture Replacement/Retro-fit: Over 100 Fixtures - Commercial	$295.00	$325.00	Per Permit
Swimming Pool - Commercial (Building only)	Swimming Pool - Commercial (Building only)	$485.00	$534.00	Per Permit
Minimum Trade Permit Fee	Any fee not specifically listed as an individual fee will be charged at the minimum permit fee. This also applies to a minimum building plan review fee. Which are assessed as per trade per review.	$123.00	$124.00	Per Trade
Minimum Permit Fee (Field Revision)	Minimum Permit Fee that applies to Plan Revision Review Fee which is applied by the hour, per trade, per review cycle.	$123.00	$124.00	per trade per hour per review

CONTINUOUS IMPROVEMENT AND CUSTOMER SERVICES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Express Services - Building Services Fees				
Express - Change of Use	Applicant wishes to change the use of the building from one type to another; Ex: Office to Restaurant	$1,273.00	$1,146.00	Per Review Per Hour
Express - Additions	Commercial building additions	$1,273.00	$1,146.00	Per Review Per Hour
Express - Alteration & Repairs	Interior project where use of the building is determined and cosmetic modifications are altering the space.	$980.00	$1,078.00	Per Review Per Hour
Express - Building Comments Only	Scoping review that is not for permitting but is a full review of building plans.	$768.00	$691.00	Per Review Per Hour
Express - Fit up/ Interior Completion	First generation tenant upfit.	$768.00	$805.00	Per Review Per Hour
Express - Pre-submittal Conference	Opportunity for clients to discuss and receive feedback from Building trade review staff members about any potential construction code related questions or concerns tied to a development projet.	$753.00	$828.00	Per Review
Express - Standard Commercial	New building construction review for permitting.	$1,273.00	$1,146.00	Per Review Per Hour
Express - Site Permit Review	Site plan review process	$980.00	$1,078.00	Per Review Per Hour
Express - Special Consultation Services	This is a conference/ consultation service primarily used for Express Review and Project Advocacy.	$304.00	$274.00	Per Review
Express Services - Land Development Fees				
Express - Grading	Permit for land disturbance including change of grade on site.	$768.00	$691.00	Per Review Per Hour
Express - Sketch Plans	Scoping review that is a high-level overview of a site project.	$510.00	$459.00	Per Review
Business Support Center - Development Engineering				
Technology Fee	The tech fee was incorporated as part of the original DSD fee study which included Building and Safety, Land and Right of Way fees.	4%	4%	Per Subtotal Of All Other Fees

COMPREHENSIVE AND LONG RANGE PLANNING				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Comprehensive Planning Fees				
Master Plan	A visual component required when a rezoning application is submitted for a Planned Development or Campus rezoning request.	$4,400.00	$4,840.00	Per Application
Waiver of 24-Month Waiting Period	A request for a waiver from the requirement prohibiting the Planning Department to accept a new rezoning petition within 24 months of a property being advertised for rezoning public hearing.	$265.00	$292.00	Per Application
Comprehensive Plan Amendment	A request to amend the Comprehensive Plan that may affect plan text/policies, Future Land Use Map, or attached area plans.	$880.00	$968.00	Per Application
Conditional Use Rezoning Request	A request to modify the City's Official Zoning Map that includes voluntarily offered conditions more restrictive than the UDO.	$1,760.00	$1,936.00	Per Application
General Use Rezoning Request	A request to modify the City's Official Zoning Map.	$880.00	$968.00	Per Application
Text Change to Zoning Conditions	A request to modify the zoning conditions that regulate development entitlement for particular parcel(s) that will not modify the City's Official Zoning Map.	$1,760.00	$1,936.00	Per Application
Annexation	A petition to annex into the City of Raleigh or a petition to defer annexation in order to connect to city services (water and sewer) for any other annexation not covered by the annexation description for a 1 or 2 family lot.	$850.00	$935.00	Per Petition
Annexation (1 or 2 family lot)	A petition to annex into the City of Raleigh or a petition to defer annexation in order to connect to City services for: 1) a single family home with or without an ADU (accessory dwelling unit) on a single lot of less than one (1) acre or land, or 2) a duplex with or without an ADU (accessory dwelling unit) on a single residential lot of less than one (1) acre of land.	$425.00	$468.00	Per Petition

Master Plan Amendment	Master plan review without rezoning per UDO Sec 4.7.6	$1,075.00	$968.00	Per Application
Raleigh Historic Development Commission Fees				
Historic Landmark Designation	A request to designate a property as a Raleigh Historic Landmark.	$440.00	$484.00	Per Application
Minor Work COA	Certificate of Appropriateness application classified as a Minor Work	$42.00	$46.00	Per Application
After-the-fact Minor Work COA	Minor Work Certificate of Appropriateness application for work that began or was completed without a Certificate of Appropriateness	$85.00	$94.00	Per Application
Major Work COA (except large addition, new construction, or demolition)	Certificate of Appropriateness application not classified as a Minor Work and not a large addition, new construction, or demolition.	$220.00	$242.00	Per Application
After-the-fact Major Work COA (except large addition, new construction, or demolition)	Major Work Certificate of Appropriateness application for work that began or was completed without a Certificate of Appropriateness	$430.00	$473.00	Per Application
Major Work COA - New Building Construction/ Additions greater than 25% of building square footage	Certificate of Appropriateness application for new construction or an addition greater than 25% of the existing building square footage.	$440.00	$484.00	Per Application
After-the-fact Major Work COA – New Building Construction/ Additions greater than 25% of building square footage	Major Work Certificate of Appropriateness application for a large addition or new construction that began or was completed without a Certificate of Appropriateness.	$865.00	$952.00	Per Application
Major Work COA - Demolition of building or structure	Certificate of Appropriateness application for demolition of a building or structure. Fee name change: Major Work COA - Demolition of building or structure	$880.00	$968.00	Per Application
After-the-fact Major Work COA - Demolition of building or structure	Major Work Certificate of Appropriateness application for demolition that began or was completed without a Certificate of Appropriateness.	$1,730.00	$1,903.00	Per Application

ZONING AND LAND DEVELOPMENT				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Land Development Zoning				
Common Signage Plans (New)	Establishing a Common Signage Plan for a site with more than 1 principal building or a development containing more than 1 establishment as regulated by 10.2.12.	$76.00	$84.00	Per Plan
Common Signage Plans (Amended)	Amendments/revisions to an approved Common Signage Plan as regulated per UDO Sec. 10.2.12.D	$56.00	$62.00	Per Plan
Zoning verification letter (Fee applies up to five contiguous parcel)	Letter provides verification for zoning-related matters, including the zoning designation, residential infill status, and site plan tier. For zoning designation requests only, the fee applies for up to five contiguous parcels.	$63.00	$68.00	Per Review
Sunset extension letter	The UDO allows for plans approaching expiration to request an extension.	$112.00	$102.00	Per Review
Zoning Permit Fee - Commercial	A Zoning Permit is required for non-residential development activity.	$270.00	$278.00	Per Review
Zoning Permit Fee - 1&2 Family Dwellings Existing Structures	A Zoning Permit is required for residential development activity.	$253.00	$261.00	Per Review
Post-approval name change petition	Project name change after approval	$164.00	$180.00	Per Review
Design Alternates	A request for approval for a proposed design that does not conform to the UDO code, but otherwise conforms to the Comprehensive Plan and is considered equal to or better than the UDO standard; Quasi-judicial hearing	$2,216.00	$2,438.00	Per Application
Streetscape Plans	A Streetscape Plan sets forth specific roadway and streetscape requirements within a defined geographic area.	$112.00	$116.00	Per Application
Custom Signage Plans	A Custom Signage Plan sets for specific signage regulations within a defined geographic area.	$112.00	$116.00	Per Application

