

FY 2024-25 Approved
Durham City-County Planning Department Fee Schedule

Type of Fee	FY2023-2024 Approved Fee	FY 2024-25 Approved Fee
Lines Highlighted in Yellow in this Table are proposed new and updated fees for FY 2024-25		
A. Zoning Map Change (Rezoning)		
Base fees shall be calculated based on the type of application (zoning map change without a development plan, text-only development plan, or graphic development plan), plus the per-acre fee, if noted, for the acreage rounded up to the next whole.		
A.1. *NEW* Comprehensive Plan Inconsistency Fees: For all zoning map changes, add fees for each of the following when the proposal is not consistent with the adopted Comprehensive Plan map(s) on the date the case is submitted:	(Previously added \$1,040.00 per Zoning case for inconsistency with the adopted Future Land Use Map.)	a. Place Type Map (PTM): \$1,040.00. b. Urban Growth Boundary (UGB): \$2,080.00.
A.2. General Rezoning (No Development Plan), 5 Acres or less.	\$1,040.00 per case, plus additional fees for advertising, letter notice, and signs. Add \$1,040.00 if the request is not consistent with the adopted Future Land Use Map or equivalent.	\$1,352.00 per case, plus additional fees for advertising, letter notice, and signs.
A.3. General Rezoning (No Development Plan), more than 5 acres.	\$2,080.00 per case, plus additional fees for advertising, letter notice, and signs. Add \$1,040.00 if the request is not consistent with the adopted Future Land Use Map or equivalent.	\$2,392.00 per case, plus additional fees for advertising, letter notice, and signs.
A.4. Textual Development Plan, 5 Acres or Less:	\$2,600.00 per case, plus additional fees for advertising, letter notice, and signs. Add \$1,040.00 if the request is not consistent with the adopted Future Land Use Map or equivalent.	\$2,912.00 per case, plus additional fees for advertising, letter notice, and signs.
A.5. Textual Development Plan, 6 to 10 Acres:	\$3,640.00 per case, plus additional fees for advertising, letter notice, and signs. Add \$1,040.00 if the request is not consistent with the adopted Future Land Use Map or equivalent.	\$3,952.00 per case, plus additional fees for advertising, letter notice, and signs.
A.6. Textual Development Plan, More than 10 Acres:	\$4,680.00 per case, plus \$68.00 per acre or portion of an acre, rounded up, plus additional fees for advertising, letter notice, and signs. Add \$1,040.00 if the request is not consistent with the adopted Future Land Use Map or equivalent.	\$4,992.00 per case, plus \$78.00 per acre or portion of an acre, rounded up, plus additional fees for advertising, letter notice, and signs.
A.6. Modification to Text Commitments on Existing Development Plans (this can only be used for changing text; changing or adding graphics is charged at the applicable Development Plan rate listed below)	\$1,560.00 per case, plus additional fees for advertising, letter notice, and signs.	\$1,872.00 per case, plus additional fees for advertising, letter notice, and signs.
A.7. Graphic Development Plan:	\$4,680.00 per case, plus \$68.00 per acre or portion of an acre, rounded up, plus additional fees for advertising, letter notice, and signs. Add \$1,040.00 if the request is not consistent with the adopted Future Land Use Map or equivalent.	\$4,992.00 per case, plus \$78.00 per acre or portion of an acre, rounded up, plus additional fees for advertising, letter notice, and signs.
A.8. Public Hearing Continuance or Referral Back to Administration	For each instance where a public hearing is continued or referred back to administration (unless staff requests the action), a processing fee of \$500.00 will be charged to the applicant. Additional re-review fees may also apply depending on changes made by the applicant.	For each instance where a public hearing is continued or referred back to administration (unless staff requests the action), a processing fee of \$500.00 will be charged to the applicant. Additional re-review fees may also apply depending on changes made by the applicant.
A.9. Engineering Zoning Review	\$104.00 per case, in addition to the applicable zoning map change fee.	\$104.00 per case, in addition to the applicable zoning map change fee.
B. Consolidated Annexation		
B.1. All Consolidated Annexation, except those Provided in Section 1, Paragraph B.2 or B.3, Below	\$832.00 per case, plus additional fees for advertising, letter notice, signs, and recordation. This does not include fees for any other associated application.	\$1,440.00 per case, plus additional fees for advertising, letter notice, signs, and recordation. This does not include fees for any other associated application.
B.2. Consolidated Annexation of One Single-Family or Two-Family Residential Lot	\$416.00 per case, plus additional fees for advertising, letter notice, signs, and recordation. This does not include fees for any other associated application.	\$416.00 per case, plus additional fees for advertising, letter notice, signs, and recordation. This does not include fees for any other associated application.
B.3. *NEW* Annexation of Right-of-Way Only	N/A	\$416.00 per case, plus additional fees for advertising, letter notice, signs, and recordation. This does not include fees for any other associated application.
