

Gaston County FY 2025 Recommended Fee Schedule	Details	FY24 Amended	FY25 Adopted	FY25 Amended	Change
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Building & Development Services

Building Permits: Minimum fee for new residential homes is \$990. Valuation is determined by the Valuation Tables Per Square Foot cost set in current ICC or stated contract price, whichever is greater. Gaston County will calculate construction valuation for 1 or 2 family dwellings, all commercial buildings, and NC labeled modular homes using ICC valuations tables published each year in

\$1 to \$5,000	Minimum Fee	\$ 90.00	\$ 90.00	\$ 90.00	
\$5001 to \$50,000	+\$6 Per \$1,000 Valuation or Any Part Thereof Over \$5,000	\$ 60.00	\$ 60.00	\$ 60.00	
\$50,001 to \$100,000	+\$5 Per \$1,000 Valuation or Any Part Thereof Over \$50,000	\$ 320.00	\$ 320.00	\$ 320.00	
\$100,000 to \$250,000	+\$4.50 Per \$1,000 or Any Part Thereof Over \$100,000	\$ 570.00	\$ 570.00	\$ 570.00	
\$250,001 to \$500,000	+\$4 Per \$1000 or Any Part Thereof Over \$250,000	\$ 1,245.00	\$ 1,245.00	\$ 1,245.00	
\$500,001 to \$1,000,000	+\$3.50 Per \$1000 or Any Part Thereof Over \$500,000	\$ 2,245.00	\$ 2,245.00	\$ 2,245.00	
\$1,000,001 to \$10,000,000	+\$2.50 Per \$1,000 or Any Part Thereof Over \$1,000,000	\$ 3,995.00	\$ 3,995.00	\$ 3,995.00	
\$10,000,001 and Above	+\$1.50 Per \$1000 or Any Part Thereof Over \$10,000,000	\$ 26,495.00	\$ 26,495.00	\$ 26,495.00	

Unheated space, garages, porches, and decks for residential construction will use the per square foot cost calculation

Single Trade Permits

Residential Electrical Permit		\$ 90.00	\$ 90.00	\$ 90.00	
Residential Mechanical Permit		\$ 90.00	\$ 90.00	\$ 90.00	
Residential Plumbing Permit		\$ 90.00	\$ 90.00	\$ 90.00	
Commercial Plumbing, Electrical, Mechanical, Fire, & Sprinkler	Based on Project Cost when applied to County's Valuation Tables	Varies	Varies	Varies	
Water Heater/ HVAC Change Out		\$ 90.00	\$ 90.00	\$ 90.00	

Commercial Residential Fire Plan Review

Commercial Plan Review fee	20% of Permit Fee for 1st Review	\$ 0.20	\$ 0.20	\$ 0.20	
Commercial Plan 1st Re-review for Bldgs. 2500 Sq.Ft. or Smaller		\$ 90.00	\$ 90.00	\$ 90.00	
Commercial Plan 1st Re-review for Bldgs. 2501 to 7500 Sq.Ft.		\$ 180.00	\$ 180.00	\$ 180.00	
Commercial Plan 1st Re-review for Bldgs. 7501 to 20,000 Sq.Ft.		\$ 360.00	\$ 360.00	\$ 360.00	
Commercial Plan 1st Re-review for Bldgs. 20,001 to 60,000 Sq.Ft.		\$ 540.00	\$ 540.00	\$ 540.00	
Commercial Plan 1st Re-review for Bldgs. 60,001 Sq.Ft. or Larger		\$ 720.00	\$ 720.00	\$ 720.00	
Fire Plan review for Bldgs. 2500 Sq.Ft. or Smaller		\$ 90.00	\$ 90.00	\$ 90.00	
Fire Plan review for Bldgs. 2501 to 7500 Sq.Ft.		\$ 90.00	\$ 90.00	\$ 90.00	
Fire Plan review for Bldgs. 7501 to 20,000 Sq.Ft.		\$ 180.00	\$ 180.00	\$ 180.00	
Fire Plan review for Bldgs. 20,001 to 60,000 Sq.Ft.		\$ 270.00	\$ 270.00	\$ 270.00	
Fire Plan review for Bldgs. 60,001 Sq.Ft. or Larger		\$ 450.00	\$ 450.00	\$ 450.00	
Commercial & Fire Plan 2nd Re-review for Bldgs. All Sq.Ft.	1st Review fee x 2	1st Fee x2	1st Fee x2	1st Fee x2	
Commercial & Fire Plan 3rd+ Re-review for Bldgs. All Sq.Ft.	1st Review fee x 3	1st Fee x3	1st Fee x3	1st Fee x3	
Residential Re-review Fee/ Re-stamp of Lost Plans		\$ 45.00	\$ 45.00	\$ 45.00	
Electronic Plan Review Fee (Blue Beam)		\$ 100.00	\$ 100.00	\$ 100.00	

