



## Land Development Fee Schedule 2023-2024 - Town of Stallings

<b>Residential Review*</b>	
Concept Plan (Minor & Major) Development Plan Review	\$500.00
<b>Major Subdivision &amp; Construction Document Preliminary Review (Article 7.7-1)</b>	
0 to 10 acres	\$2000.00 plus \$350.00 per total acre
10+ acres	\$2500.00 plus \$375.00 per total acre
<b>Minor Subdivision Review (Article 7.7-2)</b>	
4 lots or less created	\$250 for the first lot or unit plus \$150.00 for each additional lot or unit
<b>Final Subdivision Plat Review (Final Plat)</b>	
Per Map	\$500.00 plus \$75 per lot or unit
<b>Revisions</b>	
Minor (4 lots or less)	\$250.00
Major (5 or more lots)	\$500.00
Excessive (determined by the Development Administrator)	1/3 of the total original review fee
<b>Resubmittals (w/ 4th plan submittal &amp; each submittal thereafter)</b>	
Minor	\$150.00
Major	\$500.00
Excessive Resubmittals (determined by the Development Administrator)	1/3 of the total original review fee
<b>*Additional Engineering &amp; Stormwater Fees apply.</b>	

<b>Commercial, Industrial, Multiple-Use, or Non-Residential Plan Review*</b>	
Concept Plan (Major & Minor) Development Plan Review	\$500.00
<b>New Construction (Major - Construction Documents) (Article 7.7-1)</b>	
0 to 10 acres	\$2000.00 plus \$350.00 per total acre
10+ acres	\$2500.00 plus \$375.00 per total acre
<b>Final Subdivision Plat Review (Final Plat)</b>	
Per Map	\$500.00 plus \$75 per total acre
<b>Expansions (Any)</b>	
Less than 1 acre	\$500.00
1-acre or more	Requires Major Construction Document Review
<b>Revisions</b>	
To Minor	\$250.00
To Major	\$500.00
Excessive (determined by the Development Administrator)	\$1/3 of the total original review fee
<b>Resubmittals (w/ 4th plan submittal &amp; each submittal thereafter)</b>	
Minor	\$150.00
Major	\$500.00
Excessive Resubmittals (determined by the Development Administrator)	1/3 of the total original review fee
<b>*Additional Engineering &amp; Stormwater Fees apply.</b>	

<b>Engineering &amp; Stormwater Fees</b>	
Traffic Impact Analysis	Defined Per TIA Ordinance (Article 7)
Floodplain Development & Certification Permit	\$2500.00 plus \$100.00 per total acre
Bond Review	\$100.00
Driveway Permit	\$100.00
<b>Storm Water Review Fees (if Article 19 is triggered)</b>	
Minor - Stormwater Review	\$250.00 plus \$150.00 per total acre
Major Construction Documents - Stormwater Review	\$2500.00 plus \$100.00 per total acre
Surcharge per on-site detention facility	\$1,000.00
Appeal of PCSWO	\$1,000.00

<b>Zoning Fees &amp; Requests</b>	
Text Amendment - Development Ordinance (Article 5.3)	\$600.00
Vested Rights Zoning Permit - Major Subdivision (Article 7.13)	\$300.00
Vested Rights Zoning Permit - Minor Subdivision (Article 7.13)	\$250.00
<b>Conventional - Zoning Map Amendment (General Rezoning - Article 5.3)</b>	
Less than 2 acres	\$300.00
2-10 acres	\$500.00
Greater than 10 acres	\$1200.00 plus \$25 per total acre
<b>Conditional Zoning (CZ) - Zoning Map Amendment (Article 5.4)</b>	
Less than 2 acres	\$600.00

2-10 acres	\$1,000.00
Greater than 10 acres	\$1800.00 plus \$50 per total acre
<b>Board of Adjustment Request - Quasi-Judicial (Article 6)</b>	
Appeal Request	\$500.00
Variance Request	\$500.00
<b>Special Use Permit Request - Quasi-Judicial (Article 7.8)</b>	
Less than 2 acres	\$600.00
2-10 acres	\$1,000.00
Greater than 10 acres	\$1800.00 plus \$50 per total acre
Any modifications to Zoning Request submittal.	\$250.00 per revision submittal

Administrative Planning Fees	
<b>Zoning Permits (Article 7.5)</b>	
Residential - New Construction	\$100.00
Residential - Accessory Structure, Additions, Interior Upfit	\$50.00
Pool Permit	\$100.00
Use Permit	\$50.00
Home Occupation Use Permit (Article 10.1-21)	\$75.00
Temporary Use Permit	\$50.00
<b>Sign Permits (Article 17)</b>	
Permanent Sign	\$50.00
Temporary Sign Permit	\$25.00
Master Sign Plan (Article 17.10)	\$200.00
<b>Certificate of Zoning Compliance (Zoning Compliance Inspection)</b>	
Residential - New Construction	\$125.00
Residential - Accessory Structures/Additions	\$50.00
Commercial - New Construction	\$200.00
Commercial - Accessory Structures/Additions	\$75.00
w/ 4th inspection & each inspection thereafter	Original fee plus \$50.00 for each inspection thereafter
Letter of Zoning Compliance (Zoning Verification Letter)	\$75.00
<b>Miscellaneous Fees</b>	
Chicken Permit	\$25.00
Demolition Permit	\$50.00
Development Agreement (Article 7.15)	\$8,500.00
Special Events & Temporary Structures Permit (Article 15)	\$25.00
Tree Disturbance Permit (Article 11.10)	\$150.00

Ordinance/Adopted Plans/Maps/Copies	
Physical copy of Development Ordinance, Comp Plan, or any adopted plans.	\$225.00
Copies	\$.40 per page
Returned Check Fee	\$25.00
<b>Maps (color)</b>	
A Size (8.5 X 11)	\$1.00
B Size (11 x 17)	\$5.00
C Size (17 x 22)	\$10.00
D Size (22 x 34)	\$15.00
E Size (34 x 44)	\$20.00
Custom Maps	\$35.00 per hour rounded to ¼ hour

Adopted June 26, 2023