C. Comprehensive Plan Amendment (Each Requires a Separate Fee)		
C.1. Comprehensive Plan Map Amendment, All Except Paragraph C.2, Not Associated with a Zoning Map Change	\$2,184.00 per case, plus additional fees for advertising, letter notice, and signs, as applicable.	\$2,184.00 per case, plus additional fees for advertising, letter notice, and signs, as applicable.
C.2. *NEW* Comprehensive Plan Map Amendment, Urban Growth Boundary, Not Associated with a Zoning Map Change	N/A	\$4,264.00 per case, plus additional fees for advertising, letter notice, and signs, as applicable.

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C.3. Comprehensive Plan Text Amendment	\$3,120.00 per case, plus additional fees for advertising, letter notice, and signs, as applicable.	\$4,160.00 per case, plus additional fees for advertising, letter notice, and signs, as applicable.
D. Development Agreement (per N.C. Gen. Stat. 160D, Art. 10):	\$7,280.00 per case, plus additional fees for advertising, letter notice, and signs. Recordation fees are the responsibility of the applicant. This does not include any other fees associated with other applications that may be required as part of the development of the property.	\$7,280.00 per case, plus additional fees for advertising, letter notice, and signs. Recordation fees are the responsibility of the applicant. This does not include any other fees associated with other applications that may be required as part of the development of the property.
E. Board of Adjustment Applications		
E.1. Appeal of an Administrative Decision	\$312.00 per case, plus additional fees for letter notice, and signs, as applicable.	\$416.00 per case, plus additional fees for letter notice, and signs, as applicable.
E.2. *NEW* Single-Family and Two-Family Variance for Additions to Existing, Nonconforming Residential Buildings Only (not for new construction of structures or accessory dwelling units (ADUs) where there is a nonconforming residential building on site, nor for vacant nonconforming lots)	\$494.00 per case, plus additional fees for letter notice, and signs.	\$260.00 per case, plus additional fees for letter notice and signs.
E.3. Single-Family and Two-Family Projects (other variances, minor special use permits, etc.) and Reasonable Accommodation Requests	\$494.00 per case, plus additional fees for letter notice, signs, and recordation fees for special use permit orders.	\$494.00 per case, plus additional fees for letter notice, signs, and recordation fees for special use permit orders.
E.4. Wireless Communication Facilities Minor Special Use Permit:	\$3,292.00 per case, plus additional fees for letter notice, signs, and recordation fees; plus \$5,000.00 for independent professional consultant review.	\$3,380.00 per case, plus additional fees for letter notice, signs, and recordation fees; plus \$5,000.00 for independent professional consultant review.
E.4. All Other BOA Applications, not Listed Elsewhere in this Section E:	\$1,352.00 per case, plus additional fees for letter notice, signs, and recordation fees for special use permit orders.	\$1,560.00 per case, plus additional fees for letter notice, signs, and recordation fees for special use permit orders.
F. Major Special Use Permit Applications		
F.1. Transportation Special Use Permit:	\$2,106.00 per case, plus additional fees for letter notice, signs, and recordation.	\$2,340.00 per case, plus additional fees for letter notice, signs, and recordation.
F.2. Wireless Communication Facilities Major Special Use Permit:	\$3,292.00 per case, plus additional fees for letter notice, signs, and recordation fees; plus \$5,000.00 for independent professional consultant review.	\$3,380.00 per case, plus additional fees for letter notice, signs, and recordation fees; plus \$5,000.00 for independent professional consultant review.
F.3. All Other Major Special Use Permit Applications	\$2,106.00 per case, plus additional fees for letter notice, signs, and recordation.	\$2,106.00 per case, plus additional fees for letter notice, signs, and recordation.
