

Town of Holly Springs  
**Residential**  
**Development Fee Worksheet**

Effective July 1, 2019 – June 30, 2020



Single-Family Residential Subdivisions  
Townhome Developments  
Apartment/Condominium Developments

Planning & Zoning Development Fees  
Engineering Development Fees  
Parks & Recreation Fees  
Building Code Fees

**The fees in this document or any estimates provided to you by Staff are only valid for plan or permit submittals/approvals (whichever is applicable) made during the effective dates of this schedule. All fees are subject to change on July 1 of each year. If plans or permits are submitted and/or approved after June 30, the fee estimate may no longer be valid and the fees may be higher than estimated. For a complete list of all Town fees, see the Fee Schedule in the Town Budget.**



## STEP 1: DEVELOPMENT PETITION SUBMITTAL

Step 1 Fee Estimate prepared by:

Zoning/Subdivision/Site Plan Review

*Calculated and collected by Planning & Zoning at time of petition submittal (919.557.3908)*

<b>Rezoning Petition</b>	<b>Fee</b>	<b>Amount Due</b>
Zone Map Change Petition	\$900* + \$10/acre (double fee for part parcel)	
<b>Planned Unit Development Packet</b>	<b>Fee</b>	<b>Amount Due</b>
PUD Master Plan / Major Amendment	\$1,500* + \$10/acre (double fee for part parcel)	
<b>Development Petition</b>	<b>Fee</b>	<b>Amount Due</b>
Development Plan: Multi-Family / Residential Development Options / Major Amendment	\$1,500 + \$5/unit (double fee for part parcel)	
Subdivision Plan: Master Plan	\$700 + \$5/acre: _____ Acres* (round to nearest tenth xx.x)	
Subdivision Plan: Preliminary Plan / Detailed Administrative Phase Review / Major Amendment	\$700 + \$5/lot	
<b>Development Waiver/Alternate Compliance Petition</b>	<b>Fee</b>	<b>Amount Due</b>
UDO Waiver/Alternate Compliance	\$100/each	
<b>General Fees</b>		
Minor Amendments to approved plans	\$200/plan	
Additional Review Fee	1/2 of Original Fee of \$ _____	
<b>Step 1 Subtotal</b>		

\* Double fee for part parcel

## STEP 2: CONSTRUCTION DRAWING SUBMITTAL

Step 2 Fee Estimate prepared by:

Construction/Environmental/Stormwater/Special Studies Reviews

*Calculated and collected by Engineering at time of plan submittal (919.557.3938)*

<b>Construction Drawing Plan Review</b>	<b>Fee</b>	<b>Amount Due</b>
Construction Drawing - Subdivision (Covers 1 <sup>st</sup> & 2 <sup>nd</sup> Reviews)	\$650 + \$50 x _____ Lots	
Construction Drawing - Other (Ex. Utility or Roadway) (Per Review)	\$1,500	
Major Plan Revisions (per review)	\$1,000	
Construction Drawing - Subsequent Plan Reviews (Per Review after 2 <sup>nd</sup> Review)	\$450	
Construction Drawing Revisions Plan Review (Covers 1 <sup>st</sup> & 2 <sup>nd</sup> Reviews)	\$450	
Construction Drawing Revisions - Subsequent Plan Reviews (Per Review after 2 <sup>nd</sup> Review)	\$450	
Preliminary Pump Station Site Plan Review (Covers 1 <sup>st</sup> & 2 <sup>nd</sup> Reviews)	\$650	
Construction Drawing Pump Station Review (Covers 1 <sup>st</sup> & 2 <sup>nd</sup> Reviews)	\$1,000	
Subsequent Pump Station Reviews (Site Plan and CD) (Covers 1 <sup>st</sup> & 2 <sup>nd</sup> Reviews)	\$400	
Timbering Review (Per Review)	\$500	
Irrigation Well Review	\$200	
Construction As-Built Review	\$200	