Preliminary Subdivision Plan Review				
Preliminary - Subdivision plans Level 1	• Up to 5 lots and < 2 acres Excludes: • Townhouse development • Requiring CC evidentiary hearings	$780.00	$720.00	Per Review
Preliminary - Subdivision plans Level 2	• Conventional Subdivision < 20 lots • Townhouse Development < 2 acres	$855.00	$849.00	Per Review
Preliminary - Subdivision plans Level 3	All other Subdivisions not applicable to Level 1 or Level 2	$1,638.00	$1,580.00	Per Review
Re-Review - Subdivision plans Level 1	The 3rd and subsequent review cycles	$449.00	$404.00	Per Review, Beginning At Third Review
Re-Review - Subdivision plans Level 2	The 3rd and subsequent review cycles	$528.00	$581.00	Per Review, Beginning At Third Review
Re-Review - Subdivision plans Level 3	The 3rd and subsequent review cycles	$909.00	$1,000.00	Per Review, Beginning At Third Review
Concurrent Infrastructure Plan Review (Site Permit Review: Major Plan Review)				
SPR Major Review - Level 1	This is the site permit review (Major plan review). The applicable level of the associated preliminary subdivision or administrative site review. If the Site Permit Review is not associated with the development plan, then it will be a level 1.	$788.00	$864.00	Per Review
SPR Major Review - Level 2	This is the site permit review (Major plan review). The applicable level of the associated preliminary subdivision or administrative site review.	$788.00	$864.00	Per Review
SPR Major Review - Level 3	This is the site permit review (Major plan review). The applicable level of the associated preliminary subdivision or administrative site review.	$1,022.00	$1,124.00	Per Review
SPR Major Review Re- Review - Level 1	This is the site permit review (Major plan re-review) for level 1.	$695.00	$626.00	Per Review
SPR Major Review Re- Review - Level 2	This is the site permit review (Major plan re-review) for level 2.	$785.00	$707.00	Per Review
SPR Major Review Re- Review - Level 3	This is the site permit review (Major plan re-review) for level 3.	$885.00	$797.00	Per Review

Recorded Maps / Plat Recordation				
Boundary Survey Plat	A map for recordation with no lots created; and no change in property lines	$165.00	$170.00	Per Review
Exempt Subdivision Plat	Recorded map not considered a boundary survey or a subdivision	$209.00	$216.00	Per Review
Final Subdivision Plat	A recorded map that includes creation of lots and/or right-of-way	$606.00	$620.00	Per Review
Recombination Plat or other recorded instrument	Recorded map resulting in property line changes, but no new lots; Recorded Instrument per UDO Section 10.2.6.	$220.00	$230.00	Per Review
Right-of-Way easement plat	Right-of-Way easement	$220.00	$238.00	Per Review
Administrative Site Plan Review				
Admin Site Review - Site plan Level 1	• Public & Institutional uses (UDO 6.3), < 5,000 sq. ft. and < 2 acres • Duplex Unit development	$991.00	$996.00	Per Review
Admin Site Review - Site plan Level 2	• Residential uses (UDO 6.2), < 2 acres, except as noted in Level 3. • Public & Institutional uses (UDO 6.3), 5,000 sq. ft. – 20,000 sq. ft. • Commercial & Industrial uses (UDO 6.4, 6.5), < 10,000 sq. ft. (excludes restaurant, bar, retail sales, vehicle sales/rental). • Open Uses (UDO 6.6) < 10 acres	$1,091.00	$1,098.00	Per Review
Admin Site Review - Site plan Level 3	• Residential uses (UDO 6.2), 2 acres or greater • Multi-Unit Residential, 5 or more units • Commercial & Industrial uses (UDO 6.4, 6.5), 10,000 sq. ft. or greater • Open Uses (UDO 6.6), 10 acres or greater	$1,816.00	$1,863.00	Per Review
Admin Site Re-Review - Site plan Level 1	The 3rd and subsequent review cycles	$496.00	$498.00	Per Review, Beginning At Third Review
Admin Site Re-Review - Site plan Level 2	The 3rd and subsequent review cycles	$540.00	$543.00	Per Review, Beginning At Third Review
Admin Site Re-Review - Site plan Level 3	The 3rd and subsequent review cycles	$1,019.00	$1,045.00	Per Review, Beginning At Third Review

Zoning and Land Development - Specific Fees Enumerated				
Minor Site Permit Review	Allows applicant to pursue plan and permit approval for site-only elements associated with projects with relatively minor scales of work; where a Major Site Permit Review is not required.	$178.00	$160.00	Per Review Cycle
Zoning Fees				
Text Change Code Amendment	Collected from applicants of privately-initiated transactions	$440.00	$484.00	Per Application
BOA quasi-judicial evidentiary and vested rights hearing	Collected from applicants of privately-initiated transactions	$291.00	$320.00	Per Application
Permits				
Food Truck/Property Owner	Permit for private property owner	$155.00	$171.00	Per Application
Food Truck/Retail Sales	Permit for vendor	$216.00	$238.00	Per Application
Live-Work Permit	Permit for a Live-Work accessory use as defined in UDO Section 6.7.3.E.	$122.00	$110.00	Per Review
Signs - Electrical, Permanent, or Special Event: Commercial	Permit prior to the installation of signage as specified in UDO Section 7.3. (Note: A separate Electrical Permit Fee may apply.)	$360.00	$383.00	Per Sign
Signs - Electrical, Permanent, or Special Event: Residential	Permit prior to the installation of signage as specified in UDO Section 7.3. (Note: A separate Electrical Permit Fee may apply.)	$259.00	$285.00	Per Sign

IV. Raleigh Water

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Raleigh Water manages state-of-the-art facilities and provides clean drinking water and sanitary sewer treatment services to the City of Raleigh and six merger communities: Garner, Rolesville, Knightdale, Wake Forest, Wendell, and Zebulon. Raleigh Water also provides wastewater treatment for the Towns of Middlesex and Clayton and water service for Johnston County, Franklin County, and Fuquay-Varina. As of FY26, approximately 660,000 people live in the contractual service area of 299 square miles. Source water supply is from Falls Lake located in the Upper Neuse River watershed and from Lake Wheeler and Lake Benson, which are in the Swift Creek watershed. During FY20, the Utility received a reallocation of its water supply that increased the system's 50-year reliable yield to 99.4 million gallons per day.

The Dempsey Benton Water Treatment Plant is the newest water treatment facility constructed in 2010 with a permitted capacity of 20 million gallons per day. Currently this facility is producing approximately 11 million gallons per day. The Benton plant is supplied by two City owed reservoirs that were constructed in the 1950s, Lake Wheeler and Lake Benson. The two reservoirs provide approximately 2.1 billion gallons of storage which provides a 50 year safe yield of approximately 11.2 million gallons per day. This is the reliable water supply that can be expected in a 50 year drought. The E.M. Johnson Water Treatment Plant was constructed in 1967 and currently has a permitted capacity of 86 million gallons per day with plans in process to expand the treatment capacity to 120 million gallons per day.

The E.M. Johnson Plant is supplied by Falls Lake where Raleigh Water has a 18.8 billion gallon storage allocation. This storage provides a 50 year safe yield of 88.2 million gallons per day. Total water supplies are expected to provide adequate water until 2062 with an estimated service area population of just over 1.34 million. Sanitary sewer is collected and delivered to one of three resource recovery facilities through the 2,767 miles of sanitary sewer collection system piping and 132 pump stations that make up the collection system.

The sanitary sewer is then treated to a high quality with a biological nutrient removal process followed by tertiary treatment and then ultimately discharged back to the Neuse River or reused by distributing back to customers for non-potable uses. The total combined treatment capacity is 82 million gallons per day and the system had no discharge violations.

Raleigh Water fees and charges are reviewed annually and adopted by City Council. Per policy, some fees are indexed based on Engineering News-Record (ENR) index. For FY27 the ENR annual change is 2.43% to ensure fees for services are increased by prevailing market factors. This process included an in-depth review of external influences such as new or revised regulations and internal factors related to staff realignments, process changes, and adjustments to the time and effort associated with providing each service.

