

Building Inspection Fees

Any work started without a permit will be charged double fees.

Residential

Recyclable materials permit fees

Recyclable materials permit fees are added to most all residential and commercial building permits and to ALL heating and air conditioning installation/change out permits. Recyclable materials fees are 5% of the total permit fees.

Technology fees

Technology fees are added to all residential and commercial building permits and are 2% of the total permit fees.

Examples

New single family dwelling/addition:

Total permit fee = \$975
2% Technology fee = \$19.50
5% Recyclable materials permit fee = \$48.75
Total fees = \$1043.25

OR

HVAC new installation or change out

Total permit fee = \$220
2% Technology fee = \$4.40
5% Recyclable materials permit fee = \$11
Total fees = \$235.40

Residential Single Family Dwelling Fees

New construction

All fees for new construction are based on square footage.

Determining your square footage:

All of the following areas shall be included when determining the square footage for your project:

- All floors including unfinished areas
- Basements (finished/unfinished)
- Decks
- Porches
- Attached garages and carports
- Attached storage areas
- Covered patios

| Permit type | Cost per square foot of structure |
|--------------|---------------------------------------|
| Building | .160 |
| Electrical | .074 |
| Mechanical | .086 |
| Plumbing | .074 |
| Total | .394 Per square foot (sq. ft.) |

Residential New Construction – Continued

The following fees also apply to new construction:

| | |
|---|--|
| Plans review fee | Orange County Planning Jurisdiction: \$ 0.0203 per sq. ft. (\$25 minimum) |
| | Town of Hillsborough Planning Jurisdiction: \$ 0.0203/sq. ft., PLUS 12% (\$25 minimum) Example: [3000 sq. ft. x .0203 = \$60.90] [\$60.90 x .12 = \$7.30] \$60.90 + \$7.30 = \$68.20 |
| Recyclable materials permit fee | 5% of total permit cost |
| Orange County zoning fee | \$30 |
| Homeowners recovery fee (required by the State when a licensed contractor is doing the work and the work is in/attached to a dwelling) | \$10 |

Miscellaneous fees

| | |
|------------------------------------|------|
| Temporary power pole (saw service) | \$55 |
| Fireplaces | \$55 |

Example

House (2 Story) = 1800 sq. ft.
Garage = 576 sq. ft.
Decks and porches = 300 sq. ft.
Total square footage = 2676 total sq. ft.

2676 x \$.394 (Building, electric, plumbing & mechanical) = \$1054.34
2676 x \$.0203 (Plans review fee - Orange County) = \$54.32
Orange County zoning fee = \$30
Saw service (temporary power pole) = \$55
Fireplace(s) = \$55
Homeowner's recovery fee = \$10
Subtotal = \$1258.66

Technology fee (\$1258.66 x .02) = \$25.17
Solid Waste permit fees (\$1258.66 x .05) = \$62.93
Total permit fees = \$1336.76

Residential Renovations, Additions, and Accessory Structures

| Permit type | Cost |
|---|--|
| Building | .293 per sq. ft. of structure (\$110 minimum may apply) |
| Electrical | \$83 per job |
| Mechanical | \$83 per job |
| Plumbing | \$83 per job |
| (Other miscellaneous fees may apply to project) | |

The following fees may also apply to renovations, additions, and accessory structures:

| | |
|---|---|
| Plans review fee | Orange County Planning Jurisdiction: \$ 0.0203 per sq. ft. (\$25 minimum) |
| | Town of Hillsborough Planning Jurisdiction: \$ 0.0203/sq. ft. PLUS 12% (\$25 minimum) |
| Recyclable materials permit fee | 5% of Total Permit Cost |
| Orange County zoning fee | \$30 |
| Homeowners recovery fee (required by the State when a licensed contractor is doing the work and the work is in/attached to a dwelling) | \$10 |