Signs

Sign Permits Based on Project Cost	Based on Project	Varies	Varies	Varies	
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Moved Houses: Any Remodeling or Additions will Need to be Permitted Separately

Includes New Foundation and Basic Utility Reconnections	9 Inspection Trips Included	\$ 810.00	\$ 810.00	\$ 810.00	
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Day Care License Inspection

Day Care Licensing Inspections Only	Remodeling is separate cost	\$ 270.00	\$ 270.00	\$ 270.00	
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Certificate of Occupancy: Included with Building Permit

For Existing Buildings with no Active Building Permit - 1 Inspection Trip by Electrical/Mechanical Inspector and 1 Inspection Trip by Building/Plumbing Inspector Included in Fee, Additional Trips Charged as Re-Inspection Fee Per fee Schedule		\$ 270.00	\$ 270.00	\$ 270.00	
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ABC Permit

For Existing Buildings with no Active Building Permit - 1 Inspection Trip by Electrical/Mechanical Inspector and one 1 Inspection Trip by Building/Plumbing Inspector Included in Fee, Additional Trips Charged as Re-Inspection Fee Per fee Schedule		\$ 270.00	\$ 270.00	\$ 270.00	
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Re-Inspection Fee for All inspections types (Residential, Commercial, and Zoning)

Not Ready for Inspection Fee		\$ 350.00	\$ 350.00	\$ 350.00	
Re-Inspection #1		\$ 180.00	\$ 180.00	\$ 180.00	
Re-Inspection #2		\$ 180.00	\$ 180.00	\$ 180.00	
Re-Inspection #3		\$ 270.00	\$ 270.00	\$ 270.00	