PART 8, PUBLIC UTILITIES, ARTICLE B, WATER AND SEWER EXTENSION POLICIES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Construction Cost Major (CCM) and Oversized Main Reimbursements 8-2094				
CCM 6-inch Water Main		$53.00	$54.00	per linear foot
CCM 12-inch Water Main		$90.00	$92.00	per linear foot

CCM 16-inch Water Main		$114.00	$117.00	per linear foot
CCM 24-inch Water Main		$206.00	$211.00	per linear foot
CCM 8-inch Sewer Main		$68.00	$70.00	per linear foot
CCM 12-inch Sewer Main		$103.00	$106.00	per linear foot
CCM 15-inch Sewer Main		$119.00	$122.00	per linear foot
CCM 18-inch Sewer Main		$150.00	$154.00	per linear foot
CCM 24-inch Sewer Main		$225.00	$230.00	per linear foot
CCM 12-inch Bore		$253.00	$259.00	per linear foot
CCM 16-inch Bore		$300.00	$307.00	per linear foot
CCM 20-inch Bore		$305.00	$312.00	per linear foot
CCM 24-inch Bore		$329.00	$337.00	per linear foot
CCM 36-inch Bore		$404.00	$414.00	per linear foot
CCM Design and Inspection		10%	10%	of construction costs
CCM 4-inch Sewer Force Main		$64.00	$66.00	per linear foot
CCM 6-inch Sewer Force Main		$88.00	$90.00	per linear foot
CCM 8-inch Sewer Force Main		$112.00	$115.00	per linear foot
CCM 10-inch Sewer Force Main		$136.00	$139.00	per linear foot
Reimbursement Cost Major (RCM) and Oversized Main Reimbursements 8-2094				
RCM 12-inch Water Main		$37.00	$38.00	per linear foot
RCM 16-inch Water Main		$61.00	$62.00	per linear foot
RCM 24-inch Water Main		$153.00	$157.00	per linear foot
RCM 12-inch Sewer Main		$34.00	$35.00	per linear foot
RCM 15-inch Sewer Main		$50.00	$51.00	per linear foot

RCM 18-inch Sewer Main		$81.00	$83.00	per linear foot
RCM 24-inch Sewer Main		$156.00	$160.00	per linear foot
RCM 16-inch Bore		$47.00	$48.00	per linear foot
RCM 20-inch Bore		$51.00	$52.00	per linear foot
RCM 24-inch Bore		$76.00	$78.00	per linear foot
RCM 36-inch Bore		$152.00	$156.00	per linear foot
RCM 6-inch Sewer Force Main		$24.00	$25.00	per linear foot
RCM 8-inch Sewer Force Main		$48.00	$49.00	per linear foot
RCM 10-inch Sewer Force Main		$72.00	$74.00	per linear foot

WATER AND SEWER MAIN REIMBURSEMENT - EXTENSION POLICIES 8-2077				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Water and Sewer Main Reimbursement - 8-2077				
Water Main Reimbursement 6-inch		$53.00	$54.00	per linear foot
Water Main Reimbursement - 8-inch		$64.00	$66.00	per linear foot
Sewer Main Reimbursement - 8-inch		$68.00	$70.00	per linear foot
Sewer Main Reimbursement - 10-inch		$88.00	$90.00	per linear foot
Design and Inspection		10%	10%	of construction cost
Inspection Fee for Sanitary Sewer Pump Stations 8-2041				
Inspection Fee for Sanitary Sewer Pump Stations	Prior to being placed into service, all sanitary sewer pump station connections to the City's sanitary sewer system installed by a private contractor shall be inspected and determined to have been properly installed by City inspectors.	$3,000.00	$3,000.00	per sanitary sewer pump station
Sewer Main Extensions and Water/Sewer Stubs 8-2040				
Sewer Main Extension Initial Inspection	Closed circuit television inspection of sewer main extensions installed by private contractors	$1.23	$1.26	per linear foot

Sewer Main Extension Re-Inspection Fee	Sewer main extension projects which are determined by the City during their initial CCTV inspection to not be ready for inspection. Closed circuit television inspection of sewer main extensions installed by private contractors	$613.00	$628.00	per re-inspection that are 500 linear feet or less
Sewer Main Extension Re-Inspection Fee Over 500 feet	Sewer main extension projects which are determined by the City during their initial CCTV inspection to not be ready for inspection. Re-inspection fee over 500 feet.	$1.23	$1.26	per linear foot over 500 linear feet
Water and Sewer Service Connection Inspection	Inspection fees for water and sewer service stubs installed by private contractors	$115.00	$118.00	per water and sewer service stub
Third Party CCTV Inspection Fee	The 3rd-Party CCTV inspection fee will allow for developer's to hire an independent CCTV firm to perform the work while Inspections staff reviews the footage and catalogs it in our IT Pipes system.	$0.59	$0.59	per linear foot
Extension of Utility System 8-2061				
Main Extension Permit Application Fee		$300.00	$300.00	per application
Pump Station Permit Application Fee		$300.00	$300.00	per application
Preliminary Plan Review Fee (First & Subsequent Reviews)	This category would cover preliminary site plans, preliminary subdivisions and master plans. First and Subsequent reviews	$150.00	$150.00	per review
Commercial Plan Review	This category would cover review of building permits for commercial structures.	$50.00	$50.00	per review
Construction Plan Review Fee (First and Subsequent Reviews)	This category would cover, but is not limited to, site permitting reviews, water and sewer main construction drawings, or site plans issued for construction. First and subsequent review.	$150.00	$150.00	per review
Sewer Capacity Studies	This category would cover a new review process for downstream sewer capacity studies.	$330.00	$330.00	per study

REIMBURSEMENT FOR REPLACEMENT OF EXISTING WATER MAINS				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Reimbursement for Replacement of Existing Water Mains - 8-2096				
6-inch Water Pipe (Total)	Total	$163.00	$167.00	per linear foot
6-inch Water Pipe (Bore and Jack)	Bore and Jack	$273.00	$280.00	per linear foot
8-inch Water Pipe (Total)	Total	$169.00	$173.00	per linear foot
8-inch Water Pipe (Bore and Jack)	Bore and Jack	$342.00	$350.00	per linear foot
12-inch Water Pipe (Total)	Total	$207.00	$212.00	per linear foot
12-inch Water Pipe (Bore and Jack)	Bore and Jack	$596.00	$610.00	per linear foot
16-inch Water Pipe (Total)	Total	$279.00	$286.00	per linear foot
16-inch Water Pipe (Bore and Jack)	Bore and Jack	$768.00	$787.00	per linear foot
24-inch Water Pipe (Total)	Total	$294.00	$301.00	per linear foot
24-inch Water Pipe (Bore and Jack)	Bore and Jack	$939.00	$962.00	per linear foot
3/4-inch Water Service		$1,733.00	$1,775.00	per unit
1-inch Water Service		$1,811.00	$1,855.00	per unit
2-inch Water Service		$9,571.00	$9,804.00	per unit
2-inch Water Insertion Valve		$6,827.00	$6,993.00	per unit
4-inch Water Insertion Valve		$12,457.00	$12,760.00	per unit
6-inch Water Insertion Valve		$16,213.00	$16,607.00	per unit
8-inch Water Insertion Valve		$19,965.00	$20,450.00	per unit
12-inch Water Insertion Valve		$27,475.00	$28,143.00	per unit
Fire Hydrant		$6,659.00	$6,821.00	per unit
Reimbursement for Replacement of Existing Sewer Mains - 8-2096				
8-inch Sewer Pipe (Depth of 0-16)	Depth of 0-16	$191.00	$196.00	per linear foot
12-inch Sewer Pipe (Depth of 0-16)	Depth of 0-16	$203.00	$208.00	per linear foot
16-inch Sewer Pipe (Depth of 0-16)	Depth of 0-16	$211.00	$216.00	per linear foot
18-inch Sewer Pipe (Depth of 0-16)	Depth of 0-16	$227.00	$233.00	per linear foot