G. Site Plans		
G.1. Administrative Site Plan – Level 1, defined as a site plan requiring only Planning Department and Inspections Department	\$218.00	\$468.00
G.2. Administrative Site Plan – Level 2: Defined as a site plan with a maximum of 500 square feet of new impervious surfaces added, no changes in stormwater management, no more than 1,000 square feet of new, habitable building area, and less than 12,000 square feet of land disturbance.	\$676.00	\$936.00
G.3. Administrative Site Plan – Level 3: Defined as a site plan with a maximum of 500 square feet of new impervious surfaces added, no changes in stormwater management, greater than 1,000 square feet of new, habitable building area, and less than 12,000 square feet of land disturbance.	\$1,872.00	\$2,184.00
G.4. Administrative Site Plan – Level 4: Defined as a site plan that does not meet the definitions of a Level 1, Level 2, Level 3, or Major Site Plan, and proposes:	N/A see below	N/A see below
G.4.a. From 0 to 5,000 square feet of new, habitable building area.	\$4,472.00	\$4,992.00
G.4.b. From 5,001 to 10,000 square feet of new, habitable building area.	\$5,512.00	\$6,032.00
G.4.c. From 10,001 to 50,000 square feet of new, habitable building area.	\$8,112.00	\$8,632.00
G.4.d. From 50,001 to 100,000 square feet of new, habitable building area.	\$11,232.00	\$11,752.00
G.4.e. Greater than 100,000 square feet of new, habitable building area.	\$4,472.00, plus \$47.00 per 1,000 square feet (rounded up)	\$4,992.00, plus \$52.00 per 1,000 square feet (rounded up)
G.4.f. A site plan for a development of new lots with no more than 5,000 total square feet of incidental nonresidential development (see Example A in G.7.e).	\$4,472.00, plus \$47.00 per new lot	\$4,992.00, plus \$52.00 per new lot
G.4.g. A site plan with a mixture of nonresidential or multifamily buildings totaling more than 5,000 square feet and new lots, such as townhomes or other residential lots (see Example B in G.7.f).	\$4,472.00, plus \$47.00 per new lot; plus, the new, habitable building area total fee from G.4.a-G.4.e, according to the total square footage of the building(s)	\$4,992.00, plus \$52.00 per new lot; plus, the new, habitable building area total fee from G.4.a-G.4.e, according to the total square footage of the building(s)
G.5. Major Site Plan	\$5,720.00, plus \$68.00 per 1,000 square feet (rounded up), or \$68.00 per new lot, whichever is the higher fee, plus additional fees for letter notice	\$6,032.00, plus \$78.00 per 1,000 square feet (rounded up), or \$78.00 per new lot, whichever is the higher fee, plus additional fees for letter notice
G.6. Development Plan as Site Plan	Half of zoning base fee, plus half of the site plan base fee, plus FLUM inconsistency fee, as applicable, plus \$104.00-Engineering Zoning Review, plus additional fees for advertising, letter notice, and signs	Deleted as a case type

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G.7. Notes for Section 1.G, Site Plans: a. All new building square footage shall be rounded up to the next whole number and applies to the entire, habitable square footage (area) within nonresidential, multifamily, and mixed use buildings. b. Structured parking, accessory buildings, and service areas within a building are considered habitable building area. c. Townhomes and other single buildings on multiple lots require the per-lot fee. d. Open space and common area lots are considered new lots being created. e. Example A: Calculation of fees for a 50-lot townhome development with common building and 3 open space lots, proposed on one existing lot. 1) 50 new townhome lots + 3 open space lots – 1 existing lot = 52 lots x \$45.00 = \$2,340.00. 2) \$4,300.00 base application fee = \$6,640.00. 3) 4% technology fees on the subtotal (\$6,640.00 x 0.04 = \$265.60). 4) Total fee = \$6,905.60. f. Example B: Calculation of fees for a 50-lot townhome development with common building and 3 open space lots proposed on an existing lot, plus a 10,000 square foot nonresidential building on a new lot: 1) Calculate the townhome portion, including the common building, as in Example A, for a total of \$6,905.60. 2) Add \$5,300.00 + 4% technology fees for nonresidential building area = \$5,512.00. 3) Total fee = \$6,509.60 + \$5,512.00 = \$12,417.60. g) Site Plans which do not require an initial re-review will be reimbursed 33% of the original review fee, not including the technology fee.	G.7. Notes for Section 1.G, Site Plans: a. All new building square footage shall be rounded up to the next whole number and applies to the entire, habitable square footage (area) within nonresidential, multifamily, and mixed-use buildings. b. Structured parking, accessory buildings, and service areas within a building are considered habitable building area. c. Townhomes and other single buildings on multiple lots require the per-lot fee. d. Open space and common area lots are considered new lots being created. e. Example A: Calculation of fees for a 50-lot townhome development with common building(s) totaling 5,000 square feet or less and 3 open space lots, proposed on one existing lot. 1) 50 new townhome lots + 3 open space lots – 1 existing lot = 52 lots x \$47.00 = \$2,444.00. 2) + \$4,472.00 application fee 3) Total fee = \$6,916.00. f. Example B: Calculation of fees for a 50-lot townhome development with common building(s) totaling 5,000 square feet or less and 3 open space lots proposed on an existing lot, plus a 10,000 square foot nonresidential building on a new lot: 1) Calculate the townhome portion, including the common building, as in Example A, for a total of \$6,916.00. 2) Add \$5,512.00 for a 10,000 square foot nonresidential building (Administrative Site Plan Tier 4.b, above) 3) Total fee = \$6,916.00 + \$5,512.00 = \$12,428.00	G.7. Notes for Section 1.G, Site Plans: a. All new building square footage shall be rounded up to the next whole number and applies to the entire, habitable square footage (area) within nonresidential, multifamily, and mixed use buildings. b. Structured parking, accessory buildings, and service areas within a building are considered habitable building area. c. Townhomes and other single buildings on multiple lots require the per-lot fee. d. Open space and common area lots are considered new lots being created. e. Example A: Calculation of fees for a 50-lot townhome development with common building and 3 open space lots, proposed on one existing lot. 1) 50 new townhome lots + 3 open space lots – 1 existing lot = 52 lots x \$52.00 = \$2,704.00. 2) + \$4,992.00 base application fee = \$6,640.00. 3) Total fee = \$7,696.00 f. Example B: Calculation of fees for a 50-lot townhome development with common building and 3 open space lots proposed on an existing lot, plus a 10,000 square foot nonresidential building on a new lot: 1) Calculate the townhome portion, including the common building, as in Example A, for a total of \$7,696.00. 2) Add \$6,032.00 for a new 10,000 square foot nonresidential building on its own lot (Administrative Site Plan Level 4, Tier 2 (4.b, above). 3) Total fee = \$7,696.00 + 6,032.00 = \$13,728.00. g) Site Plans which do not require an initial re-review will be reimbursed 33% of the original review fee, not including the
H. Floodplain Reviews		
H.1. Floodplain As-Built Review: Review of floodplain permit as-built documentation when construction is complete, and prior to a Certificate of Completion or final approval	\$104.00 base fee per phase of construction.	\$104.00 base fee per phase of construction.
