



# Town of Morrisville Inspections

## FY 2027 Fee Schedule

260 Town Hall Drive, Suite B, Morrisville, NC 27560

[Permits@morrisvillenc.gov](mailto:Permits@morrisvillenc.gov)

Phone: (919) 463-6190

Item	Description	Fee
<b>COMMERCIAL- INCLUDES MULTI-FAMILY</b>		
Multi-Family Dwelling	Per unit	\$600 – Where multi-family units are part of a mixed-use building, the multi-family will be charged per unit and all other occupancies within that building based upon cost of construction
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
	\$5001 - \$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 <sup>th</sup> 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 commercial 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	Minus an \$80 processing fee. Permit must be in a valid issued status within the first 6 months of permit issuance and not have been reopened. Applicant must provide documentation that no work has been completed. No refunds if work has started. No refunds for review or other fees (permit fee only). Credit card fees are not refundable.	
Afterhours Inspection **Excludes holidays- Holidays charged at weekend rate	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- **At the discretion of the Inspections Director and staff availability	\$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	
Electrical or Gas Utility (optional)	Conditional Power	Each Trade	\$80
	Conditional Mechanical	Each Trade	\$80

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



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Item	Description	Fee	
<b>RESIDENTIAL- ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES. FOR MULTI-FAMILY, SEE COMMERCIAL FEE SCHEDULE</b>			
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 **If the work includes accessory or alteration, the total square footage will be used. No separate trade charge for alteration/accessory.	
	Over 400 square feet	Same as new single family **If the work includes accessory or alteration, the total square footage will be used. No separate trade charge for alteration/accessory.	
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 **Refer to NC Residential Code for any permit exemptions	Attached: (decks, garage, open porch)	Each trade	\$80 + \$0.25 per square foot
	Detached: (shed, garage, gazebo)	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 <sup>th</sup> 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	Minus an \$80 processing fee. Permit must be in a valid issued status within the first 6 months of permit issuance and not have been reopened. Applicant must provide documentation that no work has been completed. No refunds if work has started. No refunds for review or other fees (permit fee only). Credit card fees are not refundable.
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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