

Town of Landis – Basic Fee Schedule
Adopted 6/14/2021
Fiscal Year 2021/2022

Administration Fees

Single Individual Paper Copies	\$0.15
Single CD/DVD Copy	\$15.00
Copy of Budget	\$5.00
Copy of Town Code/Ordinance	\$50.00
Copy of Individual Ordinance	\$5.00
Copy of Zoning Ordinance	\$25.00
Copy of Subdivision Ordinance	\$15.00
Copy of Watershed Ordinance	\$10.00
Return Check Fees	\$30.00

Zoning Fees

Zoning Permit (Detached residential structure)	\$30.00
Zoning Permit (Single Family, up fits, decks)	\$40.00
Zoning Permit (duplex on individual lot)	\$50.00 (per building)
Zoning Permit (Multi-family project)	\$200.00 (per building) + \$5.00/unit
Zoning Permit (Non-residential)	\$250.00 + \$5.00 per acre
Zoning Permit (Commercial or Industrial)	\$250.00 + \$5.00 per acre
Zoning Permit (New business/change of use)	\$50.00
Zoning Verification Letter	\$25.00
Compliance Permit	\$15.00
Conditional Use Permit	\$500.00 + Advertising Cost
Conditional Use Rezoning	\$600.00 + Advertising Cost
Zoning Map Amendment	\$300.00 + Advertising Cost
Zoning Text Amendment	\$300.00 + Advertising Cost
Variance	\$300.00 + Advertising Cost
Appeal	\$300.00 + Advertising Cost
Annexation	\$300.00 + Advertising Cost
Watershed High Density Application	\$300.00 + engineering review + ad fees
Road Closure Petition	\$200.00 + Legal & Advertising Cost
Preliminary Review:	
Subdivision- Major	\$250.00: 1-25 lots; 26-50 lots- \$500.00 + \$5.00/over initial 25; 51 +lots -\$750 + \$5.00/lot over initial 25 lots plus engineering review fees
Subdivision – Minor	\$100.00 plus engineering review fee
Subdivision – Exempt	\$75.00
Preliminary Site Plan Review:	
Residential	\$100.00 plus engineer review costs
Non-residential	\$200.00 plus engineer review costs
Construction Plans Review	
Residential	\$500.00 plus engineer review costs
Non-residential	\$750.00 plus engineer review costs
Subdivision- Final Plat	\$175.00 per map sheet
Zoning Map (Large copy)	\$30.00
Zoning Map (Small copy)	\$10.00
Land Use Ordinances (Copy)	Actual Cost of Printing and Binder

Police Fees

Accident/Police report	\$5.00
Fingerprints	\$10.00
Standby services	\$100.00

Fire Fees

Copy of Fire report	\$5.00
Fire flow test	\$75.00
Fire watch/standby services	\$100.00

Sanitation Fees

Garbage collection	\$15.00
Extra garbage can	\$10.00

Water Fees

New Service - Residential Deposit (Lease)	\$50.00
New Service - Commercial Deposit (Lease)	\$100.00
Meter fee (monthly)	\$12.50
Reconnect fees (8-5, M-F)	\$75.00
Reconnect fees (after hours, weekends and holidays)	\$150.00
Meter Tampering fee	\$300.00
Meter Test ¹	\$50.00
Meter Reread ²	\$10.00
Tap Fee (3/4 inch)	\$2,500.00
Tap Fee (1 inch)	\$2,550.00
Tap Fee (1 1/4 inch and more)	\$3,550.00 (plus cost)
Meter Reading for Topping off Pool ³	\$0.00
Meter change out (at owner's request)	\$100.00
Stormwater Residential	\$5.00
Stormwater Commercial	\$10.00
Water map	\$40.00
AMI Antenna Replacement ⁴	\$150.00

Notes:

1. One meter test annually, at no cost. Any additional testing requires set fee, unless a problem is located.
2. First two meter rereads annually, at no cost. Any additional rereads requires set fee, unless there was a misread of the meter.
3. The fill must be for 1,000 gallons or more. Only one pool filling adjustment is given per year for each address. The adjustment will be for the sewer portion that is above normal use. The average will be calculated using the average water usage for the last three months.
4. If the antenna on a water meter is disabled, the Town will replace up to two antennas. After that it is the account holder's responsibility to pay for any additional antennas that need to be replaced.