H.2. Enhanced Floodplain Building Permit Review: Review of a building permit application that is associated with an enhanced building permit review on a parcel with floodplain, to confirm whether a floodplain development permit is required:	\$156.00	\$208.00
H.3. Floodplain Development Permit, Large: A Floodplain Development Permit, initiated through the Planning Department, that requires review of proposed development in the floodplain, and that requires review of a flood study, no rise certification, CLOMR, or LOMR, etc.	\$624.00	\$780.00
H.4. Floodplain Development Permit, Medium: A Floodplain Development Permit, initiated through the Planning Department, that requires review of proposed development that obstructs or modifies the floodplain without increasing the dimensions of the floodway and non-encroachment areas, and that requires review and approval of flood hazard calculations or an engineer's certification:	\$354.00	\$390.00
H.5. Floodplain Development Permit, Small: A Floodplain Development Permit, initiated through the Planning Department, that requires review of proposed development in the floodplain, and that does not modify or obstruct floodway or non-encroachment areas:	\$156.00	\$208.00
I. Subdivision Plats		
I.1. *NEW* Exempt Private Easement Plat or Right-of-Way Withdrawal Plat:	\$156.00	\$624.00
I.2 Exempt Plat, All Others	\$156.00	\$208.00
I.2. Major Final Plat	\$884.00, plus \$47.00 per new lot; plans which do not require an initial re-review will be reimbursed 33% of the original review fee.	\$1,248.00, plus \$52.00 per new lot; plans which do not require an initial re-review will be reimbursed 33% of the original review fee.
I.3. Minor Plat , defined as the subdivision of land into six lots or less that does not require right-of-way dedication, does not require new utilities or the extension of utilities, does not require stormwater management, and does not require a preliminary plat	\$260.00	\$624.00
I.4. Preliminary Plat	\$4,472.00, plus \$47.00 per new lot, plus additional fees for letter notice on projects requiring governing board approval; plans which do not require an initial re-review will be reimbursed 33% of the original review fee.	\$4,784.00, plus \$52.00 per new lot, plus additional fees for letter notice on projects requiring governing board approval; plans which do not require an initial re-review will be reimbursed 33% of the original review fee.
I.5. Preliminary Plat Amendments	\$1,040.00	\$1,872.00
I.6. Development Plan as Site Plan or Preliminary Plat:	Half of zoning base fee, plus half of the preliminary plat base fee, plus \$104.00 Engineering Zoning Review, plus additional fees for advertising, letter notice, and signs. Add \$1,040.00 if the request is not consistent with the adopted Future Land Use Map or equivalent.	Deleted as a case type

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J. Landscape Extensions		
J.1. Major Nonresidential or Multifamily on One Lot , defined as greater than 25,000 square feet in gross floor area	\$312.00	\$312.00
J.2. Minor Nonresidential or Multifamily on One Lot , defined as less than or equal to 25,000 square feet in gross floor area	\$156.00	\$156.00
J.3. Residential	\$78.00 per lot	\$78.00 per lot
K. Site Compliance		
K.1. *NEW* Site Plan Field Changes that Require Plan Review	N/A	\$208.00 per plan
K.2. Site Compliance Inspection Fees		
K.2.a. First Site Compliance Inspection for All Building Permits, Except Attached Units on Individual Lots	\$104.00 per building permit for first inspection.	\$104.00 per building permit for first inspection.
K.2.b. First Site Compliance Inspection of Attached Units on Individual Lots (Applies to Duplexes, Triplexes, and Townhouses)	\$26.00 per building permit for first inspection.	\$26.00 per building permit for first inspection.
