

**City of Charlotte Engineering & Property Management**  
**FY18 Land Development User Fees**  
**Fees are effective for projects submitted on/after July 1, 2017**

*All fees need to be paid at the time of the initial submittal of plans to the City of Charlotte's Land Development Office. Occasionally, additional fees may need to be assessed at the time of plan approval. The owner and design professional will receive notification via phone and email advising of the outstanding fees due prior to release of approved plans. Please note, all fees should be made payable to the City of Charlotte.*

**General:**

Grading / Erosion Control Permit <sup>1</sup>	\$3,215 per project + \$100 per exact acre denuded
<i>Required when 1 acre or more is disturbed</i>	
Lot Grading	\$845 per project + \$100 per exact acre denuded with a closed grading permit \$845 per project+ \$100 per exact additional denuded acreage over 1 acre with an open grading permit
Additional Grading	\$845 per project + \$100 per exact additional denuded acre
Detention / Drainage <sup>1</sup>	\$945 per project + \$100 per exact acre denuded
<i>Required total &gt;20,000 sq. ft. impervious area</i>	
Rezoning Staff Review & Inspection <sup>2</sup>	\$360 per project
Administrative Fee ( <i>office use only</i> )	\$500 per project
Revision to Approved Plan	\$845 per project

**Commercial:**

Asbuilt Review for Projects over 2 Years from Approval Date	\$700 per project
Commercial Plan Review & Inspection <sup>3</sup>	
With or Without Driveway Permit:	\$2,080 per project + \$645 (CDOT Review Fee) = \$2,725
Commercial Tree Ordinance Review & Inspection	\$1,155 per project + \$10 per additional new tree required
Commercial Tree Preservation	\$1,105 per project
Expedited Plan Review	
Land Development Additional Fee	\$1,950 per project
CDOT Additional Fee	\$200 per project
Expedited Presubmittal Meeting	\$500 per meeting
Letter of Intent	\$500 per project
Zoning Plan Review & Inspection <sup>4</sup>	\$115 - \$1,180 based upon construction costs

**Urban Design Plan Review & Inspection:**

*Fee applies to Uptown Mixed Use Development (UMUD), Mixed Used Development District (MUDD), RE-3; and includes Pedestrian (PED) Overlay, Transit Station (TS) Overlays, and Transit Oriented District (TOD) Overlays. See Commercial Plan Review & Inspection Fees for applicable tree, grading and detention fees.*

Engineering Plan Review & Inspection <sup>5</sup>	
With or without driveway permit)	\$2,970 per project+ \$1,675 (CDOT) + \$1,500 (Planning)
Planning Revision or Minor Administrative Fee	\$250 per project

**Bond Fees**

Posting of a New Surety	\$590
Renewal of a Surety during first 4 Years from Original Effective Date	-0-
Annual Renewal for a Surety over 4 Years from Original Effective Date	\$590
Reduction of a Surety	\$590
Replacement of a Surety	\$590
Release of a Surety within first 4 Years from Original Effective Date	-0-
Release of a Surety over 4 Years from Original Effective Date	\$590

**Single-Family/Commercial Subdivisions:**

Residential Tree Ordinance Review & Inspection and Tree Preservation	\$1,840 per project + \$10 per exact acre denuded
Record Plat Review & Inspection	\$890 per plat
Not Subject To Plat <sup>5</sup>	\$90 per plat
Major Residential Subdivision <sup>6</sup>	\$6,025 per project + \$100 per exact total acreage
<i>(Includes Single-Family, Multi-Family, and Mixed-Use)</i>	
Commercial ( <i>Non -Residential</i> ) Subdivision <sup>6</sup>	\$4,940 per project + \$100 per exact acre denuded
Minor Residential Subdivision (without streets)	\$890 per project
Sketch Plan Review <sup>5</sup>	\$190
Revision to Approved Plan (Administrative)	\$845 per project ( <i>Redesign revision to approved plans=full fee</i> )
Asbuilt Review for Projects over 2 Years from Approval Date	\$700 per project
Single Family Residential City Engineering Lot Inspection	\$70 per building permit

<sup>1</sup> Grading, Detention and Subdivision fees are based on **exact** acre. Fees are computed by adding the project fee and per acre fee.

<sup>2</sup> City Engineering Fee(s) collected by Charlotte-Mecklenburg Planning Commission.

<sup>3</sup> City Engineering collects for CDOT service on all complex traffic reviews for building permits and driveway permit applications.

<sup>4</sup> City Engineering Fee(s) collected by Mecklenburg County LUESA. Construction Costs of \$1-\$3,000=\$125 fee; \$3,001-\$50,000=\$195 fee; \$50,001-\$100,000=\$470 fee; \$100,001-\$1,000,000=\$985 fee; over \$1,000,001 = \$1,180 fee. RTAC reviews = \$190. CTAC (trade reviews) = \$115.

<sup>5</sup> City Engineering collects additional agencies' fees.

<sup>6</sup> Major Subdivision costs based on total acreage; Commercial Subdivision costs based on denuded acreage.