TOWN OF FOUR OAKS
WATER & SEWER DEPARTMENT
Effective October 1, 2026

RATE SCHEDULE

Deposit.....**$250.00**

Reconnection Fee.....**$100.00***
*INCLUDES YARD METERS CUT OFF @ CUSTOMERS REQUEST, RECONNECTION DUE TO NONPAYMENT, CUSTOMER REQUEST FOR VACANT HOUSE TO DISCONNECTION AND RECONNECTION.

Unauthorized Use Fee.....**$250.00**
Plus reconnection fee at current rate, as well as the cost of any damage to the meter, cut lock and the labor to repair. Includes, but is not limited to, water, sewer, and any other service the Town has "locked" for any reason. The Public Works Director will determine the cost of damage.

Water Meter Re-Read Fee (Customer Requested) **$25.00**
Charge will only apply if initial reading is found to be correct

NOTE: All fees must be paid before the water is connected or restored.

METER SET FEES
(for meters set by the town on taps completed by Johnston County)

METER SIZE	METER AND SET FEE
¾ Inch	$ 740.00 ($415 meter+$325 set fee)
1 Inch	$ 955.00 ($630 meter+$325 set fee)
1 ½ Inch	$1,196.00 ($871 meter+$325 set fee)
2 Inch Standard	$1,480.00 ($1,155 meter+$325 set fee)
2 Inch Compound	Town's cost plus 10%
3 Inch Standard	Town's cost plus 10%
4 Inch Standard	Town's cost plus 10%
Fire Hydrant Meter	Town's cost plus 10%

TAP FEES

The Tap Fees noted include the cost of the Tap Fee and the Meter Set Fee. See the capacity charge chart for all types of establishments. Payment must be paid in full prior to work beginning.

The stated fees do not include any additional expense such as boring under the road, extra pipe or additional materials used. These expenses will be determined by the Public Works Director based on the work and materials required for each project. Any additional expense will be the responsibility of the customer.

Note: The Town owns water and sewer lines on Highway 301.

WATER TAP FEES

¾ Inch Tap.....$1,540+ Capacity Fee

1 Inch Tap..... .....$1,955 + Capacity Fee
(OR FEE FOR TYPE OF PROJECT)

1 ½ Inch Tap.....$3,296 + Capacity Fee
(OR FEE FOR TYPE OF PROJECT)

2 Inch Compound Tap w/backflow.....Project Cost + Meter Set Fee +
15% + FEE FOR TYPE OF POJECT

Extra Meters (standard 3/4" tap).....$1,040 + $2,460 Capacity Fee + Permit Fee

SEWER TAP FEES

	INSIDE TOWN LIMITS	OUTSIDE TOWN LIMITS
4 Inch Tap	**$2,000 + Capacity Fee**	**$2,200 + Capacity Fee**
6 Inch Tap	**Cost + 15% + Capacity Fee**	**Cost + 15% + Capacity Fee**

CAPACITY CHARGE

(One-time charge)

WATER CAPACITY FEE:
A $22.70 per gallon of daily flow determined by the state of North Carolina Division of Water Quality (NC Administrative Code 15A NCAC 02T.0114) will be charged to customer. The minimum volume from each dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 120 gallons per day.

SEWER CAPACITY FEE:
A $11.01 per gallon of daily flow determined by the state of North Carolina Division of Water Quality (NC Administrative Code 15A NCAC 02T.0114) will be charged to customer. The minimum volume from each dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 120 gallons per day.

	DAILY FLOW FOR DESIGN	
TYPE OF ESTABLISHMENT	**WATER FLOW**	**SEWER FLOW**
Single-Family Dwelling	120 gal/per bedroom	120 gal/per bedroom
Multi-Family Dwelling	120 gal/per bedroom	120 gal/per bedroom
Businesses	25 gal/per employee	25 gal/per employee
Travel Trailer/Recreation Vehicle Park	100 gal/campsite	100 gal/campsite
Daycare Facilities	25 gal/per person	25 gal/per person
Food Service Facilities/Restaurants	40 gal/per seat	40 gal/per seat
Motels/Hotels	120 gal/room	120 gal/room
Service Stations	250 gal/seat or urinal	250 gal/seat or urinal

Car Wash:

1) Find average usage for existing car wash – divide by number of bays = average monthly use per bay.
2) Average monthly use/per bay times 12 months divided by 365 days = average gpd (gallons per day) per bay.
3) Number of bays times average gpd per bay = Total number of gallons to charge fee.

