

TOWN OF FOUR OAKS

WATER & SEWER DEPARTMENT

Effective August 1, 2024

RATE SCHEDULE

Deposit.....\$250.00

Reconnection Fee.....\$100.00*

*INCLUDES YARD METERS CUT OFF @ CUSTOMERS REQUEST

Unauthorized Use Fee.....\$150.00

Plus reconnection fee at current rate, as well as the cost of any damage to the meter, cut lock and the labor to repair. The Public Works Director will determine the cost of damage.

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)

<u>METER SIZE</u>	<u>METER AND SET FEE</u>
¾ Inch	\$ 693.00 (\$393 meter+\$300 set fee)
1 Inch	\$ 930.00 (\$630 meter+\$300 set fee)
1 ½ Inch	\$1,171.00 (\$871 meter+\$300 set fee)
2 Inch Standard	\$1,416.00 (\$1,116 meter+\$300 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

3/4 Inch Tap.....	\$1,493 + Capacity Fee
1 Inch Tap.....	\$1,930 + Capacity Fee (OR FEE FOR TYPE OF PROJECT)
1 1/2 Inch Tap.....	\$3,271 + Capacity Fee (OR FEE FOR TYPE OF PROJECT)
2 Inch Compound Tap w/backflow.....	Project Cost + Meter Set Fee + 15% + FEE FOR TYPE OF PROJECT
Extra Meters (standard 3/4" tap).....	\$993 + \$2,460 Capacity Fee + Permit Fee

SEWER TAP FEES

	<u>INSIDE TOWN LIMITS</u>	<u>OUTSIDE TOWN LIMITS</u>
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 \$13.50 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 \$10.68 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

<u>TYPE OF ESTABLISHMENT</u>	<u>WATER FLOW</u>	<u>SEWER FLOW</u>
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 September 1, 2024

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: \$50

Structure:

Less than 1,200 sq. ft.: \$600 per dwelling
Over 1200 sq. ft.: \$600 plus \$.30 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: \$25.00

Structure:

Less than 400 sq. ft.: \$200
Over 400 sq. ft.: \$200 plus \$0.30 per sq. ft.

(Additional \$75 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: \$50
 Fee: \$200
 (Additional \$75 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: \$150 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	\$75 per trade	\$125
\$1,501	\$5,000	\$150 per trade	\$125
\$5,001	\$25,000	\$220 per trade	\$125
\$25,001	\$50,000	\$440 per trade	\$125
\$50,001	\$100,000	\$885.50 per trade	\$250
\$100,001	\$200,000	\$1,771 per trade	\$500
\$200,001	\$350,000	\$3,096.50 per trade	\$2,500
\$350,001	\$500,000	\$4,092 per trade	\$2,500
\$500,001	\$750,000	\$5,472.50 per trade	\$2,500
\$750,001	\$1,000,000	\$6,853 per trade	\$2,500

Projects over \$1,000,000, multiply the remaining job cost by .2% plus \$6,853

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:

	<i>Building</i>	<i>Electrical</i>	<i>Mechanical</i>	<i>Plumbing</i>
<i>Job Cost</i>	\$52,000	32,000	16,000	1,600
<i>Permit Fee</i>	\$885.50	\$440	\$220	\$75

Zoning Permit is based upon total project cost: \$101,600 = \$500

Total Permit Cost = \$885.50 + \$440 + \$220 + \$75 + \$500 = \$2,120.50

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

Cost:		Permit Fee:*	Land Use/Zoning Permit Fee:
\$0.00	\$1,500	\$75 per trade	\$125
\$1,501	\$5,000	\$150 per trade	\$125
\$5,001	\$25,000	\$220 per trade	\$125
\$25,001	\$50,000	\$440 per trade	\$125
\$50,001	\$100,000	\$885.50 per trade	\$250
\$100,001	\$200,000	\$1,771 per trade	\$500
\$200,001	\$350,000	\$3,096.50 per trade	\$2,500
\$350,001	\$500,000	\$4,092 per trade	\$2,500
\$500,001	\$750,000	\$5,472.50 per trade	\$2,500
\$750,001	\$1,000,000	\$6,853 per trade	\$2,500

Projects over \$1,000,000, multiply the remaining job cost by .2% plus \$6,853

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:

	<i>Building</i>	<i>Electrical</i>	<i>Mechanical</i>	<i>Plumbing</i>
<i>Job Cost</i>	<i>\$52,000</i>	<i>32,000</i>	<i>16,000</i>	<i>1,600</i>
<i>Permit Fee</i>	<i>\$885.50</i>	<i>\$440</i>	<i>\$220</i>	<i>\$75</i>

Zoning Permit is based upon total project cost: \$101,600 = \$500

Total Permit Cost = \$885.50 + \$440 + \$220 + \$75 + \$500 = \$2,120.50

6. MOBILE HOMES

Land Use / Zoning Permit Fee:	\$50
Single Wide:	\$250 (Bldg Permit Only) + \$75 per trade needed
Double Wide:	\$275 (Bldg Permit Only) + \$75 per trade needed
Triple Wide:	\$300 (Bldg Permit Only) + \$75 per trade needed
Quad Mobile:	\$325 (Bldg Permit Only) + \$75 per trade needed