24-inch Sewer Pipe (Depth of 0-16)	Depth of 0-16	$273.00	$280.00	per linear foot
8-inch Sewer Pipe (Depth of >16)	Depth greater than 16	$253.00	$259.00	per linear foot
12-inch Sewer Pipe (Depth of >16)	Depth greater than 16	$267.00	$273.00	per linear foot
16-inch Sewer Pipe (Depth of >16)	Depth greater than 16	$279.00	$286.00	per linear foot
18-inch Sewer Pipe (Depth of >16)	Depth greater than 16	$294.00	$301.00	per linear foot
24-inch Sewer Pipe (Depth of >16)	Depth greater than 16	$344.00	$352.00	per linear foot
30-inch Sewer Pipe (Depth of 0-16)	Depth of 0-16	$348.00	$356.00	per linear foot
30-inch Sewer Pipe (Depth of >16)	Depth greater than 16	$370.00	$379.00	per linear foot
30-inch Sewer Pipe (Bore and Jack)	Bore and Jack	$3,915.00	$4,010.00	per linear foot
8-inch Sewer Pipe (Bore and Jack)	Bore and Jack	$672.00	$688.00	per linear foot
12-inch Sewer Pipe (Bore and Jack)	Bore and Jack	$932.00	$955.00	per linear foot
16-inch Sewer Pipe (Bore and Jack)	Bore and Jack	$1,522.00	$1,559.00	per linear foot
18-inch Sewer Pipe (Bore and Jack)	Bore and Jack	$2,113.00	$2,164.00	per linear foot
24-inch Sewer Pipe (Bore and Jack)	Bore and Jack	$2,659.00	$2,724.00	per linear foot
4-ft Diameter Sewer Manhole (Depth of 0-16)	Depth of 0-16	$5,163.00	$5,288.00	per unit
5-ft Diameter Sewer Manhole (Depth of 0-16)	Depth of 0-16	$11,266.00	$11,540.00	per unit
6-ft Diameter Sewer Manhole (Depth of 0-16)	Depth of 0-16	$17,870.00	$18,304.00	per unit
4-ft Diameter Sewer Manhole (Depth of >16)	Depth greater than 16	$12,068.00	$12,361.00	per unit
5-ft Diameter Sewer Manhole (Depth of >16)	Depth greater than 16	$15,836.00	$16,221.00	per unit
6-ft Diameter Sewer Manhole (Depth of >16)	Depth greater than 16	$30,849.00	$31,599.00	per unit
Sewer Service		$2,541.00	$2,603.00	per unit
8-inch Sewer Pipe Bypass Pumping		$13,673.00	$14,005.00	per 150 linear feet
12-inch Sewer Pipe Bypass Pumping		$18,987.00	$19,448.00	per 150 linear feet
16-inch Sewer Pipe Bypass Pumping		$25,121.00	$25,731.00	per 150 linear feet
24-inch Sewer Pipe Bypass Pumping		$25,121.00	$25,731.00	per 150 linear feet

Rock - up to 10 cubic yards		$2,048.00	$2,098.00	lump sum
Additional rock over 10 cubic yards		$93.00	$95.00	per cubic yard
Asphalt		$65.00	$67.00	per linear foot of sewer main
If the pipe installation is less than 16′ in depth, the 0′-16′ reimbursement applies. If it is greater than 16′ in depth, the larger reimbursement applies. The 16′ or greater reimbursement rate is not in addition to the 0′-16′ rate.				

WATER METER INSTALLATION				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Water Meter Charges 8-2005				
5/8-inch Meter	*See 'Not Ready Fee' below	$275.00	$290.00	per meter
1-inch Meter	*See 'Not Ready Fee' below	$400.00	$420.00	per meter
1 1/2-inch Meter	*See 'Not Ready Fee' below	$680.00	$740.00	per meter
2-inch Meter	*See 'Not Ready Fee' below	$800.00	$860.00	per meter
4-inch Meter	*See 'Not Ready Fee' below	$3,945.00	$3,900.00	per meter
6-inch Meter	*See 'Not Ready Fee' below	$5,680.00	$5,950.00	per meter
6-inch Meter with Fire Protection	*See 'Not Ready Fee' below	$10,100.00	$10,650.00	per meter
8-inch Meter	*See 'Not Ready Fee' below	$8,600.00	$8,880.00	per meter
8-inch Meter with Fire Protection	*See 'Not Ready Fee' below	$15,700.00	$16,240.00	per meter
10-inch Protectus III	*See 'Not Ready Fee' below	$20,540.00	$20,620.00	per meter
Not Ready Fee	*Not Ready Fee shall be collected by the City only if the City has attempted to initially install the water meter and determined that the water service stub was either not installed to the property or the water service stub not installed in accordance with City standards.	$50.00	$50.00	*per not ready violation

WATER AND SEWER ASSESSMENT RATES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Water Meter Assessment Rates - Resolution 2016-278				
8" Sanitary Sewer	Assessment rate per front foot for each side of the street or abutting frontage	$62.25	$62.25	per foot
6" Water	Assessment rate per front foot for each side of the street or abutting frontage	$44.11	$44.11	per foot

SEWER AND WATER CAPITAL FACILITY FEES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Sewer Capital Facility (SCF) Fee - 8-2092				
SCF 5/8 Inch Water Meter		$2,223.00	$2,223.00	per tap
SCF 3/4 Inch Water Meter		$3,335.00	$3,335.00	per tap
SCF 1 Inch Water Meter		$5,558.00	$5,558.00	per tap
SCF 1 1/2 Inch Water Meter		$11,115.00	$11,115.00	per tap
SCF 2 Inch Water Meter		$17,784.00	$17,784.00	per tap
SCF 3 Inch Water Meter		$35,568.00	$35,568.00	per tap
SCF 4 Inch Water Meter		$55,575.00	$55,575.00	per tap
SCF 6 Inch Water Meter		$111,150.00	$111,150.00	per tap
SCF 8 Inch Water Meter		$177,840.00	$177,840.00	per tap
SCF 10 Inch Water Meter		$466,830.00	$466,830.00	per tap
SCF 12 Inches or greater Water Meter		$589,095.00	$589,095.00	per tap
Sewer Capital Facilities Connection Fee	For approved sewer-only connections. This fee will increase proportionately to the increased connection size and/or volume.	$2,223.00	$2,223.00	per 4-inch sewer service connection
Water Capital Facility (WCF) Fee - 8-2092.1				
WCF 5/8 Inch Water Meter		$1,447.00	$1,447.00	per tap
WCF 3/4 Inch Water Meter		$2,171.00	$2,171.00	per tap

WCF 1 Inch Water Meter		$3,618.00	$3,618.00	per tap
WCF 1 1/2 Inch Water Meter		$7,235.00	$7,235.00	per tap
WCF 2 Inch Water Meter		$11,576.00	$11,576.00	per tap
WCF 3 Inch Water Meter		$23,152.00	$23,152.00	per tap
WCF 4 Inch Water Meter		$36,175.00	$36,175.00	per tap
WCF 6 Inch Water Meter		$72,350.00	$72,350.00	per tap
WCF 8 Inch Water Meter		$115,760.00	$115,760.00	per tap
WCF 10 Inch Water Meter		$303,870.00	$303,870.00	per tap
WCF 12 Inches or greater Water Meter		$383,455.00	$383,455.00	per tap

WATER AND SEWER TAP FEES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Ordinance - 8-2039				
3/4-inch water*	Installation of water services	$5,619.00	$5,756.00	lump sum fee
1-inch water*	Installation of water services	$5,889.00	$6,032.00	lump sum fee
3/4-inch split water (new application)*	Installation of water services	$839.00	$859.00	lump sum fee
3/4-inch split water (existing application)*	Installation of water services	$1,733.00	$1,775.00	lump sum fee
1-inch split water (new application)*	Installation of water services	$1,249.00	$1,279.00	lump sum fee
1-inch split water (existing application)*	Installation of water services	$1,764.00	$1,807.00	lump sum fee
4-inch sewer*	Installation of sewer services	$5,033.00	$5,155.00	lump sum fee
Sewer only disconnection*	Disconnection of sewer services	$1,849.00	$1,894.00	lump sum fee
Sewer only reconnection*	Reconnection of sewer services	$1,849.00	$1,894.00	lump sum fee
* For above water and sewer tap fees, the City does not install taps across divided roadways, or across roadways/streets measuring 45 feet or longer as measured from back of curb to back of curb. When no curb exists, the measurement shall be marked from the edge of pavement.				
Sewer Retail Service - Rates Inside City Limits for units without metered water				
Sewer-Only Deposit	Per Raleigh Water policy, fee is equivalent to three years of service.	$1,761.84	$1,809.00	per deposit
Sewer-Only Deposit	Per Raleigh Water policy, fee is equivalent to three years of service.	$3,361.68	$3,455.64	per deposit

Raleigh Stormwater

Email: raleighstormwater@raleighnc.gov

Phone: 919-996-3940

Raleigh Stormwater is responsible for services, programs, and projects that reduce pollution in Raleigh's waterways and address critical flooding and erosion issues that impact streets and private properties in order to preserve and protect life, support healthy natural resources, and complement sustainable growth for the Raleigh community.