**Town of Holly Springs Residential Development Fee Worksheet**  
Effective July 1, 2019 – June 30, 2020

<b>Environmental Plan Review</b>	<b>Fee</b>	<b>Amount Due</b>
Subdivision/Site (Covers 1 <sup>st</sup> & 2 <sup>nd</sup> Reviews)	\$300 x _____ Acres	
Subsequent Plan Review/Revision (per Review after 2 <sup>nd</sup> Review)	\$450	
Environmental Variance/Waiver Reviews (Per Review)	\$300	
Environmental Variance/Waiver/Appeal Review After Fact Filing Fee (Per Review)	\$500	
<b>NPDES Stormwater Review</b>	<b>Fee</b>	<b>Amount Due</b>
NPDES - Subdivision (Covers 1 <sup>st</sup> & 2 <sup>nd</sup> Reviews)	\$500 + \$25 x _____ Lots	
NPDES - Stormwater Subsequent Reviews/Revisions (1 <sup>st</sup> & 2 <sup>nd</sup> review)	\$500	
<b>Utility Permit Fees (Due with Permit Application)</b>	<b>Fee</b>	<b>Amount Due</b>
Water Permit Processing	\$200	
Wastewater Permit Processing	\$200	
Reclaimed Water Permit Processing	\$200	
<b>Special Study Review Fees</b>	<b>Fee</b>	<b>Amount Due</b>
<b>Special Study</b> (Flood Study, Traffic Impact Analysis, Sewer, Basin, Fire Flow/Hydraulic Analysis, Pump Station, etc.) (Covers 1 <sup>st</sup> & 2 <sup>nd</sup> Reviews)	\$350 Plus Actual Cost	
Special Study Subsequent Reviews and Plan Revisions (per review)	\$200 Plus Actual Cost	
Hydraulic Model Update	Proportionate to Development	
<b>Step 2 Subtotal</b>		

### STEP 3: CONSTRUCTION DRAWING APPROVAL

*Calculated and collected by Engineering prior to Construction Drawing Approval (919.557.3938)*

Step 3 Fee Estimate prepared by:

<b>Land Disturbance Permit</b>	<b>Fee</b>	<b>Amount Due</b>
Land Disturbance (Grading Permit)/Residential Lots Plan	\$400 x _____ acres	
<b>NPDES Stormwater Fee (for Stormwater Permit)</b>	<b>Fee</b>	<b>Amount Due</b>
Storm drainage pipe	_____ LF @ \$1.85/LF <b>plus</b> BMP's ≤ 5 acres drainage _____ units @ \$300 each BMP's > 5 acres drainage _____ units @ \$500 each	
Stormwater As-built/Engineer Certification Administration	\$200	
Annual Stormwater BMP Inspection & Administration	<5 acres drainage \$150 per BMP >5 acres drainage \$200 per BMP	
Neuse River Basin: Total fee-in-lieu = number of pounds/acre/year to be offset x acres in development x 30 yrs x \$18.49 per pound		
Cape Fear River Basin: Total fee-in-lieu = number of pounds/acre/year to be offset x acres in impervious surface x 30 yrs x \$14 per pound		
<b>Development Utility Inspection Fees</b>	<b>Fee</b>	<b>Amount Due</b>
Sewer	_____ LF @ \$1.85/LF	
Water	_____ LF @ \$1.85/LF	
Reclaimed	_____ LF @ \$1.85/LF	
Streets/Firelanes	_____ LF @ \$1.85/LF/LN	
Sidewalks	_____ LF @ \$1.85/LF	
Greenway	_____ LF @ \$1.85/LF	
Pump Station Inspection	\$1,500	
Re-inspection	_____ \$ 0.25/LF for any after 1 <sup>st</sup> /2 <sup>nd</sup> Inspection	



<b>Development Fees in Lieu of Assessment</b>	<b>Fee</b>	<b>Amount Due</b>
Payment in Lieu - Street Widening	Per approved engineer's estimate	
Payment in Lieu - Infrastructure Improvements	Per approved IRA by DOE	
Payment in Lieu - Street Light Installation	\$2,000 per light	
<b>Step 3 Subtotal</b>		

## STEP 4: FINAL PLAT & ROW/EASEMENT PLATS

Step 4 Fee Estimate prepared by:

### Subdivision Plat

*Calculated and collected by Planning & Zoning at time of submittal (919.557.3908)*

<b>Final Plat/Minor Subdivision/Recombination Plat</b>	<b>Fee</b>	<b>Amount Due</b>
Final Subdivision Plat	\$300 + \$10/per lot	
Minor Subdivision / Recombination Plat	\$200	
Amendment to Recorded Plat or Exempt Plat	\$200 per plat	
Each Additional Plat Review not included in base fee	½ of Original Final Plat Fee Original Fee: \$ _____	
Exempt Plat or Easement R/W Plat (if not amending existing plat)	\$200	
<b>Step 4 Subtotal</b>		

