



Town of Morrisville

Inspections FY 2026 Fee Schedule

Mailing Address: 100 Town Hall Drive
Physical Address: 260 Town Hall Drive, Suite B
Morrisville, NC 27560
Phone: (919) 463-6190

Item	Description	Fee
COMMERCIAL- INCLUDES MULTI-FAMILY		
Multi-Family Dwelling	Per unit	\$600
Construction Trailer		\$250
Commercial/Multi-Family/Non-Residential ~ permit fees are based on the total construction cost of all trades (building, plumbing, mechanical, electrical, BDA, Fire alarm, Fire suppression, etc.). **	<i>Cost of Construction</i>	<i>Permit Fee due</i>
	\$0 - \$5,000	\$100
	\$5000 - \$7,500	\$200
	\$7,501 - \$15,000	\$400
	\$15,001 - \$25,000	\$600
	\$25,001 - \$50,000	\$850
	\$50,001 - \$100,000	\$1,500
	\$100,001 - \$200,000	\$3,000
	\$200,001 - \$350,000	\$5,000
	\$350,001 - \$500,000	\$6,500
	\$500,001 - \$750,000	\$8,500
	\$750,001- \$1,000,000	\$10,500
	Over \$1,000,000	\$10,500 + 0.20% (.0020) of everything over \$1,000,000
Plan Review Fees	New Construction	\$200
	Alteration/Upfit	\$100
	Shop Drawings	\$50 per type
Re-Review Fee	5 th review and each review thereafter	\$150
Plan Change	Change to already approved plans – New Construction	\$100
	Change to already approved plans – Alterations/Upfits/Single Trade	\$50
	Change to already approved plans – Shop Drawings	\$25
Re-inspection Fee	Each Trade	\$80
Application Reprocessing	Expired Permits	\$80
Irrigation		\$200

Demolition Permit	For demo work where a concurrent building permit is in review for alteration or upfit. All other demolitions based on cost of construction.	\$200
Temporary Electrical Power		\$80
Work without Permit		Double permit fee

Record Retrieval	Pulling closed files, plans, etc	\$60
Refund Policy	Expired Permits	Forfeit fees
	Refund request after permit has been issued	Forfeit fees
Afterhours Inspection	Monday through Friday	\$75 per hour with a minimum of 2 hours
Weekend Inspection	Per approval of Inspections Director	\$125 per hour with a minimum of 3 hours
Miscellaneous Inspection	By prior request	\$80 per Trade
Temporary Structure	Erected for less than 180 days	\$80
Temporary Occupancy Request	TCO Application Review	\$250 per request and each subsequent extension
	Same Day TCO Review	\$500 per request and each subsequent extension
Safe To Stock Request		\$150
Change of Contractor	After permit has been issued	\$50
Same Day Inspection	Subject to staff availability	\$125 per inspection
Cancelled Inspection	Not cancelled by 8am day of inspection	\$80 per inspection
Stop Work Order		\$150

**For change outs in multi-family limited to a single dwelling unit only, see residential fee schedule



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Item	Description	Fee	
RESIDENTIAL- ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES. FOR MULTI-FAMILY, SEE COMMERCIAL FEE SCHEDULE			
New Single Family & Duplex Dwelling	UP to 1200 Square Feet	*\$600 per dwelling	
	Over 1200 Square Feet	*\$600 + \$0.25 per square feet for occupant’s use	
	*Gross floor area served by either mechanical, plumbing or electrical systems and suitable for occupant’s use within the inside perimeter of the exterior walls – to include garages, corridors, stairs, closets or other features, such as decks, porches, walk up attics, basements or bonus rooms.		
Additions (ex: bedrooms, bathrooms, screened porch, sunrooms, etc)	0-400 square feet	\$250	
	Over 400 square feet	Same as new single family	
Manufactured Home	Includes piers, tie-downs, steps, decks, electrical, plumbing and mechanical	\$250	
Modular Unit & Dwelling Moved on lot	Each trade	\$80 + \$0.25 per square foot	
Residential Accessory Structure	Attached: (decks, garage, open porch)	Each trade	\$80 + \$0.25 per square foot
	Detached: (shed, garage of 144 sq ft or more)	Each Trade	\$80 + \$0.25 per square foot
Alteration, Change Out, or Individual Trade	Building, electrical, plumbing or mechanical	Each Trade	\$80
Electrical or Gas Utility (optional)	Conditional Power	Each Trade	\$80
	Conditional Mechanical	Each Trade	\$80
Application/Review Fees	Residential – New Single Family & Townhomes	\$100	
	Reprocessing for Expired Permits	\$80	
Re-Review Fee	5 Th review and each review thereafter	\$80	
Plan Change to already approved plans	Existing Residential	\$50	
	New Residential	\$50	
Re-inspection Fee	Each Trade	\$80	
Homeowner Recovery Fee	New homes and alterations where a licensed GC is overseeing the project	\$10	

Irrigation		\$80
Demolition Permit		\$200
Temporary Electrical Power		\$80
Work without Permit		Double permit fee
Record Retrieval	Pulling closed files, plans, etc	\$60
Refund Policy	Refund request after permit is issued	Forfeit fees
	For expired permits	Forfeit fees
Afterhours Inspection	Monday through Friday	\$75 per hour with a minimum of 2 hours
Weekend Inspection	Per approval of Inspections Director	\$125 per hour with a minimum of 3 hours
Miscellaneous Inspection	By prior request	\$80 per Trade
Same Day Inspection	Subject to staff availability	\$80 per inspection
Cancelled Inspection	If inspection not cancelled by 8am day of inspection	\$80 per inspection
Stop Work Order		\$150
Change of Contractor	Applied if permit has already been issued	\$50