STORMWATER				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Plan Review Fees				
Land Disturbance - Grading Plan Review BASE Fee		$177.00	$250.00	per MASS or SPR case
Land Disturbance - Grading Plan Review PER ACRE Fee		$177.00	$250.00	per disturbed acre over 1 acre, rounded to nearest 1/10 acre
Stormwater Control Plan Review BASE Fee	Applies to projects subject to UDO 9.2.2.B-H and is charged at first submittal (SUB, ASR, or SPR)	NA	$1,500.00	per project
Stormwater Control Plan Review PER ACRE Fee		NA	$50.00	per disturbed acre over 1 acre, rounded to nearest 1/10 acre
Comprehensive Flood Study Plan Review BASE Fee		$1,484.00	$1,558.00	per study
Simple Flood Study Plan Review BASE Fee		NA	$250.00	per study
Permit Fees				
Land Disturbance - Grading Permit BASE Fee		$357.00	$400.00	per permit
Land Disturbance - Grading Permit PER ACRE Fee		$357.00	$400.00	per disturbed acre over 1 acre, rounded to nearest 1/10 acre

Land Disturbance - Grading Permit Fee - one unit dwelling as stand along project (not indexed)		$100.00	$100.00	per permit
Stormwater Control Permit BASE Fee	For projects subject to Stormwater Control regulations in UDO 9.2	$245.00	$250.00	per permit
Stormwater Control Permit PER ACRE Fee		$245.00	$250.00	per permit
Stormwater Control 2 Permit Fee	For one and two-unit dwelling construction and modification, when lot less than 1 acre construction and modification,	$102.00	$107.00	per permit
Flood Permit BASE Fee	When floodplain present on the parcel	$245.00	$250.00	per permit
Flood Permit PER ACRE Fee		NA	$50.00	per disturbed acre over 1 acre, rounded to nearest 1/10 acre
Watercourse Buffer Permit Fee	When watercourse buffer present on the parcel	$222.00	$250.00	per permit
Water Supply Watershed Permit BASE Fee	When parcel located in FWPOD, SWPOD, UWPOD	$205.00	$250.00	per permit
Water Supply Watershed Permit PER ACRE Fee		NA	$50.00	per disturbed acre over 1 acre, rounded to nearest 1/10 acre
Stormwater Conveyance System Permit BASE Fee	For projects constructing stormwater conveyance systems	$245.00	$250.00	per permit
Stormwater Conveyance System Permit PER ACRE Fee		NA	$50.00	per disturbed acre over 1 acre, rounded to nearest 1/10 acre
Inspection Fees				
Stormwater Re-Inspection Fee		$88.00	$92.00	per re-inspection

V. Transportation Department

Email: transportationinfo@raleighnc.gov

Phone: 919-996-3030

The Transportation Department's Transit Program administers the City of Raleigh's public transportation system. The Transportation Department's Parking Program administer on- and off-street parking programs. Off-street parking is provided in parking decks and surface lots in the downtown area. The on-street program manages street parking spaces including enforcement, fine collection, pay station maintenance, and residential permit parking throughout the entire city. For FY27, Parking presented changes to rates for both off-street and on-street parking to Council. Those rate increases are included in the fee schedule.

STREETS				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Street Assessments				
Residential Street Assessment	Applies to petitioned street improvements when no curb and gutter exist	$32.00	$32.00	per LF of abutting frontage
Commercial Street Assessment	Applies to petitioned street improvements when no curb and gutter exist	$64.00	$64.00	per LF of abutting frontage
Petitioned Resurfacing	Applies to petitioned resurfacing of substandard City of Raleigh Streets	$8.50	$8.50	per LF of abutting frontage
Petitioned Paving	Applies to petitioned paving of substandard City of Raleigh streets	$16.00	$16.00	per LF of abutting footage
Street Fees				
Street Name Change		$360.00	$370.00	per street name change
Street Right of Way Closure	The permanent closure of a publicly dedicated right-of-way has an application fee which is paid through Development Services. This process is open to adjacent property owners who wish to close streets or rights-of-way that are no longer in use, or associated with an adjacent development activity.	$360.00	$370.00	per petition
Streets Signs	Street Signs-calculated when developer turns in construction drawings to Development Services and they pay for installation of street signs based on linear feet of newly constructed streets	$0.76	$0.78	per linear foot of street

THOROUGHFARE FEES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Residential Single Family				
Single family Less than 1,000 sq. ft.		$1,790.00	$1,833.00	per unit
Single family 1000 - 1,999 sq. ft.		$2,128.00	$2,180.00	per unit
Single family 2000 - 2,999 sq. ft.		$2,360.00	$2,417.00	per unit
Single family 3000 - 3,999 sq. ft.		$2,539.00	$2,601.00	per unit
Single family 4000 - 4,999 sq. ft.		$2,680.00	$2,745.00	per unit
Single family >5,000 sq. ft.		$2,867.00	$2,937.00	per unit
Multi-family dwellings		$1,578.00	$1,616.00	per unit
Retirement community		$662.00	$678.00	per unit
Hotel/motel	Hotels or motels which contain any convention or civic center shall , in addition to paying the thoroughfare fee based on rooming units, also pay the thoroughfare fee based on general recreation for the civic center or convention center.Any other accessory or incidental or accessory use contained within a hotel or motel facility shall be calculated in accordance with §10-8004(d).	$2,251.00	$2,306.00	per room
Commercial				
Retail/Commercial		$3,831.51	$3,924.62	per 1,000 sq. ft. of floor area gross
Retail uses that include sale of motor fuels to public minimum	For retail uses that include the sale of motor fuels to the public, the fee shall be the greater of the charge based on retail square footage, or the minimum per vehicle fueling position.	$8,510.52	$8,717.33	per vehicle fueling station
Office		$2,921.26	$2,992.25	per 1,000 sq. ft. of floor area gross
Industrial/ manufacturing/ agricultural		$1,846.51	$1,891.38	per 1,000 sq. ft. of floor area gross
Warehouse		$1,061.74	$1,087.54	per 1,000 sq. ft. of floor area gross

Mini-warehousing		$536.19	$549.22	per 1,000 sq. ft. of floor area gross
Institutional				
Church/Synagogue/ Mosque/Temple		$1,473.65	$1,509.46	per 1,000 sq. ft.
Elementary, Middle and High Schools		$537.39	$550.45	per 1,000 sq. ft. of floor area gross
College/university		$5,879.25	$6,022.12	per 1,000 sq. ft. of floor area gross
Daycare facilities		$4,065.88	$4,164.68	per 1,000 sq. ft. of floor area gross
Hospital/medical care facilities		$4,664.81	$4,778.16	per 1,000 sq. ft. of floor area gross
Nursing Home/Group Quarters		$1,311.50	$1,343.37	per 1,000 sq. ft. of floor area gross
Cemetery		$1,013.21	$1,037.83	per acre
Passenger Transportation facility		$1,061.74	$1,087.54	per 1,000 sq. ft. of floor area gross
Emergency Service facility		$1,061.74	$1,087.54	per 1,000 sq. ft. of floor area gross
Recreational				
Golf course		$7,642.89	$7,828.61	per hole
Public parks	Specialized recreation facilities in public parks shall pay the same thoroughfare facility fee as general recreation, and the land areas, including associated required off-street parking, for these specialized recreation facilities shall not be used in calculating the acreage of the public park.	$344.44	$352.81	per acre
Stadiums/coliseums/ race tracks		$132.57	$135.79	per seat
General recreation/all other	A standard based on parking shall be levied on the basis of the minimum parking standards in UDO Sec. 7.1.2 C notwithstanding any exceptions, parking administrative alternatives, specialized vehicular parking requirements, vehicular parking reductions, variances, credits nonconformities or any other reduction.	$358.65	$367.37	per parking space