The list of establishments noted above is not designed to be all inclusive. Refer to NC Administrative Code 15A NCAC 02T.0114 for the comprehensive list of establishments and their respective daily flow for design.

TOWN OF FOUR OAKS
PLANNING & ZONING DEPARTMENT

Effective October 1, 2026

BUILDING INSPECTIONS PERMIT & MISCELLANEOUS FEES

****Charge double for "stop work" issued for doing work prior to obtaining permits****
*****Re-Activation Fee is the Cost of Original Permit with Max $200.00*****

1. **NEW DWELLING (SINGLE FAMILY) / MODULAR HOME**

Land Use / Zoning Permit Fee: $65

Structure:

Less than 1,200 sq. ft.:	$750 per dwelling
Over 1200 sq. ft.:	$750 plus $.35 per sq. ft.

NC Homeowner's Recovery Fund Fee: $10

- Includes total heated & unheated sq. ft.- i.e. garages, decks and porches
- Includes electrical, plumbing and mechanical for the dwelling only
- Any outside buildings will have their own permit/trades – i.e. detached buildings
- $10 of fee collected (as of 8/1/03 – state law) goes to Homeowner's Recovery Fund (for all new, remodel and additions SF permit issued)

NOTE: New construction – check to see if building is inside city limits and if water/sewer is available. If so, water/sewer tap and capacity fees must be paid when the permit is issued. If ONLY water from the town, a septic tank permit is required from Johnston County. This must be the final approved permit, not the application. DO NOT ISSUE THE PERMIT WITHOUT THE SEPTIC PERMIT FROM JOHNSTON COUNTY.

2. **RESIDENTIAL ADDITIONS, REMODELS & REPAIRS**

Land Use / Zoning Permit Fee: $35.00

Structure:

Less than 400 sq. ft.:	$250
Over 400 sq. ft.:	$250 plus $0.35 per sq. ft.

(Additional $95 per trade inspection if needed - electrical, plumbing, or mechanical)

NC Homeowner's Recovery Fund Fee: $10

- Includes total heated & unheated sq. ft.- i.e. garages, decks and porches

- Includes electrical, plumbing and mechanical for the dwelling only
- Any outside buildings will have their own permit/trades – i.e. detached buildings
- $10 of fee collected (as of 8/1/03 – state law) goes to Homeowner's Recovery Fund (for all new, remodel and additions SF permit issued)

3. DWELLING MOVED ON A LOT

Land Use / Zoning Permit Fee: $65
Fee: $250
(Additional $95 per trade inspection if needed…electrical, plumbing, or mechanical)

4. MULTI-FAMILY DWELLINGS (based on project cost per trade)

Each Building: See commercial chart
Each additional unit per building: $190 per unit
NC Homeowner's Recovery Fund Fee: $10
Land Use / Zoning Permit Fee:

Cost:		Permit Fee:*	Land Use/Zoning Permit Fee:
$0.00	$1,500	$95 per trade	$175
$1,501	$5,000	$190 per trade	$175
$5,001	$25,000	$275 per trade	$175
$25,001	$50,000	$550 per trade	$175
$50,001	$100,000	$1,100 per trade	$350
$100,001	$200,000	$2,200 per trade	$650
$200,001	$350,000	$3,900 per trade	$3,500
$350,001	$500,000	$5,100 per trade	$3,500
$500,001	$750,000	$6,800 per trade	$3,500
$750,001	$1,000,000	$8,600 per trade	$3,500

Projects over $1,000,000, multiply the remaining job cost by .25% plus $8,600

For projects over $100,000, a $1,000 fee is due at time of permit submittal. This amount will be credited towards the total permit fee at permit issuance.

* For all commercial projects, there is a fee for each trade based on the total job cost of that trade. See table above.

