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TOWN OF CARY

FEES ESTIMATION GUIDE

FOR RESIDENTIAL and COMMERCIAL CONSTRUCTION PROJECTS

(Includes all areas served by Town of Cary Water and Sewer)

This guide is intended to help you estimate building permit and development fees for your project. Actual fees will be calculated by staff at the time of building permit application review. All current rates are listed in the Town of Cary's approved budget and may be found by visiting the Inspections & Permits Web page at www.townofcary.org. If you would like help estimating your fees, please call Development Support Contact Center at (919) 469-4046.

FREQUENTLY ASKED QUESTIONS

Why does the Town of Cary collect fees?

Capital related fees, commonly referred to as development fees, recoup the Town's past and future investments in utility systems associated with the capacity of new users or increased capacity of existing users. Building permit and other fees are collected to help defray the cost of providing building plan review and inspections services.

When are the fees collected?

Building permit fees, development fees, and water/sewer tap fees are collected when (or before) the building permit is issued.

How are development fees calculated?

Generally, development fees are based on the total square footage under roof and the type of use. For additions and alterations to existing structures, fees are based on the estimated increase in demand due to an increase in square footage or change in type of use. If there is no new demand, then there are no additional development fees.

How are building permit fees calculated?

Building permit fees are calculated based on the square footage, including all heated and unheated areas.

What about irrigation fees?

The irrigation water development fee is a flat rate for residential customers, and is based on irrigated square footage for nonresidential customers. Other charges typically include permits, hardware (i.e., meter, box, tap), and installation.

If I move to a new location, what happens to the development fees I've already paid?

Development fees are tied to the physical address for which they have been paid, not to the owner or tenant; therefore, they stay with the property. For example, a residential customer moving into an existing home will not pay any additional development fees. However, a business moving to an existing space may incur additional development fees, depending on whether or not it is a change of use and what development fees have already been paid by previous tenants for that particular space.

RESIDENTIAL DEVELOPMENT FEES

WATER & SEWER DEVELOPMENT FEES—RESIDENTIAL

Fees for new construction, including additions, are based on the total area under roof. Water development fees are based on an Equivalent Dwelling Unit (EDU) rate of \$1,805 using 435 gallons on a peak day. Sewer development are based on an EDU rate of \$3,456 using 348 gallons on an average day.

<u>Type of Dwelling</u>	<u>Square Footage</u>	<u>Water Development Fee</u>	<u>Sewer Development Fee</u>
Single-Family (Attached or Detached)	0 to 1,700	\$1,183	\$2,118
" " "	1,701 to 2,400	\$1,471	\$2,967
" " "	2,401 to 3,100	\$1,805	\$3,456
" " "	3,101 to 3,800	\$2,173	\$3,855
" " "	3,801 or greater	\$2,783	\$4,904
Apartments (multi-family)	Per unit	\$1,164	\$2,315

IRRIGATION WATER DEVELOPMENT FEE—RESIDENTIAL

The residential irrigation development fee is a flat rate per meter based on the physical connection to potable or reclaimed water lines. Again, these are in addition to tap fees, hardware fees, permit fees and/or other related fees.

<u>Type of Connection</u>	<u>Residential Irrigation Development Fee</u>
POTABLE Line	\$1,161
RECLAIMED Line	\$581

TRANSPORTATION DEVELOPMENT FEE—RESIDENTIAL

Residential Transportation Development Fees (TDF) are calculated based on land use type and geographic zone in accordance with the Town of Cary's current approved budget.

<u>Type of Dwelling</u>	<u>TDF (Central Zone)</u>	<u>TDF (Base Zone)</u>	<u>Rate is charged...</u>
Single-Family Detached	\$1,103	\$1,573	Per dwelling
Single-Family Attached (Townhomes)	\$574	\$818	Per dwelling
Multi-Family (Apartments, Condos, Duplexes, etc.)	\$684	\$975	Per unit

Note: Central Zone includes properties inside the Maynard Road loop. Anything outside the loop is Base Zone.

COMMERCIAL / NONRESIDENTIAL DEVELOPMENT FEES

DEMAND ESTIMATE

For non-residential uses, water and sewer development fees are based on the demand required for the type of establishment and its use, in accordance with the fee schedule in Attachment A, Section C of the Town of Cary Capital Improvements Budget. (Shown below.)

For uses not specified in the section below, the Town will require sealed demand estimates from design professionals indicating peak day water demand (potable and/or reclaimed) and average day sewer demand. Please contact the Development Support Contact Center at (919) 469-4046 for questions and/or assistance with your development fee calculations.

For uses not specified, Water Development Fees are calculated by Town staff using a rate of \$4.15 / peak day gallons for potable water, or \$2.08 / peak day gallons for reclaimed water. Sewer Development Fees are calculated by Town staff using a rate of \$9.93 / average day gallons.