Sewer Fees

Minimum fee (monthly)	\$12.50
Tap fee (up to 4 inches)	\$2,500.00

Tap fee (above 4 inches)	\$3,550.00 (plus cost)
Sewer map	\$40.00

Electric Fees

New Service – Residential Deposit (Lease)	\$150.00
New Service – Commercial Deposit (Lease)	\$300.00
Facility Fee (monthly)	\$20.00
Reconnect Fees (8-5, M-F)	\$75.00
Reconnect Fees (after hours, weekends and holidays)	\$150.00
Meter Tampering Fee	\$300.00
Meter Test ¹	\$50.00
Meter Reread ²	\$10.00
Meter change out (at owner's request)	\$100.00
Rewiring Service ³ (from above ground to underground)	\$100.00 - \$200.00

Notes:

1. One meter test annually, at no cost. Any additional testing requires set fee, unless a problem is located.
2. First two meter rereads annually, at no cost. Any additional rereads requires set fee, unless there was a misread of the meter.
3. Minimum charge of \$100.00 for rewiring service, with an additional \$1.00 per foot above 100 feet.

**POLICY ESTABLISHING THE FEE SCHEDULE OF
THE TOWN OF LANDIS**

WHEREAS; The Town will collect charges in accordance with a schedule of fees as amended time to time by the Town Board of Aldermen and that schedule is on file at the clerk’s office and,

WHEREAS; That on and after July 1, 2021, the following fees and schedule shall be charged by the Town of Landis.

NOW THEREFORE; The Town Board of Aldermen of the Town of Landis, North Carolina, does hereby establish the schedule of fees as follows:

Planning Department
Town Fee Schedule

<u>Subdivision Case</u>	<u>Fee</u>
Conveyance Plat	\$10 per new lot
Exemption/Recombination Plat	\$10
Preliminary Plat Review - less than 24 lots	\$450
Preliminary Plat Review - 24 or more lots	\$1,900 + \$20 per lot over 100
Preliminary Plat-Applicant Appeal	\$100
Preliminary Plat- Minor Revision	\$250
Preliminary Plat- Major Revision	\$450
Final Plat Review- Major Subdivision (If a third submittal is required an additional review fee will be collected)	\$175 per map
Final Plat Review- Minor Subdivision (If a third submittal is required an additional review fee will be collected)	\$50 per map sheet
Letter of Credit Bond/Review (A fee applies to revisions, replacements and partial release requests)	\$100 + Engineers' Cost
Time Extension for Plat Approval	\$150
Sketch Plat Review	\$100

Zoning Case

Zoning Amendment

Fee

\$550 + \$50 advertising cost

Zoning Permit

Single, Two Family structures and mobile homes

Fee

\$50 + \$35 for permits subject to design review

Single Family attached/multi-family
(condo, apartments, townhomes, etc.)

\$50 + \$5 per unit

Residential Addition/Accessory structures

\$50

Fences

\$0.00

Non-residential

\$50 + zoning site plan review fee if applicable

Temporary Construction Trailers

\$75

Temporary Use Permits

\$75

Home Occupation Permits

\$75

Zoning Verification Letter

\$35

Certificate of Non-Conformity Adjustment

\$50

Conditional Use Permit Application

\$500 + \$50 advertising cost

Sign Permits

(only when obtained separately from primary development permits)

Fee

Permanent Sign

\$100

Outdoor Advertising Sign (Billboard)

\$200

Temporary Sign

\$25

Zoning Site Plan Review

Sketch Plat Review & Consultation

Fee

\$100 per session after initial concept review meeting

Site Plan Review \$225 + \$5 per acre
 (If a third submittal is required, an additional fee will be collected)

Board of Adjustment

Fee

Variance Application	
Residential	\$300 + \$50 advertising costs
Non-Residential & Multi-family	\$300 + \$50 advertising costs
Appeal of Zoning Administrator Decision/ Interpretation Request (refunded if overturned)	\$ 25 + ½ actual advertising costs
Appeals not requiring public notification	\$ 25 (refunded if overturned)

Double Permit

Fee

Where construction begins without the appropriate permits in place, permit cost shall be doubled.

Plan Review and Construction Administration Fee Schedule

Plan Review

Fee

Roadway (public and/or private)	\$0.95 per linear foot of street centerline
Parking/Loading Areas (including access)	\$0.04 per square foot
Storm Drainage	\$1.00 per linear foot of street centerline
Water Lines	\$0.75 per linear foot of pipe
Sewer Lines	\$0.75 per linear foot of pipe
Stormwater Quality and/or Stormwater Detention Facilities	\$3,000.00 per plan or per subdivision

If a third revision of plan(s) is required, an additional fee will be collected.

Plan Review Fees shall apply to the extent of any revisions made to plans previously reviewed.

Construction Administration

Fee

Roadway (public and/or private)	\$1.05 per linear foot of street centerline
Storm Drainage	\$1.00 per linear foot of street centerline
Water Lines	\$0.75 per linear foot of pipe
Sewer Lines	\$0.75 per linear foot of pipe
Stormwater Quality and/or Stormwater Detention Facilities	\$3,000.00 each

Attest/ Seal

s/ _____

Meredith Bare Smith, Mayor

s/ _____

Amber Levi, Town Clerk