EXAMPLE:

	Building	*Electrical*	*Mechanical*	*Plumbing*
Job Cost	*$52,000*	*32,000*	*16,000*	*1,400*
Permit Fee	*$1,100*	*$550*	*$275*	*$95*

Zoning Permit is based upon total project cost: $101,600 = $650
Total Permit Cost = $1,100 + $550 + $275 + $95 + $650 = $2,670

5. **COMMERCIAL PROJECTS** (based on project cost per trade)

Cost:		Permit Fee:*	Land Use/Zoning Permit Fee:
$0.00	$1,500	$95 per trade	$175
$1,501	$5,000	$190 per trade	$175
$5,001	$25,000	$275 per trade	$175
$25,001	$50,000	$550 per trade	$175
$50,001	$100,000	$1,100 per trade	$350
$100,001	$200,000	$2,200 per trade	$650
$200,001	$350,000	$3,900 per trade	$3,500
$350,001	$500,000	$5,100 per trade	$3,500
$500,001	$750,000	$6,800 per trade	$3,500
$750,001	$1,000,000	$8,600 per trade	$3,500

Projects over $1,000,000, multiply the remaining job cost by .25% plus $8,600

For projects over $100,000, a $1,000 fee is due at time of permit submittal. This amount will be credited towards the total permit fee at permit issuance.

* For all commercial projects, there is a fee for each trade based on the total job cost of that trade. See table above.

EXAMPLE:

	Building	*Electrical*	*Mechanical*	*Plumbing*
Job Cost	*$52,000*	*32,000*	*16,000*	*1,400*
Permit Fee	*$1,100*	*$550*	*$275*	*$95*

Zoning Permit is based upon total project cost: $101,600 = $650
Total Permit Cost = $1,100 + $550 + $275 + $95 + $650 = $2,670

6. **MOBILE HOMES**

Land Use / Zoning Permit Fee:	$65
Single Wide:	$300 (Bldg Permit Only) + $95 per trade needed
Double Wide:	$350 (Bldg Permit Only) + $95 per trade needed
Triple Wide:	$375 (Bldg Permit Only) + $95 per trade needed
Quad Mobile:	$400 (Bldg Permit Only) + $95 per trade needed

7. **TRADE INSPECTIONS**

Building, Electrical, Plumbing and Mechanical:	$95 per trade + ($1.00
Building, if no building permits exists)	
Non-Emergency After Hours Inspections (2-hour minimum)	$200 per hour
(per approval of Building Inspector)	

8. **MINI STORAGE UNITS** See Commercial Rates

9. RESIDENTIAL ACCESSORY BUILDINGS

Land Use / Zoning Permit Fee:	$35.00
12' X 12' and over:	
Accessory Structures - see note:	$150 + $95 trade fee if needed
Deck/Porch/Gazebo:	$150 + $95 trade fee if needed
Farm Building (Farm ID Required):	$ 75 + $95 trade fee if needed
Bulk Barns:	$ 95

Note: Accessory Structures include storage buildings, workshops, garage/carport (attached or detached). If the structure is > 1,000 sq. ft. Special Use Permit will need to be obtained and cost for > 1,000 sq. ft. is $190 + .35 cents over 1,000 sq. ft. + trade fees if needed **

10. CONDITIONAL POWER, SERVICE POLE, SERVICE CHANGE INSPECTIONS

Conditional Power:	$95 Electrical
Service Pole Inspection:	$95 Electrical + ($1 Building, if no building permit exists)
Service Charge Inspections:	$95 Each Trade + $1 Building

11. REINSPECTION FEES $125 each

12. PERMIT UPDATE Cost of original permit up to max of $500

13. SIGNS See Commercial Fee Table Above
Land Use / Zoning Permit Fee:

14. POOLS $150 Building + $95 Electrical
Land Use / Zoning Permit Fee: $25.00

15. GAS PIPING & TANKS $95 per Trade + $1 Building

16. ROOF PLACEMENT OF EXISTING STRUCTURE $150 (Structural Change)

17. TENTS $95 Building (if >200 sq. ft.)
**Also requires that a FLAMMABILITY CERTIFICATION be presented.

18. RECONNECT POWER $95 Electrical + $1 Building

19. WATER/SEWER TAP $95 Plumbing + $1 Building

20. CONNECT TO TOWN / COUNTY WATER/SEWER RESIDENTIAL

Town Water/Sewer Connection:	$95 Plumbing + $1 Building
County (ETJ) Water/Sewer Connection:	$95 Plumbing + $1 Building