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Starting Work Without Permit						
Whenever Work is Started Without a Permit			Fee x 2	Fee x 2	Fee x 2	
On-Time Inspections						
Guaranteed Inspection Times - During Normal Business Hours 8am - 5pm Monday - Friday			\$ 180.00	\$ 180.00	\$ 180.00	
Before or After Normal Work Hours, Must be Scheduled and Approved Ahead of Time.			\$ 270.00	\$ 270.00	\$ 270.00	
Weekend Inspections (Saturday and Sunday) - Scheduled On-Time Inspections Must be Pre-approved by Supervisor						
Based on Availability and Must be Approved Ahead of Time			\$ 540.00	\$ 540.00	\$ 540.00	
Holiday Inspection - Inspection Scheduled on Holiday Observed by Gaston County			\$ 720.00	\$ 720.00	\$ 720.00	
Temporary Utilities						
Allows power to be placed on structures prior to all final inspections being approved; typically used to acclimate homes			\$ 100.00	\$ 100.00	\$ 100.00	
Manufactured Home permit						
Single Wide HUD Labeled Manufactured Home			\$ 540.00	\$ 540.00	\$ 540.00	
Double Wide/ Triple Wide HUD Labeled Manufactured Home			\$ 720.00	\$ 720.00	\$ 720.00	
Additions and Remodel						
Additions and Remodels - Per Trip, Based on Scope of Work		Per Inspection	\$ 90.00	\$ 90.00	\$ 90.00	
Demolition Permits						
Residential Demolition Permit			\$ 90.00	\$ 90.00	\$ 90.00	
Commercial Demolition Permit			\$ 90.00	\$ 90.00	\$ 90.00	
Swimming Pools						
Above Ground Pool - Includes 1 Trip for Building/Plumbing & 1 Trip for Electrical Inspector			\$ 180.00	\$ 180.00	\$ 180.00	
In Ground Pool - Includes 3 Trips for Building/Plumbing and 3 Inspections for Electrical			\$ 540.00	\$ 540.00	\$ 540.00	
Refunds						
If No Work Has Begun & No Inspections Performed. (Not eligible for refund if work has begun, inspection performed,			100%	100%	100%	
Zoning Permits						
Single Family Residence			\$ 300.00	\$ 300.00	\$ 300.00	
Multifamily Residence			\$ 300.00	\$ 300.00	\$ 300.00	
Non Residential			\$ 300.00	\$ 300.00	\$ 300.00	
Change In Use			\$ 150.00	\$ 150.00	\$ 150.00	
Residential Accessory Structures			\$ 150.00	\$ 150.00	\$ 150.00	
Sign(s)			\$ 150.00	\$ 175.00	\$ 175.00	
Manufactured Home Park Space			\$ 300.00	\$ 300.00	\$ 300.00	
Residential Subdivision - Full Review (Construction Doc. Review)			\$ -	\$ 1,000.00	\$ 1,000.00	
Temporary Use Permits			\$ 150.00	\$ 150.00	\$ 150.00	
Zoning Verification Letter			\$ 75.00	\$ 125.00	\$ 125.00	
All Zoning permits for parcels inside conditional districts			Base Fee x2	Base Fee x2	Base Fee x2	
Zoning Permits for Conditional Use						
Single Family Residence			\$ 450.00	\$ 600.00	\$ 600.00	
Zoning Pre-Construction Inspection			\$ 90.00	\$ 100.00	\$ 100.00	
Zoning Final Inspection			\$ 90.00	\$ 100.00	\$ 100.00	
Bond Release Inspection			\$ -	\$ 100.00	\$ 100.00	
Conditional Zoning Re-Inspection - 1st Reinspection			\$ 90.00	\$ 90.00	\$ 90.00	
Conditional Zoning Re-Inspection - 2nd Reinspection			\$ 110.00	\$ 150.00	\$ 150.00	
Conditional Zoning Re-Inspection - 3rd+ Reinspection			\$ 130.00	\$ 130.00	\$ 130.00	
Rezoning Fees - All fees will be based on total acreage of the property.						
General Zoning Map Amendment: <10 Acres			\$ 600.00	\$ 700.00	\$ 700.00	
General Zoning Map Amendment: >10 Acres		Plus \$60 per acre or fraction there of over 10 Acres	\$ 600.00	\$ 700.00	\$ 700.00	
Zoning map Amendment - Non Residential			\$ -	\$ -	\$ -	
Conditional Zoning Map Amendments: <2 Acres			\$ 650.00	\$ 700.00	\$ 700.00	
Conditional Zoning Map Amendments: >2 Acres up to 10 Acres		Plus \$60 per Acre or fraction there of over 2 Acres up	\$ 650.00	\$ 700.00	\$ 700.00	
Conditional Zoning Map Amendments: 10+ Acres		Plus \$30 per Acre or fraction there of over 10 Acres	\$ 1,160.00	\$ 1,160.00	\$ 1,160.00	
Conditional Site Plan Review		Required for all conditional rezonings	\$ 450.00	\$ 450.00	\$ 450.00	
Conditional Site Plan Re-Review		Required for each Re-review	\$ 240.00	\$ 240.00	\$ 240.00	
Legal Advertisement			\$ 175.00	\$ 175.00	\$ 175.00	
Mailings to adjoining property owners		Per Mailing	\$ 2.00	\$ 3.00	\$ 3.00	
Sign Fee			\$ -	\$ 15.00	\$ 15.00	
Commercial Site Plan Review						
Initial Site Plan Review: <2 Acres			\$ 300.00	\$ 300.00	\$ 300.00	
Initial Site Plan Review: >2 Acres up to 10 Acres		Plus \$60 per Acre or fraction there of over 2 Acres up	\$ 480.00	\$ 480.00	\$ 480.00	
Initial Site Plan Review: 10+ Acres		Plus \$30 per Acre or fraction there of over 10 Acres	\$ 1,160.00	\$ 1,160.00	\$ 1,160.00	
Site Plan Re-review Fee		For Each Required Re-Review	\$ 240.00	\$ 250.00	\$ 250.00	
Pre-design Conference		As Requested, Initial Conference is built into Permit Fees	\$ 200.00	\$ 200.00	\$ 200.00	

