

Town of Montreat
Fiscal Year 2009-2010
Fee Schedule
Last Revised: October 8, 2009

Administration

Taxes

Property Tax Rate \$0.37/\$100 of Assessed Valuation

Miscellaneous

Copies (B&W)	\$0.10 per page
Copies (Color)	\$0.25 per page
Faxes Sent	\$1.00 per page
Faxes Received	\$0.10 per page
Documents	Actual Cost
Returned Check Fee	\$25.00 (per event)

Privilege Licenses

Repealed March 8, 2007

Water Rates

Residential

Water Access Fee	\$14.00
Water Rate (per 1,000 gallons)	\$4.15
Meter Set	\$50.00
Meter Tap	\$900.00

Institutional

Water Access Fee	\$90.00
Water Rate (per 1,000 gallons)	\$4.15
Meter Set	\$50.00
Meter Tap	\$1,500.00

Other Fees

Reconnection Fee	\$100.00
Water Service Transfer Fee	\$25.00
Late Fee	5% per month on past due balances

Sewer Rates

Determined by the Metropolitan Sewerage
District Fee Schedule

Building Permits and Inspection Fees

Non-Residential Permits

New Construction or Renovation (up to \$1,000,000 in Valuation)	\$300.00; or \$10.00 per \$1,000.00 gross construction value, whichever is greater
New Construction or Renovation (over \$1,000,000 in Valuation)	0.30% of each additional \$1,000,000 of value or portion thereof

Non-Residential Electrical, Mechanical & Plumbing Inspection Fees

Per Inspection, Per Trade Discipline \$100.00

Other (Non-Residential)

Modular Offices \$250.00
Day Care Centers \$80.00 per trade discipline
ABC License \$80.00 per trade discipline
Certificate of Occupancy \$150.00

Residential Construction Permits (New or Additions)

Site-Built Homes Fees based on Estimated Construction Cost x 0.006
Covered Heated Areas \$132.00 per square foot
Covered Unheated Areas \$60.00 per square foot
Porches, Decks, Patios, etc. \$44.00 per square foot
Concrete Slabs, Walks, Drives, etc. \$4.00 per square foot
Manufactured Homes \$88.00 per square foot

Residential Construction Permits (Remodel or Renovation)

\$1,000 - \$1,999.99 \$40.00
\$2,000 - \$4,999.99 \$50.00
\$5,000 or more Square Footage x Cost of Construction x 0.006

Residential Electrical, Mechanical & Plumbing Inspection Fees

Per Inspection, Per Trade Discipline \$100.00
Water Heater Replacement or Mechanical \$100.00
Appliance Change Out

Residential Certificate of Occupancy Fee \$60.00

Miscellaneous Inspection and Administration Fees

Demolition Permit \$100.00
Driveway Permit \$100.00
Fire Inspection \$100.00
Grading Permit \$150.00
Homeowners Recovery Fee \$10.00
Re-Inspection Fee \$100.00
Retaining Walls \$100.00

Work Performed Without Building and Zoning Permits

Double Permit Fee

Planning/Zoning

Board of Adjustment Fees

Appeals or Interpretations	\$50.00
Rezoning Request	\$200.00
Variance Applications	\$350.00
Zoning Ordinance Amendment Applications	\$50.00

Permit Fees

Zoning Permit	\$35.00
Conditional Use Permit	\$300.00

Subdivision Plat Review Fees

Minor Subdivision	\$50.00
Major Subdivision	\$100.00

Sign Permit Fees

Free-Standing Signs	\$25.00
Wall Signs	\$20.00
Projection Signs	\$20.00
Suspended Signs	\$10.00
Home Occupation Signs	\$10.00

Other Permits

Wireless Communications Facility - Plan Review Fee	\$500.00
Wireless Communications Facility - Intermodulation Study	\$500.00

Stormwater Permit	\$400 per acre, or portion thereof, for total disturbed acreage equal to or exceeding 12,000 square feet. Below 12,000 square feet disturbed area, a \$100 flat rate shall be applied to all development and qualified redevelopment requiring a permit as described in the Stormwater Management Ordinance.
Fire and Safety Code Compliance Certificate - Rentals (15 and Under)	\$100.00 for three years
Fire and Safety Code Compliance Certificate - Rentals (16 and Above)	\$300.00 for three years

Sanitation

Back Door Collection - Seasonal	\$95.00
Back Door Collection - Annual	\$175.00
ETJ Collection Rate	\$25.00 per month
Mattress Disposal Fee	\$5 per item
Special Pick Up	\$25.00 minimum

Police Department

Parking Fines

Overtime Parking	\$2.00
Illegal Parking	\$5.00
Handicap Parking (Unauthorized)	\$25.00
Late Fee for Parking Fines	Additional \$10.00 if not paid within 15 days
Immobilization Fees	\$20.00

Town Ordinance Violation Fees

First Offense	Verbal Warning
Second Offense	\$250.00
Third and Subsequent Offenses	\$500.00

Other Fines and Fees

Life Safety Code Violations	\$100.00
Non-Conforming Sign Violations	\$50.00 if not removed within 15 days

All fees are subject to change at any time with approval by the Board of Commissioners.