

Town of Montreat  
 Fiscal Year 2011-2012  
 Fee Schedule  
 Adopted: June 23, 2011  
 Last Revised: August 11, 2011

**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***Repealed March 8, 2007***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
Billing Fee (waived for customers who enroll in Automatic Payment Draft service)	\$0.35
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
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### 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)

\$0 - \$999.99	\$30.00
\$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
Mechanical Appliance Change Out	\$100.00

### 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**

Double Permit Fee

**Permits**

**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.**