Example - 500 sq. ft. addition with electric and mechanical

| | |
|-----------------------------------|------------------|
| 500 x .293/sq. ft. = | \$ 146.50 |
| Plans review fee (500 x .0203) = | \$ 25 (minimum) |
| Electrical = | \$ 83 |
| Mechanical = | \$ 83 |
| Orange County zoning fee = | \$ 30 |
| Homeowners recovery fee = | \$ 10 |
| Subtotal | \$ 377.50 |
| Technology fee (\$377.50 x .02) = | \$ 7.55 |
| Solid Waste (\$377.50 x .05) = | \$ 18.87 |
| Total permit fees | \$ 403.92 |

Modulars

| # Boxes | Building | Electrical | Plumbing | Mechanical | Total |
|---------|----------|------------|----------|------------|-------|
| 2 | \$166 | \$70 | \$50 | \$50 | \$336 |
| 4 | \$221 | \$70 | \$70 | \$70 | \$431 |

The following fees also apply for modular homes:

| | |
|--|---|
| Decks, porches, carports, garages, site finished 2 nd floors, basement foundations (finished or unfinished), etc. | \$.293/sq. ft. – Building \$83 each – Plumbing, electrical, and mechanical |
| Plans review fee | Orange County Planning Jurisdiction: \$ 0.0203 per sq. ft. (\$25 minimum) |
| | Town of Hillsborough Planning Jurisdiction: \$ 0.0203/sq. Ft. PLUS 12% (\$25 minimum) |
| Recyclable materials permit fee | 5% of total permit cost |
| Orange County zoning fee | \$30 |
| Homeowners recovery fee (required by the State of NC when a licensed contractor is doing the work and the work is on/attached to a dwelling) | \$10 |
| Temporary power pole (saw service) | \$55 |
| Fireplace(s) | \$55 |

Commercial Fees

Any work started without a permit will be charged double fees.

Plans review fees

Orange County Planning Jurisdiction

- \$.034 per square foot for projects 4,999 square feet or less (\$150 minimum)
- \$.027 per square foot for projects 5000 to 20,000 square feet
- \$.021 per square foot for projects 20,001 to 150,000 square feet
- \$.013 per square foot for projects > 150,000 square feet

Town of Hillsborough Planning Jurisdiction

- \$.034 per square foot for projects 4,999 square feet or less (\$150 minimum)
- \$.027 per square foot for projects 5,000 to 20,000 square feet
- \$.021 per square foot for projects 20,001 to 150,000 square feet
- \$.013 per square foot for projects > 150,000 square feet
- **PLUS 12%**

Example - 25,000 square foot project in the Town of Hillsborough's Planning Jurisdiction:

| | |
|-------------------------------|----------------------------------|
| 4,999 sq. ft. at \$.034 = | \$169.97 |
| 15,001 sq. ft. at \$.027 = | \$405.03 |
| 5,000 sq. ft. at \$.021 = | \$105 |
| Subtotal = | \$678 |
| X 12% | \$81.36 |
| Total 25,000 sq. ft. = | \$759.36 Plans review fee |

Commercial Fees – Continued

| New construction – per square foot | | | | | |
|------------------------------------|----------|------------|----------|------------|----------------------------|
| Occupancy | Building | Electrical | Plumbing | Mechanical | Total cost/ square foot |
| Residential | 0.242 | 0.107 | 0.107 | 0.085 | \$0.541 |
| Storage/Utility | 0.085 | 0.065 | 0.065 | 0.085 | \$0.300 |
| Assembly | 0.181 | 0.098 | 0.098 | 0.085 | \$0.462 |
| Institutional | 0.337 | 0.166 | 0.166 | 0.169 | \$0.838 |
| Business | 0.242 | 0.115 | 0.115 | 0.108 | \$0.580 |
| Mercantile | 0.166 | 0.082 | 0.082 | 0.074 | \$0.404 |
| Hazardous | 0.126 | 0.053 | 0.053 | 0.074 | \$0.306 |
| Factory/Industrial | 0.126 | 0.053 | 0.053 | 0.074 | \$0.306 |
| Educational | 0.242 | 0.115 | 0.115 | 0.108 | \$0.580 |

| Commercial renovations and alterations | |
|--|-----------------------------|
| Building | \$165 plus .349/square foot |
| Electrical | \$110 minimum |
| Plumbing | \$110 minimum |
| Mechanical | \$110 minimum |

