

Town of Holly Springs
Residential
Development Fee Worksheet

Effective July 1, 2020 – June 30, 2021



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)

Rezoning Petition	Fee	Amount Due
Zone Map Change Petition	\$900* + \$10/acre (double fee for part parcel)	
Planned Unit Development Packet	Fee	Amount Due
PUD Master Plan / Major Amendment	\$1,500* + \$10/acre (double fee for part parcel)	
Development Petition	Fee	Amount Due
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	
Development Waiver/Alternate Compliance Petition	Fee	Amount Due
UDO Waiver/Alternate Compliance	\$100/each	
General Fees		
Minor Amendments to approved plans	\$200/plan	
Additional Review Fee	1/2 of Original Fee of \$ _____	
Step 1 Subtotal		

* 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)

Construction Drawing Plan Review	Fee	Amount Due
Construction Drawing - Subdivision (Covers 1 st & 2 nd 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 nd Review)	\$450	
Construction Drawing Revisions Plan Review (Covers 1 st & 2 nd Reviews)	\$450	
Construction Drawing Revisions - Subsequent Plan Reviews (Per Review after 2 nd Review)	\$450	
Preliminary Pump Station Site Plan Review (Covers 1 st & 2 nd Reviews)	\$650	
Construction Drawing Pump Station Review (Covers 1 st & 2 nd Reviews)	\$1,000	
Subsequent Pump Station Reviews (Site Plan and CD) (Covers 1 st & 2 nd Reviews)	\$400	
Timbering Review (Per Review)	\$500	
Irrigation Well Review	\$200	
Construction As-Built Review	\$200	
Environmental Plan Review	Fee	Amount Due
Subdivision/Site (Covers 1 st & 2 nd Reviews)	\$300 x _____ Acres	



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

STEP 3: CONSTRUCTION DRAWING APPROVAL

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

Step 3 Fee Estimate prepared by:

Land Disturbance Permit		Fee	Amount Due
Land Disturbance (Grading Permit)/Residential Lots Plan		\$400 x acres	
NPDES Stormwater Fee (for Stormwater Permit)		Fee	Amount Due
Storm drainage pipe and Stormwater Control Measures (SCM)		____ LF @ \$2.10/LF plus SCM's ≤ 5 acres drainage ____ units @ \$300 each SCM's > 5 acres drainage ____ units @ \$500 each	
Stormwater As-built/Engineer Certification Administration		\$200	
Annual Stormwater SCM Inspection & Administration Late Fee		<5 acres drainage \$150 per SCM >5 acres drainage \$200 per SCM	
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			
Development Utility Inspection Fees		Fee	Amount Due
Sewer		LF @ \$2.10/LF	
Water		LF @ \$2.10/LF	
Reclaimed		LF @ \$2.10/LF	
Streets/Firelanes		LF @ \$2.10/LF/LN	
Sidewalks		LF @ \$2.10/LF	
Greenway		LF @ \$2.10/LF	
Fiber		LF @ \$2.10/LF	
Pump Station Inspection		\$1,500	
Re-inspection		____ \$ 0.25/LF for any after 1 st /2 nd Inspection	



Development Fees in Lieu of Assessment	Fee	Amount Due
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	
Step 3 Subtotal		

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)

Final Plat/Minor Subdivision/Recombination Plat	Fee	Amount Due
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	
Step 4 Subtotal		

Infrastructure and Stormwater Bonding

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

Bonding	Fee	Amount Due
Infrastructure Surety Performance	New- \$350 each Revised/Renewal- \$300 each	
Infrastructure Surety Warranty	New- \$350 each Revised/Renewal- \$300 each	
Stormwater SCM Surety Performance	New- \$350 each Revised/Renewal- \$300 each	
Stormwater SCM Surety Maintenance	New- \$350 each Revised/Renewal- \$300 each	
Erosion Control Surety Performance	New- \$350 each Revised/Renewal- \$300 each	
Step 4 Subtotal		

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)

Land Dedication	Fee	Amount Credited
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. For land so dedicated which: (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	



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Fee-in-Lieu of Land Dedication			
<i>Density based upon units/acre, fee per unit</i>			
<i>Density</i>	<i>Density</i>	<i>Density</i>	<i>Total Fee-in-lieu</i>
Single Family Detached	Single Family Attached	Multi-Family Attached	In lieu of land dedication, a fee calculated pursuant to NCGS 106A-372(E) may be paid at the discretion of the Town Council.
Total Parks & Recreation Fees Due			Amount Due
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	
			Step 4 Subtotal

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

Technology Surcharge	Amount Due	
All permits are subject to a technology surcharge fee at 4% of permit fee	4% of building permit fees	
WATER AND SEWER SERVICES	Amount Due	
Residential Capacity Replacement Fees		
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	
Town-Installed Taps (**or actual cost, whichever is greater)	Fee	Amount Due
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	
Developer-Installed Taps (all new developments)	Fee	Amount Due
Water	\$90/tap	
Wastewater	\$90/tap	
Reclaimed	\$90/tap	



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Potable Water Meter Fees – Octave Meters replace compound meters						
Meter Cost by Size		Permit Fee	Meter Cost by Size		Permit Fee	Amount Due
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	
Irrigation Services						
Irrigation Meter Fees						
Meter Cost by Size		Permit Fee	Meter Cost by Size		Permit Fee	Amount Due
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	
Town Installed Tap (** or actual cost whichever is greater)						
3/4" split service only (greater than 3/4" cost to be determined)**					Fee	Amount Due
					\$900	
Engineering Inspection Fees						
					Fee	Amount Due
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	
BUILDING PERMIT FEES						
New dwelling (single family, duplex, & town homes)						
Note: Square footage includes total footage including all porches, decks & garages						
					Fee	Amount Due
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	
Residential Additions: (bedroom, bathroom)						
0-500 Sq Ft					\$ 200	
Over 500 Sq Ft					Add \$ 0.30 per Sq Ft	
Permit Revision					\$50	
Residential Alterations: (kitchen, attic, basement, etc.)						
0-500 Sq Ft					\$ 200	
Over 500 Sq Ft					Add \$ 0.30 per Sq Ft	
Permit Revision					\$50	
Accessory Structures (garages, storage buildings, decks/screen porches, etc.)						
					Fee	Amount Due
Building					\$150	
Electrical					\$75	
Mechanical					\$75	
Plumbing					\$75	
Permit Revision					\$50	
Residential Trade Fees						
					Fee	Amount Due
Building					\$75	
Electrical					\$75	
Mechanical					\$75	
Plumbing					\$75	
Miscellaneous Permits/Fees						
					Fee	Amount Due
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	
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	



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Certificate of Occupancy C/O (same business day)	\$50	
Expired Permit Renewal	25% of permit cost	

<i>Planning & Zoning UDO Compliance Surety</i> <i>(Calculated and collected by Planning & Zoning, if needed)</i>	<i>Fee</i>	<i>Amount Due</i>
UDO Compliance Surety Review and Processing Fee	\$375 New/\$300 Renewal	
	Step 5 Subtotal	

ESTIMATED TOTAL FEES DUE	\$
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