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Sign Plan Review						
Sign Plan Review Fee			\$ 120.00	\$ 150.00	\$ 150.00	
Sign Plan Re-Review Fee			\$ 90.00	\$ 100.00	\$ 100.00	
Subdivision Review						
Minor: 5 Lots or Less	plus \$5.00 per lot created		\$ 300.00	\$ -	\$ -	
Major 1: 50 Lots	plus \$5.00 per lot created		\$ 480.00	\$ 500.00	\$ 500.00	
Major 2: 51+ Lots	plus \$5.00 per lot created		\$ 900.00	\$ 1,000.00	\$ 1,000.00	
Final Plat Review/ Approval	includes exempt, and subdivisions with 5 or less lots		\$ 240.00	\$ 300.00	\$ 300.00	
Plat Re-review Fee	to be added starting on the third review		\$ 90.00	\$ 100.00	\$ 100.00	
Pre-Design Conference	As Requested - - Initial Conference Built into Permit Fees		\$ 200.00	\$ 200.00	\$ 200.00	
Exempt Plat Review/ Approval			\$ 150.00	\$ -	\$ -	
Exempt Plan Re-review			\$ 20.00	\$ -	\$ -	
Preliminary Review (Non-Binding, no approval stamp)			\$ -	\$ 150.00	\$ 150.00	
Expedited Review	Initial Review completed within 5 business days of all fees paid		\$ -	\$ 500.00	\$ 500.00	
Watershed Review - Based on total acreage of property disturbed						
Residential	Plus \$5.00 per acre		\$ 250.00	\$ 260.00	\$ 260.00	
Non-residential	Plus \$5.00 per acre		\$ 370.00	\$ 380.00	\$ 380.00	
Flood Development Permit - Based on total acreage of property disturbed						
Residential			\$ 190.00	\$ 260.00	\$ 260.00	
Non-Residential			\$ 310.00	\$ 380.00	\$ 380.00	
Site Evaluation Form			\$ 30.00	\$ 50.00	\$ 50.00	
Board of Adjustment and Historic Preservation Commission						
Variance/Special Exceptions/Certificates of Appropriateness			\$ 600.00	\$ 700.00	\$ 700.00	
Special Use Permit	Plus \$5.00 per Acre		\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	
Legal Advertisement			\$ 175.00	\$ 200.00	\$ 200.00	
Mailings to adjoining property owners	Per mailing		\$ 2.00	\$ 3.00	\$ 3.00	
Recording Fee			\$ 26.00	\$ 26.00	\$ 26.00	
Sign Fee			\$ -	\$ 15.00	\$ 15.00	
Code Enforcement						
Sign Fee			\$ -	\$ 700.00	\$ 15.00	\$ (685.00)
Zoning Violation - First Offense	\$100.00 per day that violation remains on property after compliance date		\$ -	\$ 100.00	\$ 100.00	
Zoning Violation - Repeat Offense	\$300.00 immediately (no compliance period) and \$300.00 for each day after - up to 7 days		\$ 300.00	\$ 300.00	\$ 300.00	
Administrative Fee	To be added on cases that the county abates		\$ 200.00	\$ 200.00	\$ 300.00	\$ 100.00
Abatement Fee	Varies per project - To be placed as a lien on the property in addition to the administrative fee		Varies	Varies	Varies	