

Application and Inspections Fee Schedule (July 1, 2025 to June 30, 2026)

X	Description	Fee	Number	Unit	Total
Administrative Adjustment					
	Administrative Adjustment Request	\$250 per requested adjustment		adjustments	
Administrative Appeal					
	EDCM Administrative Appeal	\$610			\$ -
	UDO Administrative Appeal [8]	\$610			\$ -
Accessory Structure					
	UDO Administrative Appeal	\$155			\$ -
Alternative Equivalent of Compliance					
	Alternative Equivalent of Compliance Application [8]	\$750 + \$30/acre		acres	
Alternative Standards (EDCM)					
	Request for an Alternative Standard	\$250 per requested standard		standards	
Annexation Petition					
	Voluntary Annexation Petition	\$360			\$ -
Comprehensive Plan Amendments					
	Map Amendment [8]	\$1,000			\$ -
	Text Amendment [8]	\$1,000			\$ -
	Consultant Peer Review Fee	Actual Cost of Review			\$ -
Conceptual Master Plan Approval					
	Conceptual Master Plan Approval / Major Modification (includes first 3 reviews)	\$750 + \$30/Acre		acres	
	Minor Modification	\$600			\$ -
	4th Review and each review thereafter	\$250			\$ -
Construction Plan Approval					
	Construction Plan Approval (includes 3 reviews) [5]	\$750 + \$30/Acre		acres	
	Minor Modification (includes first 3 reviews)	\$600			\$ -
	4th review and each review thereafter	\$560			\$ -
	Bulletin Drawing (includes 2 reviews)	\$150 per request		requests	
Development Agreement					
	Development Agreement	\$1,015			\$ -
Development Name Change					
	Development Name Change	\$560			\$ -
Encroachment Agreement					
	Irrigation	\$50			\$ -
	Stormwater	\$50			\$ -
	Utility	\$200			\$ -
Floodplain Development Permit					
	Elevation Certificate	\$150			\$ -
	Map Revision (CLOMR/LOMR)	\$1,000			\$ -
Food Truck Permit					
	Food Truck Permit	\$50			\$ -
Grave Removal Request					
	Grave Removal Request	\$230			\$ -
Home Occupation Permit					
	Home Occupation Permit	\$50			\$ -

X	Description	Fee		Number	Unit	Total
Infrastructure Fees						
	Roadway Improvements within or adjacent to Public Right-of-Way including Storm Drainage, Grading, Curb and Gutter, Sidewalks, Paving, and Street Acceptance [1]	\$6 per linear foot			linear feet	
	Roadway Improvements Re-inspection	\$75 per inspection			inspections	
	Driveway Curb Cut includes Excavation, Forming, and Concrete Placement)	\$100 per driveway opening			driveways	
	Re-Inspection of Driveway Curb Cut	\$75 per driveway opening			driveways	
	Encroachment in Public Right-of-Way includes Excavation, Backfill and Work Relating to the Installation, Repair, Replacement, and Removal of Utilities, Structures or Other Encumbrances within Town Right-of-Way	\$2 per linear foot			linear feet	
	Detached Single-Family Dwelling Unit (includes one inspection and one re-inspection)	\$150 per lot			lots	
	Re-Inspection of Detached Single-Family Dwelling (includes 2 additional re-inspections)	\$150 per lot			lots	
	Attached Single-Family (townhome) Dwelling Units (includes one inspection and one re-inspection)	\$75 per lot			lots	
	Re-Inspection of Attached Town Home Dwelling Units (includes 2 additional re-inspections)	\$75 per lot			lots	
	Apartments, Commercial, Office, Institutional and Industrial Lots (includes one inspection and one re-Inspection)	\$400 per building			buildings	
	Re-Inspection of Apartments, Commercial, Office, Institutional, and Industrial Lots (includes one inspection and one re-Inspection)	\$400 per building			buildings	
	Sidewalk Improvements Outside of Public Right-of- Way	\$0.50 per linear foot			linear feet	
	Roadway/Fire Lane Improvements Outside of Public Right-of-Way	\$2.50 per linear foot			linear feet	
	Storm Drainage Improvements Outside of Public Right-of-Way	\$1.50 per linear foot			linear feet	
	Drainage Swale/Ditch Improvements Outside of Public Right-of-Way	\$1.50 per linear foot			linear feet	
	Greenway (public and private)	\$1.50 per linear foot			linear feet	
	Stormwater Facility(ies) Inspection (includes 1 inspection and 1 re-inspection)	\$250 per facility			facilities	
	Stormwater Facility(ies) Re-inspection	\$100 per inspection			inspections	
	Street Acceptance Walk Through (Punch-list) Re-inspection	\$50 per street			streets	
		\$0.50 per linear foot			linear feet	
	Re-Inspection Fee for Infrastructure (per Inspection	\$150.00	per re-inspection		per reinspection	
Interpretation						
	EDCM Interpretation	\$205				\$ -
	UDO Interpretation	\$250				\$ -
Inspection/Re-inspection						
	Re-inspection (site inspection, transportation inspection, tree fencing inspection, landscape inspection, and all other Planning Department inspections	\$80 per reinspection			per reinspection	
Landscaping and Tree Preservation						
	Alternative Landscape Plan	\$250 per requested alternative			alternatives	
	Payment In Lieu for Replacement Trees	\$305 per caliper inch			caliper inches	
	Tree Damage Report	Actual Cost of Report				\$ -