K.2.c. Street Tree in the Right-of-Way:	\$104.00 per building permit (which includes two inspections maximum). Additional re-inspections will be \$52.00 each.	\$104.00 per building permit (which includes two inspections maximum). Additional re-inspections will be \$52.00 each.
K.3. Site Compliance Re-Inspection Fees		
K.3.a. Site Compliance Re-Inspection for All Building Permits, Except Attached Units on Individual Lots:	1) First Re-Inspection: \$104.00 per building permit. 2) For each subsequent re-inspection, the total fee per building permit under this subsection will increase by \$104.00, including the technology fees. (For example, the total fee per building permit for the first re-inspection will be \$104.00; the total fee per building permit for the second re-inspection will be \$208.00; and the total fee per building permit for the third re-inspection will be \$312.00.)	1) First Re-Inspection: \$104.00 per building permit. 2) For each subsequent re-inspection, the total fee per building permit under this subsection will increase by \$104.00, including the technology fees. (For example, the total fee per building permit for the first re-inspection will be \$104.00; the total fee per building permit for the second re-inspection will be \$208.00; and the total fee per building permit for the third re-inspection will be \$312.00.)
K.3.b. Site Compliance Re-Inspection for Attached Units on Individual Lots (Applies to Duplexes, Triplexes, and Townhouses):	1) First Re-Inspection: \$26.00 per building permit. 2) For each subsequent re-inspection, the total fee per building permit under this subsection will increase by \$26.00, including the technology fees. (For example, the total fee per building permit for the first re-inspection will be \$26.00; the total fee per building permit for the second re-inspection will be \$52.00; and the total fee per building permit for the third re-inspection will be \$78.00.)	1) First Re-Inspection: \$26.00 per building permit. 2) For each subsequent re-inspection, the total fee per building permit under this subsection will increase by \$26.00, including the technology fees. (For example, the total fee per building permit for the first re-inspection will be \$26.00; the total fee per building permit for the second re-inspection will be \$52.00; and the total fee per building permit for the third re-inspection will be \$78.00.)
L. Historic Preservation Fees		
L.1. Historic District Designation or Repeal	\$20,480.00 per application, plus additional fees for advertising, letter notice, and signs.	\$20,800.00 per application, plus additional fees for advertising, letter notice, and signs.
L.2. Historic Landmark Designation or Repeal	\$416.00 per application, plus additional fees for advertising, letter notice, and recordation.	\$416.00 per application, plus additional fees for advertising, letter notice, and recordation.
L.3. Historic Landmark Sign Designation or Repeal	\$156.00 per sign, plus additional fees for advertising, and letter notice.	\$156.00 per sign, plus additional fees for advertising, and letter notice.
L.4. Major Works Certificate of Appropriateness - Historic Preservation Commission Review for New Construction or Large Additions (greater than 25% of the existing building square footage)	\$312.00 per application, plus additional fees for letter notice and signs.	\$312.00 per application, plus additional fees for letter notice and signs.
L.5. Major Works Certificate of Appropriateness, Historic Preservation Commission Review Except New Construction, and/or	\$104.00 per application, plus additional fees for letter notice and signs.	\$104.00 per application, plus additional fees for letter notice and signs.
L.6. Major Works Certificate of Appropriateness, Historic Preservation Commission Review for Demolition of a Primary	\$520.00 per application, plus additional fees for letter notice and signs	\$520.00 per application, plus additional fees for letter notice and signs
L.7. Major Works Certificate of Appropriateness, Historic Preservation Commission Review for Demolition of an Accessory	\$156.00 per application, plus additional fees for letter notice and signs.	\$156.00 per application, plus additional fees for letter notice and signs.
L.8. Master Certificate of Appropriateness, Historic Preservation Commission Review	\$312.00 per application, plus additional fees for letter notice and signs.	\$312.00 per application, plus additional fees for letter notice and signs.
L.9. *NEW* Master Works Certificate of Appropriateness, Staff Review	N/A	\$104.00 per application.
L.10. Minor Works Certificate of Appropriateness, Staff Review	\$42.00 per application.	\$42.00 per application.
L.11. After-the-Fact Application Fee shall be added to any base application fee for work in this paragraph L done without obtaining the required approval before work commenced	First after-the-fact, \$52.00; Second after-the-fact, \$104.00; Third after-the-fact and each thereafter, \$208.00. <i>After-the-fact fees apply to individual applicants rather than the property location.</i>	First after-the-fact, \$52.00; Second after-the-fact, \$104.00; Third after-the-fact and each thereafter, \$208.00. <i>After-the-fact fees apply to individual applicants rather than the property location.</i>
M. Signage		
M.1. Banner Plan Review-Only	\$78.00 per banner	\$182.00 per banner, including one inspection. Applications associated with projects begun or completed without required approval pay \$312.00 per sign including one inspection.
M.2. Common Signage Plan Review	\$182.00	\$234.00 per plan or amendment.
