

## 2019-2020 Town of Elon Planning and Zoning Fee Schedule

### I. Planning

<b>Zoning Fee</b>	
<b>Zoning Permit</b>	<b>\$50</b>
<b>Rezoning Fees</b>	
1 acre or less	\$150
1 to 4.9 acres	\$200
5 acres +	\$250
<b>Special-Use Permit</b>	\$200
<b>Modification to Special Use Permit</b>	\$200
<b>Variances or Interpretations</b>	\$200
<b>Preliminary Plan Approval</b>	
minor plan	\$100
major plan	\$100 plus per \$20 per lot
<b>Subdivision (Final Plat)</b>	
minor	\$0
major	\$50
<b>TRC Review</b>	
minor	\$100 and \$10 per 1,000 sf of building
major	\$200 and \$10 per 1,000 sf of building
<b>Zoning Inspection (Building Permit or CO inspection)</b>	
<b>Sign Permit Fee</b>	\$25
<b>Zoning Letter</b>	\$20
<b>Land Development Ordinance Book</b>	\$20
<b>Text Amendment to Land Development Ordinance</b>	\$200
<b>Street Closure Petition</b>	\$250  Petitioner is responsible for survey/legal description

Note: All planning fees listed above are due with the initial submittal to the Town of Elon.

## II. Water and Sewer Tap Fee

The following schedule shows fees charged by the Town to make water and sewer taps and other fees related to water and sewer taps. The fees are subject to change on an annual basis as established by the Board of Aldermen. Water and sewer taps installed by a developer to their property or development are not subject to payment of tap fees to the Town. Sprinkler taps (lawn irrigation) installed by a developer or owner to their property are subject to payment of sprinkler tap fees. The Town will make only 3/4" and 1" sprinkler taps at the cost for a 3/4" and 1" standard water tap plus the cost for the sprinkler tap fee. Sprinkler taps over 3/4" and 1" in size will be made by the developer/owner in accordance with town standards.

<b>Water and Sewer Tap Fees</b>								
Item #	Tap Size	Water Tap Fees		Sewer Tap Fees		Meter Charge	Sprinkler Fees	
		Inside	Outside	Inside	Outside		Inside	Outside
1	3/4" Water	\$850	\$1,700			\$250	\$850	\$1,700
2	1" Water	\$1,000	\$2,000			\$350	\$1,000	\$2,000
3	1.5" Water	Est. Individual or Developer Installed	Est. Individual or Developer Installed			Est. Individual or Town Installed	Est. Individual or Developer Installed	Est. Individual or Developer Installed
4	2" Water							
5	3" Water							
6	4" Water							
7	6" Water							
8	4" Sewer			\$750	\$1,500			
9	6" Sewer			Est. Individual or Developer Installed	Est. Individual or Developer Installed			
10	8" Sewer							

1. Any item not included in the above schedule shall be referred to the Public Works Director for a specific price determination.
2. The Town retains ownership of all meters, meter boxes, vaults, etc.
3. The Town will purchase and install all meters. The actual cost will be paid up front by the Developer/Owner prior to the Town ordering the meter.
4. The above fees are payable at the time of application for service and are for the service to be installed, non-standard meters and connections may require a processing time prior to installation.

### III. Water and Sewer System Development Fees

As previously stated, Water and Sewer System Development Fees are payable in addition to water and sewer tap fees. System Fees are applicable to property inside and outside the Town Limits.

The following schedule shows fees charged by the Town for Water and Sewer System Development Fees. The fees are subject to change on an annual basis as established by the Board of Aldermen. The System Development Fees are based on the size of Water Meter.

<b>Water &amp; Wastewater System Development Fees</b>		
<b>Water Meter Size</b>	<b>Water</b>	<b>Wastewater</b>
	<b>\$/Connection</b>	<b>\$/Connection</b>
3/4"	\$1,100.00	\$1,500.00
1"	\$1,800.00	\$2,500.00
1 1/2"	\$3,600.00	\$5,000.00
2"	\$5,800.00	\$8,000.00
3"	\$12,800.00	\$17,500.00
4"	\$23,100.00	\$31,500.00
6"	\$47,600.00	\$65,000.00
8"	\$102,600.00	\$140,000.00

**Notes:**

1. Any item not included in the above schedule shall be calculated based on adopted SDF Study.
2. The above System Development Fees are to be collected as follows:
  - a. For New Development involving the subdivision of land, the System Development Fee shall be collected at the time of plat recordation or when water and/or sewer service is otherwise committed by the Town.
  - b. For all other New Development, the System Development Fee shall be collected at the time of application for connection of the individual unit of development to the water and/or sewer system.
3. System Development Fees replace previous water and sewer system fees.
4. Existing outstanding assessments are to be paid in lieu of the Development Fee for the specific use of the assessment.
5. Irrigation services are subject to Water Tappage Fees, Meter Charges, and Water System Development Fees.

#### IV. Plan Review and Inspection

- A. Street Plan Review and Inspection Fee - For all streets, the fee includes construction plan review and permitting and record drawings review and mapping. In addition, the fee includes limited inspection of sub-grade, base courses, and asphalt; sidewalks, and curb and gutter: \$2.40 per lineal centerline foot of street.
- B. Water Line Plan Review and Inspection Fee – For all water lines, the fee includes construction plan review and permitting and record drawings review and mapping. In addition, the fee includes limited inspection of backfill and trench compaction and coordinating pressure testing and line disinfection: \$1.80 per lineal foot of water line.
- C. Sanitary Sewer Line Plan Review and Inspection fee – For all sanitary sewer lines, the fee includes construction plan review and permitting and record drawings review and mapping. In addition, the fee includes limited inspection of backfill and trench compaction and coordinating sewer line and manhole testing and line video review inspections: \$1.80 per lineal foot of sanitary sewer line.
- D. Storm Sewer Line Plan Review and Inspection Fee - For all storm sewer lines, the fee includes construction plan review and permitting and record drawings review and mapping. In addition, the fee includes limited inspection of backfill and trench compaction and line video review inspection: \$1.20 per lineal foot of storm sewer line.
- E. Water and Sewer Services – For all water and sewer services, from the main line tap to the property line, including limited inspection of backfill and trench compaction: \$100.00 per lot or \$50.00 for each service residential service or \$200 for each water service larger than 1 inch or sewer service larger than 4 inch.
- F. Backflow Prevention Device Plan Review and Inspection Fee – For all water services other than a standard residential water tap a \$200 plan review and inspection fee will be charged for services requiring a backflow prevention device (domestic, fire, and lawn irrigation).
- G. Stormwater Management Review and Inspection Fee – For all Stormwater Management plans and devices, including construction plan review and permitting. In addition, the fee includes limited inspection of constructed storm water devices: \$1,200 per device with one half payable at the time of plan submittal.

**Notes:**

When the Town deems that plan reviews and construction oversight are beyond what it considers to be routine, the Town has at its discretion to charge additional fees to cover their expenses and are to be paid these additional expenses prior to acceptance of new construction or occupancy being permitted.

## **V. Hydraulic Water System Modeling**

- A. Fire Flow Test Fee – A \$1,200 fee will be charged for all requested fire flow tests and retests.
- B. Fire Hydrant Fire Flow Modeling Fee – Water system modeling is to be completed for all new fire hydrants that will be installed on the Town's water system. The modeling fee is based upon the complexity and the number of hydrants being installed into the system. The fee is \$500 for one hydrant and an additional \$250/additional hydrant and is in addition to the Fire Flow Test Fee above. Extensive modeling may require additional modeling fees.