X	Description	Fee	Number	Unit	Total
Mural					
	Mural	\$135			\$ -
Ordinance Amendments (Zoning Map Amendments)					
	General [8]	\$750 + \$30/acre		acres	
	Conditional [8]	\$1,000 + \$30/acre		acres	
	Planned Development [8]	\$2,000 + \$30/acre		acres	
	Planned Development: Minor Modification	\$800			\$ -
Parking					
	Alternative Parking Plan Request	\$250			\$ -
	Master Parking Program Payment-in-Lieu	\$2,030 per space		spaces	
Parkland Payment In Lieu					
	Single-family Attached, Detached, Duplex, and Manufactured Home Dwellings	1/35 of an Acre (Pre-Development Cost) Times the Number of Dwelling Units			\$ -
	Multifamily	\$3,214.52 per dwelling unit		dwelling units	
	Parkland Payment Appraisal	Actual Cost of the Appraisal			\$ -
Public Notices					
	Mailed Notice	\$1 per mailed notice		notices	
	Public Notice Signs	\$30 per posted sign		signs	
	Rain Barrel	\$67 per barrel		barrels	
Record Drawings					
	Record Drawing Review (includes 2 reviews) [3]	\$250			\$ -
	Re-Submittal Record Drawing: 3rd Review and each review thereafter	\$150			\$ -
Request to Waive Limitation on Subsequent Similar Applications					
	Waiver Request	\$255			\$ -
Retaining Walls					
	Retaining Walls (includes 1 review)	\$200 per wall		walls	
	2nd review and each thereafter	\$100 per wall		walls	
Riparian Buffer					
	No Practical Alternatives Determination (includes 2 reviews)	\$250 per determination		determinations	
	3 rd review and each review thereafter	\$75			\$ -
	Stream Buffer Determination	\$250 per stream		streams	
Road Closing					
	Road Closing Request	\$3,000			\$ -
Road Name Change					
	Road Name Change Request	\$560			\$ -
Security Fence Plan					
	Security Fence Plan	\$250			\$ -
Signs					
	Master Sign Plan	\$200			\$ -
	Minor Modification to Master Sign Plan	\$100			\$ -
	Signs, Permanent	Ground Sign A or B, Wall Mounted Fascia Sign, Awning-Mounted Sign and Marquee Sign	\$135 signs ≤ 30 sf	signs	
			\$6 per sf for signs > 30 sf	square feet	
		Bracket Mounted	\$6 per square foot	square feet	
		Ground Sign C	\$6 per square foot	square feet	

X	Description	Fee	Number	Unit	Total
Signs (continued)					
	Banner Sign or Sock Sign	\$25 per sign [2]		signs	
	Light Pole Banner Sign	\$25 per light pole [2]		poles	
	Yard Sign A	\$5 per square foot		square feet	
	Yard Sign B	\$25			\$ -
Site Plan					
	Residential use and Mixed Use (includes first 3 reviews)	\$800 + \$30/acre		acres	
	Single Family Attached and Multi-family (includes first 3 reviews)	\$800 + \$25/unit		units	
	Minor Modification - new development, projects that are non conforming triggers UDO section 9.7 and accessory structure (includes first 3 reviews)	\$600			\$ -
	Site Plan: Minor Modification-projects that meet conforming triggers in the UDO section 9.7 (exception for accessory structure)	\$800 + \$30/acre		acres	
	4 th review and each review thereafter	\$600			\$ -
	Minor Modification: 4th review and each review thereafter	\$300			\$ -
Site-Specific Development Plan Designation					
	Site-Specific Development Plan Designation	\$1,015			\$ -
	Plot Plan Review (not associated with building permit)	\$75			\$ -
Special Event Permit					
	Special Event Permit - Tier 1	\$100			\$ -
	Special Event Permit - Tier 1 Late Fee	\$250			\$ -
	Special Event Permit - Tier 2	\$50			\$ -
	Special Event Permit - Tier 2 Late Fee	\$50			\$ -
Special Use Permit					
	Special Use Permit [8]	\$1,000 + \$30/acre		acres	
	Minor Modification (Amendment)	\$750			\$ -
Stockpiling Permit					
	Stockpiling Permit	\$105			\$ -
Stormwater Management					
	Stormwater Plan Review (includes 3 reviews) [5]	\$550 + \$55/disturbed acre		disturbed acres	
	Re-Submittal Stormwater Plan Review (4th review and each thereafter)	\$350			\$ -
	Stormwater As-builts (includes 2 reviews)	\$1,000 per SCM		SCMs	
	Stormwater As BUILTS (3rd Review and each thereafter)	\$125 per submittal		submittals	
	SCM Annual Re-Inspection Fee	\$250 per reinspection		SCMs	
	Consultant Peer Review Fee	Actual Cost of Review	Structure in the Right-of-way (See Section 2.5.24 Right-of-Way Encroachment Agreement Approval)		