M.3. Permanent Signs Requiring Permits (as defined by the Durham UDO)	\$130.00 per sign, including one inspection. Applications associated with projects begun or completed without required approval pay \$218.00 per sign including one inspection.	\$182.00 per sign, including one inspection. Applications associated with projects begun or completed without required approval pay \$312.00 per sign including one inspection.

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M.4. Temporary Signs Requiring Permits (as defined by the Durham UDO)	\$52.00 per sign. Applications associated with projects begun or completed without required approval pay double the application fee.	\$104.00 per sign. Applications associated with projects begun or completed without required approval pay double the application fee.
M.5. Sign Compliance Inspection Fee	\$52.00 for each re-inspection per permanent sign.	\$52.00 for each re-inspection per permanent sign.
N. Street or Alley Closing	\$884.00, plus additional fees for advertising, letter notice, signs, and recordation.	\$1,040.00, plus additional fees for advertising, letter notice, signs, and recordation.
O. Street, Alley, or Driveway Renaming	\$624.00, plus additional fees for advertising, letter notice, signs, and recordation, in addition to reimbursement for all street sign replacement costs.	\$1,040.00, plus additional fees for advertising, letter notice, signs, and recordation, in addition to reimbursement for all street sign replacement costs.
P. Unified Development Ordinance Text Amendment	\$3,120.00, plus additional fees for advertising.	\$4,160.00, plus additional fees for advertising.
Q. Planning Department Development Services		
Q.1. Architectural Review, as Required by the Durham UDO	\$218.00	\$234.00
Q.2. Copies - Large Format:	\$1.00 per square foot, plus technology fees. (For example: a 3-foot by 6-foot map equals 18 square feet for a copying charge of \$18.00).	\$1.00 per square foot, plus technology fees. (For example: a 3-foot by 6-foot map equals 18 square feet for a copying charge of \$18.00).
Q.3. Custom Letters, Maps, and Reports:	\$104.00	\$104.00
Q.4. Departmental Publications:	Copies of publications on hand: \$5.00, plus technology fees. Reproductions or new publications will be priced according to costs including technology fees	Copies of publications on hand: \$5.00, plus technology fees. Reproductions or new publications will be priced according to costs including technology fees
Q.5. Due Diligence Property Information (Zoning Verification or Business Verification Letters):	\$26.00 per lot.	See Q.5.a - Q.5.c, below.
Q.5.a. Business Verification Letters, including DMV letters	\$26.00 per lot.	\$52.00 per address
Q.5.b. Family Care Home Verification Letters	\$26.00 per lot.	\$52.00 per address
Q.5.c. Zoning Verification Letters	\$26.00 per lot.	\$26.00 per lot or address.
Q.6. Formal Letter of Interpretation:	\$208.00	\$208.00
Q.7. Home Occupation Permit:	\$26.00	\$52.00 per home occupation at one address (not transferable)
Q.8. Multi-Departmental Pre-Submittal Meetings:	\$276.00 per hour, with a one-hour minimum charge.	\$276.00 per hour, with a one-hour minimum charge.
Q.9. Off-Site File Retrieval Fee:	\$21.00 per hard-copy file when plan is available on-site in digital format at the time of the request. When plan is not available in digital format, there is no charge.	\$21.00 per hard-copy file when plan is available on-site in digital format at the time of the request. When plan is not available in digital format, there is no charge.
Q.10. Outdoor Seating Permit:	Application for initial annual permit, changes to initial permit, or to re-apply if permit is not renewed each year by July 1st: \$260.00; Renewal of annual permit prior to expiration - \$104.00	Application for initial annual permit, changes to initial permit, or to re-apply if permit is not renewed each year by July 1st: \$260.00; Renewal of annual permit prior to expiration - \$104.00
Q.11. Planning Review of Building Permit	\$41.60 per building permit.	\$104.00 per building permit.
Q.12. Property Report for One Single-Family or Two-Family Residential Lot:	\$42.00.	\$42.00.
Q.13. Property Report for Nonresidential or Multifamily Lot:	\$83.00.	\$83.00.
Q.14. Street (Mobile) Vendor Registration and Annual Renewals:	\$10.40 per cart or truck.	\$10.40 per cart or truck.
Q.15. Temporary Use Permit:	\$104.00 per use.	\$104.00 per use, per term or renewal.
Q.16. Permit Choice/Vested Rights Determination: Formal determination by the Planning Director of the applicants' choice of development rules to follow, based on either the application date or subsequent ordinance changes.	\$104.00 per determination.	\$104.00 per determination.
R. Site Specific Vesting Plan	\$5,200.00 application fee, plus additional fees for advertising, letter notice, and signs.	\$5,200.00 application fee, plus additional fees for advertising, letter notice, and signs.