### Infrastructure and Stormwater Bonding

*Calculated and collected by Engineering at time of submittal (919.557.3938)*

<b>Bonding</b>	<b>Fee</b>	<b>Amount Due</b>
Infrastructure Surety Performance	New- \$350 each Revised/Renewal- \$300 each	
Infrastructure Surety Warranty	New- \$350 each Revised/Renewal- \$300 each	
Stormwater BMP Surety Performance	New- \$350 each Revised/Renewal- \$300 each	
Stormwater BMP Surety Maintenance	New- \$350 each Revised/Renewal- \$300 each	
<b>Step 4 Subtotal</b>		

**NOTE: The Stormwater BMP Surety Maintenance must be in CASH; To be calculated and due before maintenance period begins.**

### Residential Subdivision Parks & Recreation Fees

*Calculated and collected by Parks & Recreation prior to submittal of Mylar (919.557.3930)*

<b>Land Dedication</b>	<b>Fee</b>	<b>Amount Credited</b>
Land Dedication Area to be dedicated (in acres) equals one thirty-fifth (1/35) of an acre times the number of dwelling units or lots, whichever is greater. <b>For land so dedicated which:</b> (a) lies within an area within the one hundred-year floodplain or (b) has slopes greater than fifteen (15) percent or (c) is included within overhead utility easements, said land shall be dedicated at a rate of one twentieth (1/20) of an acre.	# dwelling units/lots ____ X 1/35 acre = _____ Acres to be dedicated  # dwelling units/lots ____ X 1/20 acre = _____ Acres to be dedicated	



<b>Fee-in-Lieu of Land Dedication</b>							
<i>Density based upon units/acre, fee per unit</i>							
Density	Fee	Density	Fee	Density	Fee		Total Fee-in-lieu
Single Family Detached	\$4,705/unit or pursuant to NCGS 160A-372(E)	Single Family Attached	\$4,555/unit or pursuant to NCGS 160A-372(E)	Multi-Family Attached	\$4,420/unit or pursuant to NCGS 160A-372(E)		
<b>Total Parks &amp; Recreation Fees Due</b>							<b>Amount Due</b>
Fee-in-Lieu (If subdivision has less than 35 lots, fees are required to be paid)					# of Lots/Units – Land Dedication Credits X Fee Above		
<b>Step 4 Subtotal</b>							

Step 5 Fee Estimate prepared by:

## STEP 5: BUILDING PERMIT SUBMITTAL

Calculated and collected by Building Code Enforcement at issuance of building permit (919.557.3915)

**Refunds will be issued when requested, less any Administrative and/or Plan Review Fees for any permit, which has not expired, and the construction has not been started.**

**Building Code's Fees not included in the fee schedule or fees for unique situations will be referred to supervisory staff and subsequently to the Department Director for approval**

<b>Technology Surcharge</b>	<b>Amount Due</b>
All permits are subject to a technology surcharge fee at 4% of permit fee	4% of building permit fees
<b>WATER AND SEWER SERVICES</b>	
<b>Residential Capacity Replacement Fees</b>	
NOTE: This fee is charged per unit regardless if there is a master meter	
Irrigation Meters (¾" only)	\$0
¾"	S: \$3,741 W: \$4,054
1"	S: \$4,135 W: \$4,481
1 ¼"	S: \$4,922 W: \$5,334
1 ½"	S: \$5,710 W: \$6,188
2"	S: \$6,498 W: \$7,041
3"	S: \$7,285 W: \$7,895
4"	S: \$8,073 W: \$8,748
6"	S: \$15,948 W: \$17,283
8"	S: \$23,824 W: \$25,818
<b>Town-Installed Taps ( **or actual cost, whichever is greater)</b>	<b>Fee</b>
Water (for ¾" only)	\$900/tap
Wastewater (for 4" only)	\$900/tap
Reclaimed	\$900/tap
Add for street cuts **	\$500 each
Add for bores **	\$500 each
Add for curb & gutter crossings **	\$250 each



