

2022-2023 Town of Elon Fee Schedule

IV. Planning

Zoning Fee	
Zoning Permit	\$50
Rezoning Fees	
Rezoning Fee	\$450 + cost of mailed notices
Special-Use Permit	\$450 + cost of mailed notices
Modification to Special Use Permit	\$450 + cost of mailed notices
Board of Adjustment (Variances, Appeals, Interpretations)	\$300
Development Plan Approval	
minor plan	\$250
major plan	\$450 + cost of mailed notices
Final Plat Approval	
minor or major	\$100
exempt s/d, recombination, or easement plats	\$50
TRC Review	
Includes two resubmittals	\$600
Each subsequent resubmittal over two	\$150
Review of traffic impact analysis	\$300
Other Planning and Zoning Fees	
Sign Permit Fee	\$50 per sign
Home Occupation Permit	\$100
Floodplain Development Permit	\$250
Driveway Permit	\$50
Annexation	\$500
Zoning Letter	\$20
LDO & LUP copy	\$50
24x36 Zoning Map	\$10
36x48 Zoning Map	\$20
11x17 black & white print	\$0.25
11x17 color print	\$0.35
Text Amendment to Land Development Ordinance	\$500
Street Closure Petition	\$600 Petitioner is responsible for survey/legal description

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

IV. 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. Each unit must have a separate tap. 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. Sprinkler taps over 3/4" and 1" in size will be made by the developer/owner in accordance with town standards.

Tap Size	Inside	Outside	Meter Fee	Sprinkler Inside	Sprinkler Outside
3/4" Water	\$1,400.00	\$2,800.00	\$250.00	\$1,400.00	\$2,800.00
1" Water	\$1,500.00	\$3,000.00	\$350.00	\$1,500.00	\$3,000.00
1.5" Water	Est Indv or Developer Installed	Est Indv or Developer Installed	Est Indv or Developer Installed	Developer Installed	Developer Installed
2" Water					
3" Water					
4" Water					
6" Water					
4" Sewer	\$1,000.00	\$2,000.00			
6" Sewer	Est Indv or Developer Installed	Est Indv or Developer Installed			
8" Sewer					

Notes:

1. Any item not included in the above schedule shall be referred to the Public Works Director for aspecific 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.

V. 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.

Water & Wastewater System Development Fees		
Water Meter Size	Water	Wastewater
	\$/Connection	\$/Connection
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.

VI. 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, asphalt; and curb and gutter: \$2.50 per lineal centerline foot of public street and \$1.25 per lineal centerline foot of private street.
- B. Sidewalk Plan Review and Inspection Fee - For all sidewalks, greenways, multi-use paths, or walking paths along all streets and/or that are to be dedicated to the Town, the fee includes construction plan review and permitting and record drawings review. In addition, the fee includes limited inspection of sub-grade, grades, and concrete: \$1.00 per lineal centerline foot of sidewalk.
- C. Water Line Plan Review and Inspection Fee - For all water lines, the fee includes construction plan review and permitting and record drawings review. In addition, the fee includes limited inspection of backfill and trench compaction and coordinating pressure testing and line disinfection: \$2.50 per lineal foot of public water line and \$2.00 per lineal foot of private permitted water line.
- D. 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. In addition, the fee includes limited inspection of backfill and trench compaction and coordinating sewer line and manhole testing and line video review inspections: \$2.50 per lineal foot of public or privatesanitary sewer line.
- E. 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 of public storm sewer lines: \$1.75 per lineal foot of public storm sewer line and \$1.00 per lineal foot of private storm sewer line.
- F. 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 or \$500 for each water service larger than 1 inch or sewer service larger than 4 inch.
- G. Backflow Prevention Device Plan Review and Inspection Fee - For all water services other than a standard residential water tap a \$500 plan review and inspection fee will be charged for services requiring a backflow prevention device (domestic, fire, and lawn irrigation).
- H. 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: \$500 for permit application and \$1,000 per device. Permit Application fee due at time of plan submittal.
- I. Riparian Buffer Impact Authorization Application and Review Fee - For all Riparian Buffer Impact Authorizations, including review, permitting, and construction closeout. The fee does not include stream determinations: \$50 for permit application for exempt buffer disturbance and \$500 per application for non-exempt buffer disturbance. \$50 fee due at time of application submittal.

J. Sanitary Sewer Lift Station plans and force mains, the fee includes construction plan review and permitting and record drawings review and mapping. In addition, the periodic construction observation back-fill and compaction around structures and the coordinating pressure testing of the force main. In addition, the Town will be trained for the operation of the sewer lift station and present at startup of the constructed facility: \$5,000.00 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. Non-routine or excessive inspections will include holiday, weekend inspections, and after-hours work. Non-routine or excessive inspection may include repeat inspections due to contractor failure or lack of coordination by the contractor. Non-routine or excessive inspections will be charged at a minimum of \$100/hour.

VII. Hydraulic Water System Modeling

- A. Fire Flow Test Fee - A \$1,200 fee will be charged for all required 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.