

**City of Charlotte Engineering and Planning Design and Development**  
**FY19 Land Development User Fees**  
**Fees are effective for projects submitted on/after July 1, 2018**

*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> <i>(Required when 1 acre or more is disturbed)</i>	\$3,425 per project + \$100 per exact acre denuded
Lot Grading	\$860 per project + \$100 per exact acre denuded with a closed grading permit \$860 per project+ \$100 per exact additional denuded acreage over 1 acre with an open grading permit
Additional Grading Detention / Drainage <sup>1</sup> <i>(Required total &gt;20,000 sq. ft. impervious area)</i>	\$860 per project + \$100 per exact additional denuded acre \$940 per project + \$100 per exact acre denuded
Engineering, Erosion Control and Urban Forestry Rezoning Staff Review & Inspection	\$440 per project
Administrative Fee <i>(office use only)</i>	\$500 per project

**Commercial:**

Asbuilt Review for Projects over 2 Years from Approval Date	\$785 per project
Commercial Plan Review & Inspection With or Without Driveway Permit:	\$2,165 per project + \$700 (CDOT Review Fee) = \$2,865
Commercial Tree Ordinance Review & Inspection	\$1,290 per project + \$10 per additional new tree required
Commercial Tree Preservation	\$1,350 per project
Revision to Approved Plan	\$860 per project
Expedited Plan Review:	
Engineering and Planning Design and Development	
Additional Fee	\$5,000 per project for Commercial and Revision to Approved Plan \$2,500 per project for Asbuilt Review
CDOT Additional Fee	\$1,000 per project
Expedited Presubmittal Meeting	\$500 per meeting
Letter of Intent	\$500 per project
Zoning Plan Review & Inspection <sup>2</sup>	\$125 - \$1,290 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.*

Plan Review & Inspection	\$2,920 per project+ \$1,775 (CDOT) + \$1,630 (Planning)
Planning Revision or Minor Administrative Fee	\$260 per project

**Bond Fees**

Posting of a New Surety	\$590
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 over 4 Years from Original Effective Date	\$590

**Single-Family/Commercial Subdivisions:**

Residential Tree Ordinance Review & Inspection and Tree Preservation	\$2,200 per project + \$10 per exact acre denuded
Engineering and Urban Forestry Record Plat Review & Inspection	\$835 per plat
Not Subject To Plat	\$145 per plat
Major Residential Subdivision <sup>3</sup> <i>(Includes Single-Family, Multi-Family, and Mixed-Use)</i>	\$5,700 per project + \$100 per exact total acreage
Commercial <i>(Non –Residential)</i> Subdivision <sup>3</sup>	\$4,740 per project + \$100 per exact acre denuded
Minor Residential Subdivision (without streets)	\$835 per project
Sketch Plan Review <sup>4</sup>	\$210
Revision to Approved Plan (Administrative)	\$860 per project <i>(Redesign revision to approved plans=full fee)</i>
Asbuilt Review for Projects over 2 Years from Approval Date	\$785 per project
City Final Site 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> Planning Design and Development Fee(s) collected by Mecklenburg County LUESA. Construction Costs of \$1-\$3,000=\$135 fee; \$3,001-\$50,000=\$215 fee; \$50,001-\$100,000=\$515 fee; \$100,001-\$1,000,000=\$1,075 fee; over \$1,000,001 = \$1,290 fee. RTAP/RTAC reviews = \$210. CTAC (trade reviews) = \$125.  
<sup>3</sup> Major Subdivision costs based on total acreage; Commercial Subdivision costs based on denuded acreage.