



# Fees and Charges for Services

## BUILDING PERMIT & INSPECTION FEES

### Building Permits:

Includes alterations/remodels/additions (\$50.00 minimum)	\$0.15	per sq. ft. gross footprint of construction
Commercial up-fit (\$50.00 minimum)	\$0.10	per sq. ft.
<b>State required Homeowners Recovery Fee</b>	\$10.00	Licensed General Contractors/Residential only

### Electrical Permits:

Residential & Commercial (up to 200 amps)	\$110.00
Each additional 200 amps	\$100.00
Temporary service pole	\$50.00
Change of service panel or alteration	\$50.00
Temporary power turn on	\$100.00
Other miscellaneous (generator, transformer, etc.)	\$50.00

### Plumbing Permits:

Residential & Commercial (minimum)	\$50.00	plus \$5.00 per fixture
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### Mechanical Permits:

Residential - per system	\$50.00	
Commercial	\$75.00	min. plus \$10.00 per ton
Gas line only	\$50.00	
Propane tank installation	\$50.00	
Commercial range & grease hoods	\$50.00	
Commercial change out	\$50.00	
Other miscellaneous mechanical permits	\$50.00	

### Insulation Permits:

Residential	\$0.03	per sq. ft.
Commercial	\$0.04	per sq. ft.

### Miscellaneous Permits:

Demolition	\$120.00	
Moving and relocation of structure	\$120.00	
Swimming pool (includes electrical, barriers/fence enclosure)	\$120.00	
Fuel/petroleum storage tanks (above & below ground)	\$60.00	
Petroleum product dispenser	\$40.00	plus \$20.00 ea. additional
Tent (open-sided)	\$50.00	
ABC Inspection	\$50.00	
Daycare inspection	\$50.00	
Awnings/Signs	\$50.00	
<b>Fire sprinkler system</b> (100 heads - includes plan review)	\$100.00	plus \$0.75 ea. additional head
<b>Fire alarm system</b> - telephone or other remote radio controlled	\$50.00	
<b>Fire suppression system</b>	\$50.00	
<b>Manufactured Housing:</b>		
Modular construction (NC Building Code)	\$0.15	per sq. ft.
Single-wide (HUD approved)	\$100.00	
Double-wide and triple-wide	\$125.00	

### PENALTIES:

IF NO PERMIT BEFORE WORK BEGINS	<b>DOUBLE FEES</b>
Re-inspection for work not ready at the time of inspection	\$50.00 <b>per trade</b> - first time
	\$100.00 <b>per trade</b> - second time
Each re-inspection thereafter	<b>DOUBLE FEES</b>

**PLANNING & INSPECTIONS DEPARTMENT**  
**TOWN OF SOUTHERN PINES**  
**180 SW BROAD STREET, SOUTHERN PINES, NORTH CAROLINA 28387**  
**(910) 692-4003**



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## PLANNING FEES

Architectural Review - Staff (3,499 SF or less)	\$100.00	
Architectural Review – Town Council (3,500 SF or greater)	\$300.00	
Board of Adjustment – Variance, Interpretation of Zoning Map, Appeal of Determination of an Administrative Official	\$85.00	
Certificate of Appropriateness - Major Work	\$480.00	
Certificate of Appropriateness - Minor Work	\$90.00	
Comprehensive Long Range Plan Amendment	\$800.00	
Conditional Use Permit	\$800.00	
Conditional Use District Map Amendment	\$800.00	
Fence Permit	\$35.00	
Food Vendor Permit	\$70.00	
Planned Development District – Conceptual Development Plan	\$800.00	
Planned Development District – Preliminary Development Plan	\$800.00	
Planned Development District – Final Development Plan	\$200.00	
Sign Permit	\$50.00	per sign
Site Plan Review: Commercial/Multi-Family (up to 1 acre)	\$200.00	
Site Plan Review: Commercial/Residential Subdivision/Multi-Family	\$200.00	plus \$100.00/ acre over one (1) acre
Site Plan Review - Single Lot Residential	\$50.00	
Site Plan Re-review		previous fee
Special Event Permit	\$35.00	
Subdivision Review (Minor) – Final Plat	\$150.00	
Subdivision Review (Major) – Final Plat	\$150.00	plus \$10.0 per lot
Subdivision Review (Exempt) – Final Plat	\$25.00	
UDO Text Amendment	\$800.00	
Variance Request (Board of Adjustment)	\$85.00	
Zoning Certification	\$35.00	
Zoning Compliance Permit	\$35.00	
Zoning Map Amendment	\$800.00	
Zoning Map Interpretation (Board of Adjustment)	\$85.00	
Zoning Permit – Structure Not Requiring a Building Permit	\$35.00	
Copies:		
Map – Topo or Tax	\$5.00	
Map – 1 inch = 1,000 feet	\$5.00	
Map – Town Jurisdiction		
8.5" x 11" *	\$5.00	
11" x 17" *	\$10.00	
Larger than 11" x 17" *	\$25.00	
*Plus cost of customizing or programming		
Subdivision and Land Use Regulations	\$25.00	
Zoning Ordinance	\$75.00	