Note: Other miscellaneous fees may apply to projects

Miscellaneous Building Fees

| | Commercial | Residential |
|-----------------------------------|---|---|
| Moving building | \$165 | \$110 |
| Building demolition | \$110 | \$110 |
| Change of Occupancy/Use | \$110 | N/A |
| Swimming pool | \$110 | \$110 |
| | (Electrical, deck, and zoning fees may apply) | |
| Woodstove/Fireplace | \$55 | \$55* <small>*As part of a single family dwelling permit</small> |
| Prefabricated utility building | Calculated under storage occupancy | \$110 minimum |
| | (Trade and zoning fees apply) | |
| Signs – Business ID (Constructed) | \$110 Minimum (Zoning approval required and electrical fees apply) | |

Miscellaneous Plumbing Fees

| | Commercial | Residential |
|---------------------------|------------|-------------|
| Water heater installation | \$110 | \$110 |

Miscellaneous Electrical Fees

| | Commercial | Residential |
|------------------------------|------------|-------------|
| Saw Service 60 amp – 100 amp | \$55 | \$55 |
| Sign inspections | \$110 | N/A |
| Gasoline pumps | \$55 | N/A |
| Miscellaneous inspections | \$110 | \$110 |
| Temporary electrical final | \$110 | \$83 |

Electrical Service Changes

| | Commercial | Residential |
|---------------------|------------|-------------|
| Single Phase | | |
| 60 – 100 amp | \$110 | \$110 |
| 125 – 200 amp | \$138 | \$138 |
| 400 amp | \$165 | \$165 |
| Three Phase | | |
| 150 – 200 amp | \$165 | \$165 |
| 400 amp | \$221 | \$221 |

New Electrical Service

| | Single Phase | Three Phase |
|---------------|--------------|----------------|
| 30 – 60 amp | \$55 | \$138 |
| 70 – 100 amp | \$138 | \$138 |
| 125 amp | \$165 | \$165 |
| 150 amp | \$195 | \$220 |
| 200 amp | \$200 | \$250 |
| 300 amp | \$190 | \$250 |
| 400 amp | \$250 | \$330 |
| 600 amp | \$330 | \$385 |
| 800 amp | \$385 | \$525 |
| 1000 amp | \$525 | \$690 |
| 1200 amp | \$690 | \$775 |
| 1400 amp | \$745 | \$995 |
| 1600 amp | \$775 | \$1325 |
| Over 1600 amp | | \$155/100 amps |

Miscellaneous Mechanical

| Residential | |
|---------------------------------------|-------|
| Replacement of one system | \$165 |
| Installation each additional system | \$55 |
| Commercial | |
| Commercial Cooling | |
| First unit | \$165 |
| Each additional unit | \$55 |
| Replacement of system | \$165 |
| Commercial Heating | |
| First unit | \$165 |
| Each additional unit | \$55 |
| Replacement of system | \$165 |
| Commercial Heat/Cool Combination | |
| First unit | \$165 |
| Each additional unit | \$55 |
| Replacement of system | \$165 |
| Commercial Ventilation/Exhaust | |
| One system | \$165 |
| Each additional | \$55 |
| Hood fan commercial cooking equipment | \$110 |
| Commercial Cooking Appliances | |
| First unit | \$165 |
| Each additional unit | \$58 |
| Commercial re-inspection fee | \$110 |

General Miscellaneous Fees

| | |
|--|---|
| Refunds | \$42.50 |
| Issue Certificate of Occupancy | \$16 |
| Permit renewal/reissue | \$55 |
| Day Care/Family Care/ABC Permits for State License Certificate | \$110 (when no building permits required) |
| Archive research (per project) | \$22 |
| Re-Inspection fee | \$110 |
| Sprinkler system | \$221 |
| Fire alarm system | \$220 |
| Temporary electrical – Residential | \$83 |
| Temporary electrical – Commercial | \$110 |
| Grease trap installation | \$110 |
| Effective 2/28/2022 with all credit card transitions: | |
| Credit card use fee | 2% of total invoiced fees |
| Effective with new permitting software system – Established fall 2022 | |
| Application fee | \$50 (credited towards permit fee) |