7. TRADE INSPECTIONS

Building, Electrical, Plumbing and Mechanical:	\$75 per trade + (\$1.00
Building, if no building permits exists)	
Non-Emergency After Hours Inspections (2-hour minimum)	\$125 per hour
(per approval of Building Inspector)	

8. MINI STORAGE UNITS

See Commercial Rates

9. RESIDENTIAL ACCESSORY BUILDINGS

Land Use / Zoning Permit Fee:	\$25.00
12' X 12' and over:	
Accessory Structures - see note:	\$100 + \$75 trade fee if needed
Deck/Porch/Gazebo:	\$100 + \$75 trade fee if needed
Farm Building (Farm ID Required):	\$ 50 + \$75 trade fee if needed
Bulk Barns:	\$ 75

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 \$150 + .30 cents over 1,000 sq. ft. + trade fees if needed **

10. CONDITIONAL POWER, SERVICE POLE, SERVICE CHANGE INSPECTIONS

Conditional Power:	\$75 Electrical
Service Pole Inspection:	\$75 Electrical + (\$1 Building, if no building permit exists)
Service Charge Inspections:	\$75 Each Trade + \$1 Building

11. REINSPECTION FEES

\$75 each

12. PERMIT UPDATE

Cost of original permit up to max of \$200

13. SIGNS

See Commercial Fee Table Above

Land Use / Zoning Permit Fee:	\$50.00
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14. POOLS

\$100 Building + \$75 Electrical

Land Use / Zoning Permit Fee:	\$25.00
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15. GAS PIPING & TANKS

\$75 per Trade + \$31 Building

16. ROOF PLACEMENT OF EXISTING STRUCTURE

\$100 (Structural Change)

17. TENTS

\$75 Building (if >200 sq. ft.)

**Also requires that a FLAMMABILITY CERTIFICATION be presented.

18. RECONNECT POWER

\$75 Electrical + \$1 Building

19. WATER/SEWER TAP

\$75 Plumbing + \$1 Building

20. CONNECT TO TOWN / COUNTY WATER/SEWER RESIDENTIAL

Town Water/Sewer Connection:	\$75 Plumbing + \$1 Building
County (ETJ) Water/Sewer Connection:	\$75 Plumbing + \$1 Building

21. SPRINKLER SYSTEM

- Residential: \$75 + \$1 Building
- Commercial: See Commercial Rate

22. DEMOLITION PERMIT

- Residential: \$100 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 \$75

24. ZONING CODES

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

25. RECOMBINATION, MAP REVIEW & SIGNATURE \$75

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

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

27. ORDINANCE BOOK \$150

28. BUSINESS REGISTRATION \$25

29. RALLY/DEMOSTRATION/PROTEST PERMIT \$1,000

30. FOOD TRUCK PERMIT \$25

31. RESIDENTIAL PLAN CHANGE FEE \$250

(Required for changes made after initial review and approval)

32. RESIDENTIAL SOLAR PANEL PERMIT FEE \$200

TOWN OF FOUR OAKS

PLANNING & ZONING DEPARTMENT

Effective September 1, 2024

PLANNING AND ZONING FEE SCHEDULE

1. REZONING FEES

Less than 3 Acres:	\$500
3.01 – 6.00 Acres:	\$750
6.01+ Acres:	\$1,250 + \$18.75 / acre
TND:	\$1,250 + \$18.75 / acre
Special Use Permits:	\$500

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:	\$75
BOA Review for Home Occupation:	\$93.75
Residential:	
New Single Family Dwelling	\$50
Mobile Home	\$50
Remodel/Addition	\$25
Accessory Building/Structure	\$25

3. NON-RESIDENTIAL LAND USE PERMITS

Construction Value	
\$0 - \$50,000:	\$125
\$50,001 - \$100,000:	\$250
\$100,001 - \$150,000:	\$500
\$150,001+:	1/2 of 1% construction cost – max fee of \$2,500

4. SUBDIVISION PLANS REVIEW

1-3 Lots (minor):	\$250
4-7 Lots (major):	\$500 + \$12.50 per lot (preliminary) \$150 (final)
8 or More Lots (major):	\$1,250 + \$20 per lot (preliminary) \$250 (final)
Resubmittal of Expired Plats:	\$150

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

5. OPEN SPACE FEE	\$1,000 / Lot
6. ZONING ORDINANCE AMENDMENT	
Propose and Amendment:	\$500
7. EXEMPT SUBDIVISION REVIEW	
Creation of Lits (Heirs/Estate Map)	\$50
Recombination	\$50
Easements	\$50
Municipal Plat Reviews	\$50
Resurvey of Existing Deed Survey	Free
8. BOARD OF ADJUSTMENTS	
Appeals	\$350
Animal Citation Appeals	\$250 or citation cost, whichever is less
Variance:	\$350
<p>The Board of Adjustment, in its discretion, may waive any and all appeal fees for prevailing parties.</p>	
9. SIGNS	
Land Use / Zoning Permit Fee	\$50
10. TELECOMMUNICATIONS TOWERS / COLLOCATIONS	
New Tower/Substantial Modification Application:	\$6,500
Collocation Application Fee	
(streamlined application per NC 153A-349.53):	\$1,000
Concealed Tower Application:	\$5,000
Post-Construction Inspection Fee	
(streamlined application):	\$2,500
Application Amendment Fee:	½ of initial application fee