S. Watershed Determination	\$2,600.00 application fee.	\$2,600.00 application fee.
T. Temporary Right-of-Way Closure		
T.1. Administrative Fee	\$130.00 base fee. The following additional fees shall be added to the base fee for use and occupation of portions of right-of-way:	Administrative Fee: \$130.00 per permit, per calendar week or portion of a calendar week, plus Additional Temporary Closure Fees, below, that apply.
T.2. *NEW* Renewals, Extensions, and Changes:	N/A	\$130.00 per permit, per calendar week or portion of a calendar week, plus Additional Temporary Closure Fees, below, that apply.
T.3 Additional Temporary Closure Fees shall be added to the base fee for use and occupation of portions of the right of way		
T.3.a. Roadway Closure	Major Thoroughfare - \$73.00 per day per lane; All Other City Streets - \$21.00 per day per lane.	Major Thoroughfare - \$73.00 per day per lane; All Other City Streets - \$21.00 per day per lane.
T.3.b. Sidewalks between Street Intersections in Design Districts:	Partial or complete closure of a sidewalk in Design Districts - \$11.00 per day	Partial or complete closure of a sidewalk in Design Districts - \$11.00 per day
T.3.c. Sidewalks between Street Intersections in All Other Districts:	Partial or complete closure of a sidewalk in Other Districts - \$2.00 per day	Partial or complete closure of a sidewalk in Other Districts - \$2.00 per day
Applicable fees for temporary use of loading zones, metered or limited time zone parking spaces referenced in Part 17-109 shall be in addition to this Part 6-101(T).	Applicable fees for temporary use of loading zones, metered or limited time zone parking spaces referenced in Part 17-109 shall be in addition to this Part 6-101(T).	Applicable fees for temporary use of loading zones, metered or limited time zone parking spaces referenced in Part 17-109 shall be in addition to this Part 6-101(T).
U. Additional Fees		
U.1. Table of Additional Fees by Planning Application Type. An "x" in the table means the Additional Fee Category is not applicable to the Application Type.		
Additional Fee Category		
Application Type	Type(s) of Other Fees	Additional Fee Categories: Advertising (Published), Each Hearing¹; Letter Notice, Each Hearing^{1,3}; Each Sign^{2,3}; Recording Fees⁶

FY 2024-25 Approved
Durham City-County Planning Department Fee Schedule

Type of Fee	FY2023-2024 Approved Fee	FY 2024-25 Approved Fee
a. Annexation of One 1-Family or 2-Family Lot or Annexation of Right-of-Way Only	Advertising: \$260.00; Letters: \$104.00; Sign (each): \$130.00; Recording: \$49.00 (\$54.00 Digital)	Advertising: \$260.00; Letters: \$130.00; Sign (each): \$182.00; Recording: \$49.00 (\$54.00 Digital)
b. Annexation, with Direct Translation Zoning, All Other	Advertising: \$638.00; Letters: \$104.00; Sign (each): \$130.00; Recording: \$49.00 (\$54.00 Digital)	Advertising: \$624.00; Letters: \$338.00; Sign (each): \$182.00; Recording: \$49.00 (\$54.00 Digital)
c. *NEW* Annexation with Concurrent Zoning Map Change, All Other	Advertising: \$638.00; Letters: \$104.00; Sign (each): \$130.00; Recording: \$49.00 (\$54.00 Digital)	Advertising: \$624.00; Recording: \$49.00 (\$54.00 Digital)
d. Appeal of an Administrative Decision ⁷	Letters: \$104.00; Sign (each): \$130.00	Letters: \$130.00; Sign (each): \$182.00
e. Board of Adjustment - Reasonable Accommodation or Variance	Letters: \$104.00; Sign (each): \$130.00	Letters: \$130.00; Sign (each): \$182.00
f. *NEW* Board of Adjustment, 1- or 2-Family Variance for Addition to a Nonconforming Residential Building Only	N/A	Letters: \$104.00; Sign (each): \$182.00
g. Board of Adjustment – Minor Special Use Permit	Letters: \$104.00; Sign (each): \$130.00; Recording: \$27.00 (\$32.00 digital)	Letters: \$130.00; Sign (each): \$182.00; Recording: \$27.00 (\$32.00 digital)
h. Certificate of Appropriateness – Major or Master (w/HPC Review)	Letters: \$11.00; Sign (each): \$130.00	Letters: \$11.00; Sign (each): \$182.00
i. Comprehensive Plan Map Amendment (fee is not charged for inconsistent zoning map change)	Advertising: \$638.00†; Letters: \$104.00; Sign (each): \$130.00	Advertising: \$624.00; Letters: \$338.00; Sign (each): \$182.00
j. Comprehensive Plan Text Amendment	Advertising: \$1,276.00	Advertising: \$624.00
k. Development Agreement, Statutory	Advertising: \$638.00†; Letters: \$260.00; Sign (each): \$130.00; Recording: by applicant	Advertising: \$624.00; Letters: \$338.00; Sign (each): \$182.00; Recording: by applicant
l. Historic District Designation or Repeal; Historic District Preservation Plan Text Amendment	Advertising: \$638.00†; Letters: \$260.00; Sign (each): \$130.00	Advertising: \$624.00; Letters: \$260.00; Sign (each): \$182.00