Alternative Thoroughfare and Collector Street Fee Calculation				
Cost/VMT	**Alternative Thoroughfare and Collector:** Street Fee Calculation in the event that fee payers believe that the attributable costs for improving the thoroughfare system to serve their new construction is less than the thoroughfare and collector street fee schedule, the fee payer may submit an alternative fee calculation to the Development Services Customer Service Center based upon the following: **Facility Fee** = (ADT) x (% New Trips) x (Trip Length) x (Cost/ VMT) **Where**: ADT = The number of average daily trip ends of the new construction **% New Trips** = The percent of new trips added to the thoroughfare and collector system roadways. The percentage is 100% for all uses except retail uses (62%) and for schools (24%). **Trip Length** = Average length of a trip on the major roadway system **Cost/VMT** = Net cost per vehicle mile traveled, which includes adjustments for double payment credit, debt service credits and federal/state funding credits If the Transportation Department finds that the site data used to calculate the alternative facility fee is current, is based on full occupancy, is based on generally accepted transportation engineering practices and methodologies, and is carried out by a qualified transportation planner or engineer, the alternative facility fee shall be deemed the facility fee due and owed for the new construction.	$189.41	$194.01	per vehicle mile traveled

REIMBURSEMENT SCHEDULE				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Transit				
Transit Shelter - Surveying		$2,500.00	$2,500.00	per petition
Transit Shelter - Site Design		$6,300.00	$6,300.00	per petition
Transit Shelter - Construction Administration		$1,200.00	$1,200.00	per petition
Transit Shelter - Construction	Construction of large pad for large shelter - 15 ft. x 20 ft.	$30,000.00	$32,000.00	per petition
Rate Description	Construction of slim pad for slim shelters - 6 ft. x 20. ft size	$20,000.00	$22,000.00	per petition
Rate Description	Brasco Bus Shelter (Full size)	$8,980.00	$9,000.00	per petition
Rate Description	Brasco Bus Shelter (Slim size) with solar kit	$8,175.00	$9,925.00	per petition
Rate Description	36 Gallon Trash Receptacle concrete mounted	$983.00	$983.00	per petition
Rate Description	Four-foot metal bench with a center support handle.	$1,593.00	$1,200.00	per petition
Rate Description	Six Foot metal bench with a center support handle.	$1,980.44	$2,000.00	per petition
Rate Description	Solar Light	$1,650.00	$2,100.00	per petition
Rate Description	Brasco Bus Shelter (Slim size) without solar kit		$8,250.00	Per Petition
Rate Description	Solar Light		$1,675.00	Per Petition
Rate Description	Jericho Palm Bus Shelter with solar kit	$11,015.50	$12,918.92	per petition
Rate Description	Jericho Palm Bus Shelter without solar kit		$10,818.92	per petition
Street Improvements				
Catch Basins (per side)		$22.46	$23.01	per linear ft. of street
5 foot Sidewalk (per side)		$18.69	$19.14	per linear ft. of street
6 foot Sidewalk (per side)		$22.45	$23.00	per linear ft. of street
Multi-purpose path Installation		$12.97	$13.29	per linear ft. of street
30" Curb and gutter (per side)		$16.35	$16.75	per linear ft. of street
18" Median curb and gutter (per side)		$12.34	$12.64	per linear ft. of street

Storm drain perpendicular to right-of-way		$2.65	$2.71	per inch of storm pipe diameter per linear foot of right-of-way width
Storm drain parallel to right-of-way		$10.47	$10.72	per linear foot of street
Clearing and grubbing		$13,352.71	$13,677.18	per acre
Common excavation		$16.35	$16.75	per cubic yard
Rock excavation		$80.06	$82.01	per cubic yard
Seeding and mulching		$2,265.20	$2,320.24	per acre
Traffic control (both sides of existing streets)		$19.32	$19.79	per linear foot
Erosion control		$8.43	$8.63	per linear foot
Paint striping		$4.81	$4.93	per linear foot
Guardrail		$35.89	$36.76	per linear foot
Retaining Wall Installation				
Keystone brick		$25.57	$26.19	per square foot
Pour-in-place		$766.38	$785.00	per cubic yard
Traffic signal upgrade - wood pole to metal pole		$20,216.64	$20,707.90	per pole
Traffic signal relocation		$6,195.47	$6,346.02	per corner
Fire hydrant relocation		$2,355.30	$2,412.53	each
Water meter relocation		$710.83	$728.10	each
Utility pole relocation		$8,518.28	$8,725.27	each
Backflow and vault relocation		$6,814.62	$6,980.22	each
Paving				
Asphalt (Surface Layer)		$2.96	$3.03	per square yard-inch
Asphalt (Binder Layer)		$3.05	$3.12	per square yard-inch
Asphalt (Base Layer)		$3.16	$3.24	per square yard-inch
Paving stone (ABC)		$0.73	$0.75	per square yard-inch
Mobilization		4%	4%	of construction cost
Design & inspection		17%	17%	of all project costs except right-of-way and slope easement

DEVELOPMENT ENGINEERING SERVICES				
	Fee/Rate Description	**Prior Year Cost**	**FY27 Cost**	**Unit of Measure**
Infrastructure Field Inspections				
Partial Public Street/ Streetscape		$1.86	$1.91	per linear foot
Full Public Street/ Streetscape		$3.03	$3.11	per linear foot
Water Main		$1.80	$1.85	per linear foot
Sewer Main		$1.80	$1.85	per linear foot
Re-inspection fee		$137.00	$141.00	per inspection
Right of Way Obstructions				
Full Streets - Major Review	Review activity associated with a full street-major occupancy request.	$856.00	$879.00	per review
Full Streets - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$63.00	$65.00	per day
Full Streets - Major Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.32	$0.33	per lane feet, per day
Full Streets - Major Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.21	$0.22	per lane feet, per day
Full Streets - Minor Review	Review associated with a full street-minor occupancy request	$512.00	$526.00	per review
Full Streets - Minor Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$42.00	$43.00	per day
Full Streets - Minor Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.21	$0.22	per lane feet, per day
Full Streets - Minor Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.13	$0.13	per lane feet, per day
Street Lane - Major - Review	Review associated with a street lane-major occupancy request.	$512.00	$526.00	per review
Street Lane - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$38.00	$39.00	per day
Street Lane-Major Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.19	$0.20	per lane feet, per day
Street Lane-Major Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.12	$0.12	per lane feet, per day
Street Lane - Minor - Review	Review activity associated with a street lane-minor occupancy request	$342.00	$351.00	per review
Street Lane - Minor Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$26.00	$27.00	per day

Street Lane - Minor Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.12	$0.12	per lane foot/ per day
Street Lane - Minor Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.07	$0.07	per lane foot/ per day
Sidewalk - Major - Full Closure Review	Review activity associated with a sidewalk-major full closure occupancy request	$856.00	$879.00	per review
Sidewalk - Major Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$38.00	$39.00	per day
Sidewalk - Major Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.19	$0.20	per lane foot/ per day
Sidewalk - Major Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.12	$0.12	per lane foot/ per day
Sidewalk - Major - AUX Review	Review activity associated with a sidewalk-major auxiliary request	$512.00	$526.00	per review
Sidewalk - Major - AUX Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$26.00	$27.00	per lane foot/ per day
Sidewalk - Major - AUX Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.12	$0.12	per lane foot/ per day
Sidewalk - Major - AUX Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.07	$0.07	per lane foot/ per day
Sidewalk - Major - Partial Closure Review	Review activity associated with a sidewalk-major partial closure occupancy request.	$332.00	$332.00	per review
Sidewalk- Major - Partial Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$21.00	$21.00	per day
Sidewalk - Major - Partial Closure Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.10	$0.10	per lane foot/ per day
Sidewalk - Major - Partial Closure Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.06	$0.06	per lane foot/ per day
Sidewalk - Major - Maintenance Review	Review activity associated with a sidewalk-major maintenance occupancy request.	$171.00	$176.00	per review
Sidewalk - Major - Maintenance Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$13.00	$13.00	per day
Sidewalk - Major - Maintenance Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.06	$0.06	per day
Sidewalk - Major - Maintenance Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.04	$0.04	per day