X	Description	Fee	Number	Unit	Total
Street Vendor Permit					
	Street Vendor Permit	\$50			\$ -
Structures in the Right-of-Way					
	Structure in the Right-of-way (See Section 2.5.24 Right-of-Way Encroachment Agreement Approval)	\$510			\$ -
Subdivision: Final Plat Approvals					
	Type 1 and Type 2 (includes first 3 reviews and mylar review)	\$15/lot \$250 + \$25/unit (if mixed use has residential component)		lots	
	Type 1 and Type 2 (each additional review)	\$150		units	
	Determination of Subdivision Exclusion (includes first 3 reviews and mylar)	\$200			\$ -
	Determination of Subdivision Exclusion (each additional review)	\$105			\$ -
	Right-of-way or Easement Dedication (includes first 3 reviews and mylar review)	\$200			\$ -
	Right-of-way or Easement Dedication (each additional review)	\$105			\$ -
Subdivision: Preliminary Approvals					
	Type 1 Type 1 Major Modifications (includes first 3 reviews) Note: Fee not required for single family attached. See Site Plan fees	\$1,000 + \$25/lot		lots	
	Type 2- Type 2 Major Modifications (includes first 3 reviews) Note: Fee not required for single family attached. See Site Plan fees	\$800 + \$25/lot		lots	
	Type 1 and Type 2: Minor Modification (includes first 3 reviews) Note: Fee not required for single family attached. See Site Plan fees	\$600			\$ -
	Type 1 and Type 2: 4th review and each review thereafter	\$600			\$ -
Telecommunication Facilities					
	Telecommunications Facility: New Facility	\$4,500			\$ -
	Telecommunication Facility: Colocation	\$1,000			\$ -
	Telecommunication Facility: Small Cell Antenna/DAS NOTE: Fees does not apply to those in the right-of-way.	\$100 per facility (first 5)		facilities	
		\$50 per facility (each additional)			
		\$500 consultant review per application			
Temporary use					
	Temporary Use	\$50			\$ -
Traffic Signal					
	Town Review Fee	\$385			\$ -
	Consultant Peer Review Fee	Actual Cost of Review			
Transportation Impact Analysis					
	Town Review Fee	\$700 + \$15/Acre		acres	
	Consultant Peer Review Fee	Actual Cost of Review			

X	Description	Fee	Number	Unit	Total
Variances					
	General Variance [8]	\$600			\$ -
	Riparian Buffer Variance [8]	\$500			\$ -
	Stormwater Variance [8]	\$500			\$ -
Waivers					
	Cross Access Waiver	\$250 per cross access point		points	
	Loading Space Waiver	\$250 per application		application	
	Waivers to UDO requirements by Planning Director (not otherwise identified in this fee)	\$250 per requested waiver		request	
Vesting Determinations					
	Vesting Determination	\$300			\$ -
Zoning Compliance Letter					
	Zoning Compliance Letter Request	\$200			\$ -
TOTAL					\$ -
Notes:					
[1] Address the punch-list immediately, and post punch-list immediately, and schedule necessary punch-list and the town acceptance. Punch-lists are only valid for 2 months from date of inspection letter unless otherwise allowed for by the Town Engineer. Failure to complete required repairs will result in a new punch-list walkthrough being completed and re-inspection fee required.					
[2] One time fee required for initial installment. This is necessary to ensure banner location and brackets comply with UDO standards.					
[3] Morrisville only, see town of Cary for fees related to utility as-builts.					
[4] If submitted concurrent with Construction Drawing, the fee includes first 4 reviews.					
[5] If submitted concurrent with Site Plan or Preliminary Subdivision, the fee includes first 4 reviews.					
[6] See Section 2.5.24 Right-of-Way Encroachment Agreement Approval.					
[7] Fee not required for single family attached. See Site Plan Fees.					
[8] Public Notice Mailing fee also required.					
[9] The per unit charge is only required for mixed-use developments with a residential component.					
[10] Includes technical consulting fee for each application.					
[11] Refer to S.L. 2017-159 for additional detail regarding Small Wireless Facilities.					
Version: 2025.1					