

Gates County FY23-24 Planning and Development
Fines and Fees

PERMIT FEES

Residential

Plan Review	\$ 25.00
Zoning Review	\$ 25.00

Modular Home

One story	\$ 400.00
Two story	\$ 500.00

New Construction

New construction (including attached porches, carports, garages, storage, and basements)	\$.30/sq. ft. (\$35.00 min.)
New construction - detached buildings (including sheds, shelters, garages, utility and other accessory buildings)	\$.15/sq. ft. (\$35.00 min.)
Additions to existing structure	\$.15/sq. ft. (\$75.00 min.)
Remodeling – Up to \$5,000 of non-load bearing work	No fee
Remodeling – Over \$5,000 of non-load bearing work	\$50.00 + \$2.00 per \$1000

Insulation

0 - 300 sq. ft.	\$ 35.00
301 - 3000 sq. ft.	\$ 75.00
Over 3001 sq. ft.	\$ 0.04/sq. ft.

Plumbing

Per fixture	\$ 6.00 (\$35.00 min.)
Water Meter	\$ 35.00
Water Heater permit	\$ 50.00 plus an electrical

Mechanical

First unit including duct work	\$ 100.00
Each additional unit	\$ 25.00
Replacement of unit	\$ 60.00
Gas piping only	\$ 40.00

Electrical

New Construction/Additions	\$.10/sq. ft. (\$35.00 min.)
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Temporary Service Pole	\$ 35.00
Service Change or Farm Service	
100 amp service	\$ 35.00
150 amp service	\$ 45.00
200 amp service	\$ 60.00
400 amp service	\$ 120.00
Each additional 100 amps over 400 amps	\$ 35.00
Generator	\$ 50.00
SOLAR PANEL INSTALLION PER WATT OF SYSTEM	\$ 0.015

Manufactured Home

Single Wide	\$ 250.00
Double Wide	\$ 350.00
Triple Wide	\$ 400.00
Electrical	\$ 75.00
Plumbing	\$ 75.00
Mechanical	\$ 75.00

Swimming Pool

In Ground	\$ 100.00
Above Ground	\$ 75.00
Electrical and Plumbing Permits not included	

Commercial

Plan Review	\$ 25.00
Zoning Review	\$ 25.00

New Construction

New construction	\$.25/sq. ft. (\$50 min.)
Addition or remodel	\$.25/sq. ft. (\$50 min.)

Plumbing

Per fixture	\$ 10.00 (\$100 min.)
Additions	\$ 10.00 (\$50 min.)
Water Meter	\$ 50.00
Water Heater permit	\$ 100.00 plus an electrical

Electrical

New construction, additions, or remodeling	\$.15/sq. ft. (\$50 min.)
Temporary Service Poll	\$ 50.00
0-100 amp service	\$ 50.00
200 amp service	\$ 75.00
400 amp service	\$ 150.00

Each additional 100 amp over 400 amps	\$ 50.00
Generator	\$ 100.00
Mechanical	
First Unit including duct work	\$ 150.00
Each additional unit	\$ 50.00
Duct work only	\$ 50.00
Replacement of unit	\$ 100.00
Gas Piping	\$ 50.00
Insulation	
0-3000 sq. ft.	\$ 100.00
Over 3001 sq. ft.	\$ 0.07/sq. ft.
Fire Inspection	\$ 50.00
Solar Panels	
Minimum	\$ 0.45 per panel \$1,000
Cell Tower	\$1,000.00
Co-location	\$ 250.00 per antenna plus an electrical permit is required.
Wind Turbine	\$ 3.00 per vertical foot

Fees Applicable to Residential and Commercial Permits

Enforcement/Negligence Fees

Beginning work without a permit	\$ 100.00
Negligence or Penalty fee	\$ 75.00 minimum

Including but not limited to the following circumstances:

- Work improperly covered up without authorization of completed inspection.
- Work stopped by issuance of Stop Work Order.
- Inspections requests not ready when the Inspector arrives (i.e. door locked, incomplete work)

Re-inspection	\$ 50.00/trip/trade
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For all types of re-inspection (building, insulation, plumbing, electrical, mechanical, etc.) beginning with the second re-inspection

Change to a permit after issuance	\$ 25.00
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Demolition (Approval from designated authorities required)	\$ 35.00
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Archive Search \$ 35.00

After-Hours Fee \$ 100.00 per hour
An hourly fee is charged for any inspection applied for by the permit holder to be conducted after 5pm Monday through Friday, weekends or on a County observed holiday.

Zoning Fees

Variance (per parcel) \$ 750.00
Special Use Permit \$ 700.00
Rezoning (per parcel) \$ 700.00
Text Amendment \$ 300.00
Appeal of Zoning Administrators Ruling \$ 500.00
(All appeals are heard by Board of Adjustment)
Preliminary Plat Review \$150.00
Major Subdivision Final Review of Plat \$ 150.00 +
(Five (5) or more lots) \$ 75.00 per lot
Communication Tower Application Fee (Major) \$ 1,500.00
Communication Tower Application Fee (Minor) \$ 1,000.00
Sign Permit \$ 25.00

Planning Administrative

Zoning Certificate \$25.00
Zoning Review \$25.00
Minor Subdivision Review \$75.00 per lot
(four (4) lots maximum)
Technical Review \$50.00
(two (2) review limit)
Floodplain Application \$ 50.00
Wind Turbine Application Fee \$500.00 per turbine
Wind Energy Facilities \$500.00
Plus Certificate of Zoning Compliance (after first visit) \$ 100.00
Plus Initial Escrow Deposit (Medium Facility) \$50,000.00
Initial Escrow Deposit (Large Facility) \$50,000.00

Effective 5-03-2019, Zoning Permit Fees and Escrow Deposits to be paid at the time of Zoning Permit Application, Fees and detailed Site Plans are submitted for review. If Escrow Account drops below \$10,000.00 Applicant shall replenish to the original amount before any further action or consideration is taken on any County Permit Remaining balance will be refunded upon Applicant receiving approval of As-Built Drawings or if Applicant fails to complete project.

Map Printing – full color
8 ½” X 11” size \$ 2.00 per page
8 ½” X 14” size \$ 3.00 per page
11” X 17” size \$ 10.00 per page

Copies –
Comprehensive Plan \$.25 per page

Code Enforcement	\$ 500.00 civil fine max
First Offence	\$ 50.00
Second Offence	\$ 100.00

Fence Permit	\$ 50.00
Home Occupation	\$ 25.00

Nuisance Ordinance Violation Fee

Civil penalty	not to exceed \$500.00
First Violation Civil Penalty	\$ 50.00
Second Violation Civil Penalty	\$ 100.00

Noise Ordinance Violation

Civil penalty	not to exceed \$500.00
First Violation Civil Penalty	\$ 50.00
Second Violation Civil Penalty	\$ 100.00

Junk Ordinance Violation

Civil penalty	not to exceed \$500.00
First Violation Civil Penalty	\$ 50.00
Second Violation Civil Penalty	\$ 100.00