WATER & SEWER DEVELOPMENT FEES—COMMERCIAL

TYPE OR USE OF ESTABLISHMENT	UNIT	WATER DEVELOPMENT FEE	SEWER DEVELOPMENT FEE
Retail - Large (>80,000 sq.ft.)	1,000 sq. ft.	\$181	\$262
Retail - Medium (20,000-80,000 sq.ft.)	1,000 sq. ft.	\$225	\$327
Retail - Small (<20,000 sq.ft.)	1,000 sq. ft.	\$338	\$491
Laundromat, self service	1,000 sq. ft.	\$7,961	\$11,545
General/Medical office - Large (>20,000 sq.ft.)	1,000 sq. ft.	\$136	\$197
General/Medical office - Medium (5,000-20,000 sq.ft.)	1,000 sq. ft.	\$181	\$262
General/Medical office - Small (<5,000 sq.ft.)	1,000 sq. ft.	\$270	\$392
Country club	1,000 sq. ft.	\$519	\$753
Industrial, factory	1,000 sq. ft.	\$169	\$245
Drug store	1,000 sq. ft.	\$83	\$120
Warehouse	1,000 sq. ft.	\$85	\$123
Mini-Warehouse	1,000 sq. ft.	\$8	\$11
Church/Worship Center	1,000 sq. ft.	\$136	\$197
Full service restaurant	1,000 sq. ft.	\$3,057	\$4,434
Single service item restaurant	1,000 sq. ft.	\$796	\$1,154
Carry out restaurant	1,000 sq. ft.	\$136	\$197
Hotel, motel	1,000 sq. ft.	\$803	\$1,164
Laundry, not self service	1,000 sq. ft.	\$1,939	\$2,812
Veterinary hospital, boarding, kennel	1,000 sq. ft.	\$434	\$630
Hospital	1,000 sq. ft.	\$1,445	\$2,095
Nursing home	1,000 sq. ft.	\$1,196	\$1,735
Day care or school	1,000 sq. ft.	\$624	\$906
Recreation, with pool	1,000 sq. ft.	\$4,128	\$5,986
Recreation, no pool	1,000 sq. ft.	\$514	\$746
Gas station, no car wash	1,000 sq. ft.	\$331	\$480
Gas station with car wash	1,000 sq. ft.	\$9,344	\$13,550
Full or self service car wash	1,000 sq. ft.	\$4,288	\$6,218
Stadia, auditoriums, theatres	1,000 sq. ft.	\$313	\$454
Potable Water Irrigation (per irrigated sq. ft.)	1,000 sq. ft.	\$734.23	-

IRRIGATION WATER DEVELOPMENT FEE—COMMERCIAL

Nonresidential irrigation development fees are based on total irrigated square feet indicated on the design plan. Total demand for irrigation assumes a 3 days-per-week watering schedule, or 156 days annually. The current rates for irrigation, as listed in Attachment A, Section C of the Town of Cary Capital Improvements Budget, are as follows:

POTABLE water source (regardless of infrastructure) = \$743.23/1,000 irrigated sq. ft.

RECLAIMED water source = \$368 per 1,000 irrigated sq. ft.

Note: This fee is in addition to tap fees, hardware fees, permit fees and/or other related fees.

SECONDARY WATER METER REQUESTS (other than irrigation)—COMMERCIAL

Development fees for secondary water meters for cooling towers and other non-potable uses often are greatly affected by the specific details of the project—such as equipment, location, and use—but are also based on demand. Depending upon the particulars of the system design and equipment, some uses may also incur Sewer Development Fees in addition to Water Development Fees.

These requests typically require demand estimates, prepared and sealed by a licensed engineer, indicating water consumption in peak day gallons and average daily sewer flow, if applicable.

For additional information on fees for secondary meter requests, please contact Sue Wall at (919) 460-4992 or sue.wall@townofcary.org.

TRANSPORTATION DEVELOPMENT FEE—COMMERCIAL

Transportation development fees are calculated based on land use type, unit of measure, and geographic zone in accordance with the Town's current Capital Improvements Budget, Attachment A. (Shown below.)

$$\text{Transportation Development Fee} = \text{Unit(s)} \times \text{Unit Rate (Central or Base Zone)}$$

Note: Central Zone includes properties inside the Maynard Road loop. Anything outside the loop is Base Zone.