**Town of Holly Springs Residential Development Fee Worksheet**  
Effective July 1, 2019 – June 30, 2020

<b>Developer-Installed Taps (all new developments)</b>		<b>Fee</b>	<b>Amount Due</b>
Water		\$90/tap	
Wastewater		\$90/tap	
Reclaimed		\$90/tap	
<b>Potable Water Meter Fees – Octave Meters replace compound meters</b>			
<b>Meter Cost by Size</b>	<b>Permit Fee</b>	<b>Meter Cost by Size</b>	<b>Permit Fee</b>
3/4"	\$326.25	3"	\$2,700
1"	\$433.50	4"	\$3,500
1 1/2"	\$875	6"	\$5,400
2"	\$2,500	8"	\$6,825
<b>Irrigation Services</b>			
<b>Irrigation Meter Fees</b>			
<b>Meter Cost by Size</b>	<b>Permit Fee</b>	<b>Meter Cost by Size</b>	<b>Permit Fee</b>
3/4"	\$326.25	3"	\$2,700
1"	\$433.50	4"	\$3,500
1 1/2"	\$875	6"	\$5,400
2"	\$2,500	8"	\$6,825
<b>Town Installed Tap (** or actual cost whichever is greater)</b>		<b>Fee</b>	<b>Amount Due</b>
3/4" split service only (greater than 3/4" cost to be determined**)		\$900	
<b>Engineering Inspection Fees</b>		<b>Fee</b>	<b>Amount Due</b>
Driveways		\$125 each	
Lot or Site Final (Prior to C.O.)		\$200 each	
Reclaimed Irrigation Installation Inspection		\$100 each	
Utility Encroachment Permit		Without bore \$50 With bore \$100	
<b>BUILDING PERMIT FEES</b>			
<b>New dwelling (single family, duplex, &amp; town homes)</b>			
Note: Square footage includes total footage including all porches, decks & garages			
		<b>Fee</b>	<b>Amount Due</b>
Up to 1,200 Sq Ft		\$450	
Over 1,200 Sq Ft		Add \$ 0.30 per Sq Ft	
Homeowner's Recovery		\$10	
Permit Revision		\$100	
Recycling Bin		\$45	
Garbage Bin		\$75	
<b>Residential Additions: (bedroom, bathroom)</b>		<b>Fee</b>	<b>Amount Due</b>
0-500 Sq Ft		\$ 200	
Over 500 Sq Ft		Add \$ 0.30 per Sq Ft	
Permit Revision		\$50	
<b>Residential Alterations: (kitchen, attic, basement, etc.)</b>		<b>Fee</b>	<b>Amount Due</b>
0-500 Sq Ft		\$ 200	
Over 500 Sq Ft		Add \$ 0.30 per Sq Ft	
Permit Revision		\$50	
<b>Accessory Structures (garages, storage buildings, decks/screen porches, etc.)</b>		<b>Fee</b>	<b>Amount Due</b>
Building		\$150	
Electrical		\$75	
Mechanical		\$75	
Plumbing		\$75	
Permit Revision		\$50	
<b>Residential Trade Fees</b>		<b>Fee</b>	<b>Amount Due</b>
Building		\$75	
Electrical		\$75	
Mechanical		\$75	
Plumbing		\$75	
<b>Miscellaneous Permits/Fees</b>		<b>Fee</b>	<b>Amount Due</b>
Demolition Permit		\$150	
Manufactured Homes		\$200	
Modular Homes & Moved Dwellings		Trade fees + \$ 0.10 per sq. ft.	
Planning & Zoning UDO Permit Fee (due on all permits)		\$50	



# Town of Holly Springs Residential Development Fee Worksheet

Effective July 1, 2019 – June 30, 2020

Add/Change Contractor (per permit/per trade)	\$50	
Working without Permit	Double Permit Fees	
Misc. Inspection	\$100	
Re-inspection Fee (Violations over 7; Not ready; Previous Violation(s) Not Corrected; Violation of DPM)	\$75 per trip	
Certificate of Occupancy C/O (same business day)	\$50	
Expired Permit Renewal	25% of permit cost	

<i>Planning &amp; Zoning UDO Compliance Surety</i> <i>(Calculated and collected by Planning &amp; Zoning, if needed)</i>	<i>Fee</i>	<i>Amount Due</i>
UDO Compliance Surety Review and Processing Fee	\$300	
<b>Step 5 Subtotal</b>		

<b>ESTIMATED TOTAL FEES DUE</b>	<b>\$</b>
---------------------------------	-----------