Sidewalk - Minor - Full Closure Review	Review activity associated with a sidewalk-minor full closure occupancy request.	$342.00	$351.00	per review
Sidewalk - Minor - Full Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$26.00	$27.00	per day
Sidewalk - Minor - Full Closure Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.12	$0.12	per lane foot/ per day
Sidewalk - Minor - Full Closure Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.07	$0.07	per lane foot/ per day
Sidewalk - Minor - AUX Review	Review activity associated with a sidewalk-minor auxiliary full closure occupancy request.	$257.00	$264.00	per review
Sidewalk - Minor - AUX Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$22.00	$23.00	per day
Sidewalk - Minor - AUX Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.10	$0.10	per lane foot/ per day
Sidewalk - Minor - AUX Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.06	$0.06	per lane foot/ per day
Sidewalk - Minor - Partial Closure Review	Review activity associated with a sidewalk-minor partial closure occupancy request.	$171.00	$176.00	per review
Sidewalk - Minor - Partial Closure Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$16.00	$16.00	per day
Sidewalk - Minor - Partial Closure Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.07	$0.07	per lane foot/ per day
Sidewalk - Minor - Partial Closure Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.05	$0.05	per lane foot/ per day
Sidewalk - Minor - Maintenance Review	Review activity associated with a sidewalk-minor maintenance occupancy request.	$86.00	$88.00	per review
Sidewalk - Minor - Maintenance Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$13.00	$13.00	per day
Sidewalk - Minor - Maintenance Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.06	$0.06	per lane foot/ per day
Sidewalk - Minor - Maintenance Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.04	$0.04	per lane foot/ per day
Misc. - Major - Dumpster/Pod - Review	Review activity associated with a miscellaneous-major dumpster/pod occupancy request.	$171.00	$176.00	per review
Misc. - Major - Dumpster/Pod - Permit	Permit for placing a dumpster or pod in the public right-of-way	$25.00	$26.00	each/per day

Misc. - Major - Non-Specific - Review	Review activity associated with a non-specific item occupancy request.	$171.00	$176.00	per review
Misc. - Major - Non-Specific - Permit Minimum	Base permit fee based on 150 lane feet for each obstruction.	$25.00	$26.00	per day
Misc. -Major - Non-Specific - Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.10	$0.10	per lane foot/ per day
Misc. - Major - Non-Specific - Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.07	$0.07	per lane foot/ per day
Misc. - House Move - Review	Review activity associated with a house move that occupy the right-of way.	$171.00	$176.00	per review
Misc - Minor Dumpster/Pod Review	Review activity associated with a miscellaneous-minor dumpster/pod occupancy request.	$86.00	$88.00	per review
Misc. - Minor - Dumpster/Pod - Permit	Permit for placing a dumpster or pod in the public right-of-way	$19.00	$20.00	each/per day
Misc. - Minor - Non-specific Review	Review activity associated with a miscellaneous-minor dumpster/pod occupancy request.	$86.00	$88.00	per review
Misc. - Minor - Non-Specific - Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	$19.00	$20.00	per review
Misc. - Minor - Non-Specific - Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.08	$0.08	per lane foot/ per day
Misc. - Minor - Non-Specific - Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.05	$0.05	per lane foot/ per day
Parking Lane - Major Review	Review activity associated with a parking lane-major occupancy request.	$257.00	$264.00	per review
Parking Lane - Major Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	$20.00	$21.00	per day
Parking Lane - Major Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.08	$0.08	per lane foot/ per day
Parking Lane - Major Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.05	$0.05	per lane foot/ per day
Parking Lane - Minor Review	Review activity associated with a parking lane-minor occupancy request.	$171.00	$176.00	per review
Parking Lane - Minor Permit Minimum	Base permit fee based on 150 lane fee for each obstruction.	$13.00	$13.00	per day
Parking Lane - Minor Permit Primary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.06	$0.06	per lane foot/ per day

Parking Lane - Minor Permit Secondary	Additional lane feet greater than 150 charged at the lane fee cost, based on obstruction.	$0.04	$0.04	per lane foot/ per day
Development Engineering Services Specific Fees Enumerated				
Driveway Permit		$137.00	$141.00	per driveway
Encroachment Application		$347.00	$347.00	per review
Evidentiary Hearing		$247.00	$254.00	Per Application Submittal
Sidewalk, Underground Utilities, Underground Telecom		$0.39	$0.40	per linear foot
Minimum Sidewalk Fee		$137.00	$141.00	per review
R/W Utility Cut (Utility pavement cut)		$137.00	$141.00	per review
Surety Application		$302.00	$302.00	per review
Traffic Analysis Review Fee	Review of submitted Traffic Impact Analysis study (or comparable).	$2,500.00	$5,500.00	per submittal
Traffic Analysis Addendum Review Fee	Review of submitted addendum for previously reviewed TIA study (or comparable).	$1,000.00	$1,000.00	per submittal
Right of Way				
Zoning Districts: Residential-1, Conservation Management, Rural Residential, Residential-2 districts		$1.47	$1.51	per square foot
Zoning Districts: Residential-4, Residential-6, Manufactured Housing districts		$1.61	$1.65	per square foot
Zoning Districts: Residential 10 district		$1.91	$1.96	per square foot
Zoning Districts: Residential Mixed Use district		$2.03	$2.08	per square foot
Zoning Districts: Office Mixed Use, Office Park and Campus districts		$6.60	$6.76	per square foot
Zoning Districts: Neighborhood Mixed Use		$11.73	$12.02	per square foot
Zoning Districts: Commercial Mixed Use, Downtown Mixed Use and Planned Development districts		$8.06	$8.26	per square foot

Zoning Districts: Industrial Mixed Use, Heavy Industrial districts		$4.38	$4.49	per square foot
Legacy Zoning Districts: Agricultural Productive, Conservation Management, Rural Residential, Residential-2 districts		$1.47	$1.51	per square foot
Legacy Zoning Districts: Residential-4, Special Residential-6, Residential-6, Manufactured Housing		$1.61	$1.65	per square foot
Legacy Zoning Districts: Residential 10 district		$1.91	$1.96	per square foot
Legacy Zoning Districts: Residential-15, Residential-20, Special Residential-30, Residential-30 districts		$2.03	$2.08	per square foot
Legacy Zoning Districts: Office and Institution districts		$6.62	$6.78	per square foot
Legacy Zoning Districts: Residential Business, Buffer Commercial, Neighborhood Business		$11.73	$12.02	per square foot
Legacy Zoning Districts: Thoroughfare district		$8.06	$8.26	per square foot
Legacy Zoning Districts: Industrial-1, Industrial-2 districts		$4.39	$4.50	per square foot

Alternative Thoroughfare and Collector Street Fee Calculation

In the event that fee payers believe that the attributable costs for improving the thoroughfare system to serve their new construction is less than the thoroughfare and collector street fee schedule, the fee payer may submit an alternative fee calculation to the Planning and Development Customer Service Center based upon the following:

Facility Fee =	(ADT) x (% New Trips) x (Trip Length) x (Cost/VMT)
Where: ADT =	The number of average daily trip ends of the new construction.
% New Trips =	The percent of new trips added to the thoroughfare and collector system roadways. The percentage is 100% for all uses except retail uses (62%) and for schools (24%).
Trip Length =	Average length of a trip on the major roadway system.
Cost/VMT =	Net cost per vehicle mile traveled is $157.44, which includes adjustments for double payment credit, debt service credits and federal/state funding credits.

If the Office of Transportation Planning finds that the site data used to calculate the alternative facility fee is current, is based on full occupancy, is based on generally accepted transportation engineering practices and methodologies, and is carried out by a qualified transportation planner or engineer, the alternative facility fee shall be deemed the facility fee due and owed for the new construction.

Technology Fee Reference Guide

A 4% technology surcharge is applied to the following development fees to support the technology resources that allow for permitting in the City of Raleigh. This guide will help you determine the total cost of your fee with the surcharge.