For example, the fee for a 10,500 square foot office building in the Base Zone would be calculated as follows:

Office, Land Use Type, 10,500 square feet @ \$2,113 per 1,000 square feet = 10.5 x \$2,113 = \$22,186.50

Land Use Type	Unit	Central Zone	Base Zone
Single-Family Detached	Dwelling	\$1,103	\$1,573
Single-Family Attached (Town Homes)	Dwelling	\$574	\$818
Multi-Family (Apartments & Condos)	Dwelling	\$684	\$975
Residential Care Facility	Bed	\$180	\$256
Hotel/Motel	Room	\$400	\$569
Retail/Commercial			
General Retail/Shopping Center	1,000 sq. ft.	\$1,148	\$1,637
ATM (Stand-Alone)	Each	\$1,343	\$1,914
Bank	1,000 sq. ft.	\$1,178	\$1,679
Restaurant, Fast Food	1,000 sq. ft.	\$3,520	\$5,017
Restaurant, Sit-Down	1,000 sq. ft.	\$1,313	\$1,871
Office/Institutional			
Office	1,000 sq. ft.	\$1,483	\$2,113
Hospital	1,000 sq. ft.	\$759	\$1,082
Library	1,000 sq. ft.	\$674	\$961
Church or Place of Worship	1,000 sq. ft.	\$344	\$491
Day Care Center	1,000 sq. ft.	\$1,148	\$1,637
Industrial			
Industrial Park	1,000 sq. ft.	\$869	\$1,238
Warehouse	1,000 sq. ft.	\$325	\$463
Mini-Storage	1,000 sq. ft.	\$190	\$271
Recreational			
Golf Course	Hole	\$2,156	\$3,074
Park/General Recreation	Acre	\$60	\$85
Recreational/Swim Center	1,000 sq. ft.	\$2,027	\$2,889
Tennis Court	Court	\$2,866	\$4,085

BUILDING PERMIT & OTHER FEES

BUILDING PERMIT FEES – Residential and Commercial / Nonresidential Projects

Building permit fees are based on the entire square footage under roof and are charged for each trade (i.e., building, plumbing, mechanical, electrical). The term “under roof” means all heated and unheated, finished and unfinished areas, including, but not limited to: garages, basements, and walk-up attics.

Some projects may incur additional permit fees for items such as accessory structures, fire sprinkler systems, and fire alarms (commercial only).

Some rates are different for residential and commercial permits. You can find a complete listing of fees and rates in the Town’s current approved budget and rates at www.townofcary.org. Basic building permit fees are shown below.

Standard Building Permit Fees

DESCRIPTION	FEE/SQ. FT.	MINIMUM FEE
RESIDENTIAL:		
New or Relocated Dwelling and Additions	\$0.165	\$204.00
Alterations	\$0.165	\$66.00
Residential Accessory Building (i.e.: screen porch, detached garage)	\$0.165	\$204.00
Residential (each trade) (Plumbing, Mechanical, Electrical)	\$0.044	\$66.00
NON-RESIDENTIAL:		
Non-Residential (New, Addition)	\$0.11	\$204.00
Non-Residential Alteration (includes interior demolition)	\$0.11	\$204.00
Residential Apartments (\$60/unit in addition to SQ FT calculation)	\$0.165	\$204.00
Non-Residential (Plumbing, Mechanical, Electrical, Fire)	\$0.034	\$66.00

UTILITY CONNECTION FEES

All applicable utility connection fees will be charged for actual work (parts & labor) performed by Town staff, in accordance with the Town’s current approved budget. The items noted below are common requests, but the exact requirements and costs will vary for each project.

- Water Meter Only (multiple sizes available)
- Full Service Base Tap—includes water meter, meter box, yolk, and check valve (multiple sizes available)
- Street Cut and/or Bore
- Curb Cut/Sidewalk Replacement

The exact requirements and costs will vary for each project. Please refer to the Town’s current approved budget for all fees and rates by visiting the Inspections & Permits Web page at www.townofcary.org.

BUSINESS IMPROVEMENT DISTRICT (BID)

A Business Improvement District (BID) was established by Council resolution, effective July 1, 2012, as part of its downtown redevelopment plan. For areas within the BID, development fees will be paid by the Town on behalf of new development, including water, sewer, transportation, and parks and recreation payments-in-lieu. The BID period is approved from July 1, 2012 through June 30, 2018. For a BID area map or more information on this initiative, please visit www.townofcary.org (search “BID”) or call the Development Support Contact Center at (919) 469-4046.

OTHER FEES

Projects may be subject to other fees not referenced in this guide, such as site plan-related fees, engineering infrastructure fees, financial guarantees, and recreation (parks) payments of funds in lieu of land dedication. Most of these fees are paid as part of the site plan approval, platting, or site development processes prior to obtaining a building permit. (*Exception: Multi-Family Recreation Fund Payment-In-Lieu of Land Dedication is paid at the time of building permit issuance.*)

For more information, please visit www.townofcary.org, or call the Development Support Contact Center at (919) 469-4046.