



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services

### Board Action

File #: 24-311

Commissioner Brown - Building and Development Services - To Amend the Current Gaston County Fee Schedule to Adjust Building and Development Services Fees

#### STAFF CONTACT

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

#### BUDGET IMPACT

N/A

#### BUDGET ORDINANCE IMPACT

N/A

#### BACKGROUND

The current Gaston County Fee Schedule requires the following changes to be made to match current practices and other approved fees.

- Add "Certificates of Appropriateness" under the Board of Adjustment and Historic Preservation Commission fee table
- Adjust "Sign Fee" under Code Enforcement fee table from \$700.00 to \$15.00 to match the sign fee for other cases
- Adjust "Administrative Fee" under Code Enforcement fee table to reflect current fee of \$200.00 and increase the fee to \$300.00 for FY 25
- Adjust "Zoning Violation" Fees to match what is in the Unified Development Ordinance and County Code of Ordinances

#### POLICY IMPACT

N/A

#### ATTACHMENTS

FY25 Amended Fee Schedule - Building and Development Services Fee Schedule with Proposed Changes

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKelgher	RWorley	Vote
2024-217	06/25/2024	TK	BH	A	A	A	A	A	A	A	U

#### DISTRIBUTION:

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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 Changed 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 Changed 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	

Gaston County FY 2025 Recommended Fee Schedule	Details	FY24 Amended	FY25 Adopted	FY25 Amended	Change
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**Starting Work Without Permit**

Whenever Work is Started Without a Permit		Fee x 2	Fee x 2	Fee x 2	
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**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	
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**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	
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**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 began, inspection performed,		100%	100%	100%	
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**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	

Gaston County FY 2025 Recommended Fee Schedule	Details	FY24 Amended	FY25 Adopted	FY25 Amended	Change
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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	