BUILDING AND SAFETY		
	Fee	**Fee Total = Fee + Surcharge**
Specific Fees Enumerated		
Demolition of a building or structure	$150.00	$156.00
Conditional Service Fee - Commercial	$215.00	$224.00
Conditional Service Fee - Multi-Family	$215.00	$224.00
Manufactured Homes	$415.00	$432.00
Moving or relocation of building	$472.00	$491.00
Temporary Certificate of Occupancy	$1,057.00	$1099.00
Sub-Water Meter	$143.00	$149.00
Temporary Certificate of Occupancy for Single-Family/ Duplex Units	$200.00	$208.00
Partial Certificate of Occupancy	$313.00	$326.00
Pre-Construction Meeting	$419.00	$436.00
Alternate Means of Compliance	$1,350.00	$1404.00
Conditional Service Fee - Residential	$157.00	$163.00
Alternative Means of Compliance (hourly rate)	$173.00	$180.00
Stocking Permit	$263.00	$274.00
Pony Express	$253.00	$263.00
Re-inspection Fee	$122.00	$127.00
After Hours Inspections (Commercial)	$132.00	$137.00
After Hours Inspections (Residential)	$90.00	$94.00
Stand Alone Trade Permits		
Plumbing Utility Inspection	$133.00	$138.00
Boiler or Compressor - Commercial	$248.00	$258.00
Cell Tower/Co-locate (site)	$169.00	$176.00
Co-locate on a Building (Building only)	$300.00	$312.00
Ductwork - Commercial	$248.00	$258.00
Exhaust Hood and Duct System - Commercial	$248.00	$258.00
Exhaust Systems - Commercial	$248.00	$258.00
New or replacement HVAC/Water Heater/other appliance - Commercial	$224.00	$233.00
Gas Outlets - Commercial	$248.00	$258.00
Generators (Electrical only) - Commercial	$396.00	$412.00
Heat Pumps/Air Conditioning - Commercial	$248.00	$258.00
Incinerators - Commercial	$248.00	$258.00
Parking Lot Lighting	$320.00	$333.00

Photovoltaic (Solar) - Commercial	$543.00	$565.00
Refrigeration Units - Commercial	$248.00	$258.00
Service Repair/Replace - Commercial	$198.00	$206.00
UPS System	$340.00	$354.00
Fixture Replacement/Retro-fit: 26-50 Fixtures - Commercial	$236.00	$245.00
Fixture Replacement/Retro-fit: 51-100 Fixtures - Commercial	$297.00	$309.00
Fixture Replacement/Retro-fit: Over 100 Fixtures - Commercial	$325.00	$338.00
Swimming Pool - Commercial (Building only)	$534.00	$555.00
Minimum Trade Permit Fee	$124.00	$129.00
Minimum Permit Fee (Field Revision)	$124.00	$129.00

CONTINUOUS IMPROVEMENT AND CUSTOMER SERVICES		
	Fee	**Fee Total = Fee + Surcharge**
Express Services - Building Services Fees		
Express - Change of Use	$1,146.00	$1192.00
Express - Additions	$1,146.00	$1192.00
Express - Alteration & Repairs	$1,078.00	$1121.00
Express - Building Comments Only	$691.00	$719.00
Express - Fit up/Interior Completion	$805.00	$837.00
Express - Pre-submittal Conference	$828.00	$861.00
Express - Standard Commercial	$1,146.00	$1192.00
Express - Site Permit Review	$1,078.00	$1121.00
Express - Special Consultation Services	$274.00	$285.00
Express Services - Land Development Fees		
Express - Grading	$691.00	$719.00
Express - Sketch Plans	$459.00	$477.00
Business Support Center - Development Engineering		
Technology Fee	4%	

COMPREHENSIVE AND LONG RANGE PLANNING		
	Fee	**Fee Total = Fee + Surcharge**
Comprehensive Planning Fees		
Master Plan	$4,840.00	$5034.00
Waiver of 24-Month Waiting Period	$292.00	$304.00
Comprehensive Plan Amendment	$968.00	$1007.00
Conditional Use Rezoning Request	$1,936.00	$2013.00
General Use Rezoning Request	$968.00	$1007.00
Text Change to Zoning Conditions	$1,936.00	$2013.00
Annexation	$935.00	$972.00
Annexation (1 or 2 family lot)	$468.00	$487.00
Master Plan Amendment	$968.00	$1007.00

Raleigh Historic Development Commission Fees		
Historic Landmark Designation	$484.00	$503.00
Minor Work COA	$46.00	$48.00
After-the-fact Minor Work COA	$94.00	$98.00
Major Work COA (except large addition, new construction, or demolition)	$242.00	$252.00
After-the-fact Major Work COA (except large addition, new construction, or demolition)	$473.00	$492.00
Major Work COA - New Building Construction/Additions greater than 25% of building square footage	$484.00	$503.00
After-the-fact Major Work COA – New Building Construction/Additions greater than 25% of building square footage	$952.00	$990.00
Major Work COA - Demolition of building or structure	$968.00	$1007.00
After-the-fact Major Work COA - Demolition of building or structure	$1,903.00	$1979.00

ZONING AND LAND DEVELOPMENT		
	Fee	**Fee Total = Fee + Surcharge**
Land Development Zoning		
Common Signage Plans (New)	$84.00	$87.00
Common Signage Plans (Amended)	$62.00	$64.00
Zoning verification letter (Fee applies up to five contiguous parcel)	$68.00	$71.00
Sunset extension letter	$102.00	$106.00
Zoning Permit Fee - Commercial	$278.00	$289.00
Zoning Permit Fee - 1&2 Family Dwellings Existing Structures	$261.00	$271.00
Post-approval name change petition	$180.00	$187.00
Design Alternates	$2,438.00	$2536.00
Streetscape Plans	$116.00	$121.00
Custom Signage Plans	$116.00	$121.00
Preliminary Subdivision Plan Review		
Preliminary - Subdivision plans Level 1	$720.00	$749.00
Preliminary - Subdivision plans Level 2	$849.00	$883.00
Preliminary - Subdivision plans Level 3	$1,580.00	$1643.00
Re-Review - Subdivision plans Level 1	$404.00	$420.00
Re-Review - Subdivision plans Level 2	$581.00	$604.00
Re-Review - Subdivision plans Level 3	$1,000.00	$1040.00
Concurrent Infrastructure Plan Review (Site Permit Review: Major Plan Review)		
SPR Major Review - Level 1	$864.00	$899.00
SPR Major Review - Level 2	$864.00	$899.00
SPR Major Review - Level 3	$1,124.00	$1169.00
SPR Major Review Re- Review - Level 1	$626.00	$651.00

SPR Major Review Re- Review - Level 2	$707.00	$735.00
SPR Major Review Re- Review - Level 3	$797.00	$829.00
Recorded Maps / Plat Recordation		
Boundary Survey Plat	$170.00	$177.00
Exempt Subdivision Plat	$216.00	$225.00
Final Subdivision Plat	$620.00	$645.00
Recombination Plat or other recorded instrument	$230.00	$239.00
Right-of-Way easement plat	$238.00	$248.00
Administrative Site Plan Review		
Admin Site Review - Site plan Level 1	$996.00	$1036.00
Admin Site Review - Site plan Level 2	$1,098.00	$1142.00
Admin Site Review - Site plan Level 3	$1,863.00	$1938.00
Admin Site Re-Review - Site plan Level 1	$498.00	$518.00
Admin Site Re-Review - Site plan Level 2	$543.00	$565.00
Admin Site Re-Review - Site plan Level 3	$1,045.00	$1087.00
Zoning and Land Development - Specific Fees Enumerated		
Minor Site Permit Review	$160.00	$166.00
Zoning Fees		
Text Change Code Amendment	$484.00	$503.00
BOA quasi-judicial evidentiary and vested rights hearing	$320.00	$362.00
Permits		
Food Truck/Property Owner	$171.00	$178.00
Food Truck/Retail Sales	$238.00	$248.00
Home Occupation Permit	$110.00	$114.00
Signs - Electrical, Permanent, or Special Event: Commercial	$383.00	$398.00
Signs - Electrical, Permanent, or Special Event: Residential	$285.00	$296.00

Appendix

INTERNATIONAL CODE COUNCIL®

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Building Valuation Data – FEBRUARY 2026

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2026. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again, it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a $300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is $30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300{,}000 \times 75\%}{\$30{,}000{,}000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

Permit Fee = Gross Area x Square Foot Construction Cost
X Permit Fee Multiplier

Example

Type of Construction: IIB
Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.
Height: 2 stories
Permit Fee Multiplier = 0.0075
Use Group: B

1. Gross area:
   Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
   B/IIB = $274.77/sq. ft.
3. Permit Fee:
   Business = 16,000 sq. ft. x $274.77/sq. ft x 0.0075
   = $32,972.40

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Permit fees are based off a valuation calculation for construction projects. This calculation uses nationally accepted cost estimates as published by the International Code Council in a bi-annual ICC – BVD table (Building Valuation Data). The City of Raleigh further adjusts the calculated values by using a regional cost adjustment factor as published by RS Means as a 'City Cost Index.' This accounts for regional influences in costs when compared to a national average. Currently, our valuation calculation reduces the national average by 12.4%.

Square Foot Construction Costs [a, b, c]

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family [d]	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $31.50 per sq. ft.



Raleigh