21. SPRINKLER SYSTEM

- Residential: $95 + $1 Building
- Commercial: See Commercial Rate

22. DEMOLITION PERMIT

- Residential: $150 and Need Asbestos Report
- Commercial: See Commercial Rate and Need Asbestos Report

Before a demolition permit will be issued the customer must pay the cost of asbestos sampling and analysis to the Town. The cost listed above for residential is based on per building. Commercial fees may be based on per project basis depending on the size of the demolition project. This will be determined by the building inspector.

Remind: Contractor that dumpsite must be state approved and we will need a copy of the tickets or number of loads and average weight of load.

23. CHANGE OF USE OR TENANT $95

24. ZONING CODES

- CD: $25
- Per/page copied: $1 ea/pg

25. NON SUFFECIENT FUNDS (NSF) – Return Check fee

- Check Fee: $35
- Processing Fee: $6

26. ORDINANCE BOOK $250

27. BUSINESS REGISTRATION $25

28. RALLY/DEMOSTRATION/PROTEST PERMIT $1,200

29. FOOD TRUCK PERMIT $25

30. RESIDENTIAL PLAN CHANGE FEE $350
(Required for changes made after initial review and approval)

31. RESIDENTIAL SOLAR PANEL PERMIT FEE $250

32. GOLF CART PERMIT $50

33. GOLF CART REINSPECTION $25
(Reinspection Due to Failed Inspection)

34. PUBLIC RECORDS REQUEST

- Black and White Copies $0.10 per page
- Color Copies $0.25 per page

TOWN OF FOUR OAKS
PLANNING & ZONING DEPARTMENT
Effective October 1, 2026

PLANNING AND ZONING FEE SCHEDULE

1. **REZONING FEES**

Less than 3 Acres:	$750
3.01 – 6.00 Acres:	$1,000
6.01+ Acres:	$1,800 + $25 / acre
TND:	$1,800 + $25 / acre
Special Use Permits:	$750

The Board of Commissioners, in its discretion, may waive rezoning fees in situations that it deems appropriate.

2. **LAND USE PERMITS**

Home Occupation Land Use Permit:	$95
BOA Review for Home Occupation:	$125
Residential:	
New Single Family Dwelling	$75
Mobile Home	$75
Remodel/Addition	$50
Accessory Building/Structure	$50

3. **NON-RESIDENTIAL LAND USE PERMITS**

Construction Value

$0 - $50,000:	$200
$50,001 - $100,000:	$400
$100,001 - $150,000:	$750
$150,001+:	0.75% of 1% construction cost – max fee of $3,500

4. **SUBDIVISION PLANS REVIEW**

1-3 Lots (minor):	$400
4-7 Lots (major):	$1,000 + $25 per lot (preliminary) $300 (final)
8 or More Lots (major):	$2,500 + $30 per lot (preliminary) $500 (final)
Resubmittal of Expired Plats:	$500

Developer will also be responsible for any other expenses incurred by the Town during the subdivision review process.

5. OPEN SPACE FEE $2,000 / Lot

6. ZONING ORDINANCE AMENDMENT

Propose and Amendment:	$1,000

7. EXEMPT SUBDIVISION REVIEW

Creation of Lits (Heirs/Estate Map)	$100
Recombination	$100
Easements	$100
Municipal Plat Reviews	$100
Resurvey of Existing Deed Survey	Free

8. BOARD OF ADJUSTMENTS

Appeals	$750
Animal Citation Appeals	$300 or citation cost, whichever is less
Variance:	$750

The Board of Adjustment, in its discretion, may waive any and all appeal fees for prevailing parties.

9. SIGNS

Land Use / Zoning Permit Fee	$100

10. TELECOMMUNICATIONS TOWERS / COLLOCATIONS

New Tower/Substantial Modification Application:	$9,000
Collocation Application Fee (streamlined application per NC 153A-349.53):	$3,000
Concealed Tower Application:	$8,000
Post-Construction Inspection Fee (streamlined application):	$5,000
Application Amendment Fee:	½ of initial application fee