m. Historic Landmark Designation or Repeal	Advertising: \$638.00†; Letters: \$22.00; Recording: \$27.00 (\$32.00 digital)	Advertising: \$624.00; Letters: \$22.00; Recording: \$27.00 (\$32.00 digital)
n. Landmark Sign Designation or Repeal	Advertising: \$320.00; Letters: \$11.00	Advertising: \$624.00; Letters: \$11.00
o. Major Preliminary Plat or Major Site Plan	Letters: \$78.00	Letters: \$234.00
p. Major, Transportation, and WCF Special Use Permits (All)	Letters: \$104.00; Sign (each): \$130.00; Recording: \$27.00 (\$32.00 digital)	Letters: \$338.00; Sign (each): \$182.00; Recording: \$27.00 (\$32.00 digital)
q. Preliminary Plat or Site Plan as Development Plan	Advertising: \$638.00†; Letters: \$230.00; Sign (each): \$130.00	N/A - no longer a case type
q. Street or Alley Permanent Closing, City jurisdiction ⁴	Advertising: \$638.00†; Letters: \$104.00; Sign (each): \$130.00; Recording: \$49.00 (\$54.00 Digital)	Advertising: \$624.00; Letters: \$312.00; Signs (2): \$364.00; Recording: \$49.00 (\$54.00 Digital)
r. *NEW* Street or Alley Permanent Closing, County jurisdiction ^{4,5}	Advertising: \$638.00†; Letters: \$104.00; Sign (each): \$130.00; Recording: \$49.00 (\$54.00 Digital)	Advertising: \$1,248.00; Letters: \$312.00; Signs (2): \$364.00; Recording: \$49.00 (\$54.00 Digital)
s. Street, Alley, or Driveway Renaming	Advertising: \$638.00†; Letters: \$55.00; Sign (each): \$130.00; Recording: \$49.00 (\$54.00 Digital)	Letters: \$208.00; Recording: \$49.00 (\$54.00 Digital)
t. Unified Development Ordinance Text Amendment	Advertising: \$1,276.00	Advertising: \$624.00
u. Statutory Vested Rights Determination	Advertising: \$320.00†; Letters: \$55.00; Sign (each): \$130.00	Advertising: \$624.00; Letters: \$260.00; Sign (each): \$182.00
v. Zoning Map Change (All)	Advertising: \$638.00†; Letters: \$230.00; Sign (each): \$130.00	Advertising: \$624.00; Letters: \$338.00; Sign (each): \$182.00
U.2. Footnotes to Section 1, Table U.1: 1. Newspaper advertising fees and letter notice fees are listed for each public hearing. If two public hearings are required, the listed fees will be doubled. If three are required, such as for UDO text amendments and Comprehensive Plan text amendments, the fees listed will be tripled. 2. Additional Notification Sign Postings on Property: Properties with multiple frontages require at least one sign per road or street frontage. If additional signs are necessary to adequately notify neighbors, \$182 per additional sign will be charged at the time of case intake. 3. Resident Signs in Lieu of Letter Notices for Multifamily Properties: At least one Resident Sign will be posted at each existing multifamily property within the required letter notice area in lieu of sending letters to individual multifamily residents for all application types. Applicants will be charged \$182 at the time of case intake for each Resident Sign needed. This fee is in addition to signs posted on the road or street frontage at the project site. 4. For all permanent street or alley closings, at least two signs are required along the street frontage and included in the table; if more signs are needed, additional sign fees will be charged at the time of intake at the rate of \$182 per sign. 5. For permanent street or alley closing in the County's jurisdiction, newspaper notice for street closings is required for four consecutive weeks instead of the standard two weeks. The extra two weeks are included in the table for a total of \$1,248. However, if the required advertising length is changed, advertising fees will be charged at the rate of \$624 (for two weeks) + \$312 per additional week of required advertising. 6. Recording fees are set by the Durham County Register of Deeds and may be increased if needed to cover recordation of additional sheets. 7. For Appeal of Administrative Decision, signs are not required when the appeal is not site specific.		
V. Technology Surcharge on All Fees:	The technology fee of 4% is included in the listed fee. Technology fees are not refundable except when the payment is incorrect, or the case or permit is withdrawn prior to any review.	The technology fee of 4% is included in the listed fee. Technology fees are not refundable except when the payment is incorrect, or the case or permit is withdrawn prior to any review.
W. Re-Review Fees, Applicable to All Development Applications:	Half of filing fee, applicable at time of 2nd re-review (3rd staff review of project) and charged for each subsequent review.	Half of filing fee, applicable at time of 2nd re-review (3rd staff review of project) and charged for each subsequent review.