

BUNCOMBE COUNTY PERMITS & INSPECTIONS
PERMIT FEES
(July 1, 2023)

BEFORE SUBMITTING FOR PERMIT, VERIFY IT IS THE CORRECT PERMIT TYPE, REFUNDS WILL NOT BE ISSUED FOR PERMITS OBTAINED IN ERROR, CALL BEFORE SUBMITTING IF YOU HAVE QUESTIONS

I. Residential Permit and Inspection Fees:

- a) New Single- Family Dwellings, Townhomes, Duplexes, Moved Homes, Sleeping Unit, Structures with Heated Space (attached garages, decks included if submitted at time of application and part of the approved plans, electrical, plumbing, interior gas piping and mechanical included). Exterior gas piping not included
 New Construction Permit fee is based on Heated Square footage
- | | | |
|-------------------------|---|--|
| Up to 1,500 sq. ft. | \$500.00 | |
| 1,501 sq. ft. and above | \$500.00 + .30/additional sq. ft. over 1,500 sq. ft | |
- b) Residential Additions (footprint change) attached garages, decks included if submitted at time of application and part of the approved plans, electrical, plumbing, interior gas piping and mechanical included). Exterior gas piping not included
- | | | |
|-------------------------|---|--|
| Up to 1500 sq. ft. | \$500.00 | |
| 1,501 sq. ft. and above | \$500.00 + .30/additional sq. ft. over 1,500 sq. ft | |
- c) Residential Renovations, Remodels (no changes to exterior walls) attached garages, electrical, plumbing, interior gas piping and mechanical included. Exterior gas piping not included
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|------------------------|--|--|
| Up to 1500 sq. ft. | \$325.00 | |
| 1501 sq. ft. and above | \$325.00 + .30/additional sq. ft. over 1500 sq. ft | |
- d) Manufactured Homes (HUD approved)
 (electrical, plumbing and mechanical included)
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|-----------------------|----------|--|
| Single-Wide Units | \$275.00 | |
| Multi-Sectional Units | \$350.00 | |
- (Decks included if submitted at time of application and part of the approved plans)
- Manufactured Homes (HUD approved) located in R1, R2, BVD zoning
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| Multi-Sectional Units | \$400.00 | |
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- (Decks included if submitted at time of application and part of the approved plans)
- e) Modular Homes
 (electrical, plumbing, interior gas piping, and mechanical included)
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|---|--------------------|--|
| Single Story | \$350.00 | |
| Greater than One Story | \$475.00 | |
| Attached Garage or Carport (if part of modular package) | \$80.00 per trade | |
| Attached Garage or Carport (built on site) | reference f) or g) | |
- (Decks included if submitted at time of application and part of the approved plans)
- f) Carport
- | | | |
|--|---|--|
| | \$100.00 + \$80.00 additional per trade | |
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- g) Garage Un-heated Attached/Detached
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|--|---|--------------------------|
| | \$100.00 + \$80.00 additional per trade | if heated space see I a) |
|--|---|--------------------------|
- h) Residential Un-Heated Accessory Building,
 (Storage Building, Pump House, etc.)
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| | \$100.00 + \$80.00 additional per trade | if heated space see I a) |
|--|---|--------------------------|
- i) Residential Decks
 Covered or Screened-in
- | | | |
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| | \$150.00 + \$80.00 additional per trade | |
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j)	Sunrooms	\$150.00 + \$80.00 additional per trade
k)	Solar Panels (Attached to Structure or Ground Mounted)	\$150.00
l)	Swimming Pools	\$150.00 + \$80.00 additional per trade
m)	Structural Repair	\$150.00
n)	1 to 2 Family Residential Electrical, Mechanical, & Plumbing Trade Permits (Combination permits are only used for the complete installation or replacement of any natural gas, propane gas, or electrical <u>appliance</u> on an existing structure)	\$80.00 per trade (Combo Permits \$80.00)
o)	Retaining wall not part of foundation	\$150.00
p)	Residential Re-roofing	\$80.00
q)	Residential Permit Renewal	50% of Original Permit Fee (One Time Only – after issuance of permit with inspection)
r)	Amendment to Residential Plans	based on applicable fee + \$40.00 administrative fee + \$80.00 plan review fee
s)	Amendment to Residential Application	\$40.00 per instance
t)	Approval of plans without permit issuance	\$150.00
u)	Re-Inspection Fee 1 free re-inspection per trade (Excluding trade permits)	\$80.00 (must be paid before next inspection is requested)
v)	Failure to post approved permit and/or plans on job site	\$150.00
w)	Working without Permit	Double permit fees
x)	Foundation Only Permit	\$200.00 + \$80.00 additional per trade
y)	EXPEDITE SERVICE FEE (for special processing, or specific time inspections) (This service is based on staff availability)	\$100.00 hour/per staff member, with a minimum of \$200.00 (2 hours)
z)	Homeowner Recovery Fund as per GS 87-1	\$10.00
aa)	Demolition Permit (Residential & Commercial) (Contact Asheville-Buncombe Air Quality Agency)	(828) 250-6777
bb)	Minimum Residential Permit Fee (if not listed)	\$80.00
cc)	Copies	.25 per page

Residential trade permits for boiler replacement/repairs will be charged an additional fee of \$25.00 for Asheville-Buncombe Air Quality Agency Asbestos Removal/Site evaluation

II. Non-Residential/Commercial Permits and Inspections Fees:

a) *Fee based on Project Cost PER Applicable Trade

<u>\$ Cost</u>	<u>Fee</u>	<u>\$ Cost</u>	<u>Fee</u>
0-5000	\$100.00	275,001 – 350,000	\$3,400.00
5001 – 10,000	\$125.00	350,001 – 425,000	\$4,000.00
10,001 – 15,000	\$200.00	425,001 – 500,000	\$4,500.00
15,001 – 25,000	\$350.00	500,001 – 625,000	\$5,200.00
25,001 – 50,000	\$600.00	625,001 – 750,000	\$6,200.00
50,001 – 75,000	\$1,000.00	750,001 – 875,000	\$7,200.00
75,001 – 100,000	\$1,500.00	875,001 – 1,000,000	\$10,000.00
100,001 – 150,000	\$1,800.00	Cost over \$1,000,000	\$10,000.00 plus .15% (.0015)
150,000 – 200,000	\$2,400.00		of each million dollars or portion thereof.
200,001 – 275,000	\$3,000.00		

(Commercial Permits for Additions, Remodels, Repairs, Upfit, Change of Use and Boiler replacements/repairs will be charged an additional fee of \$50 for an Asheville-Buncombe Air Quality Agency Asbestos Removal Site Evaluation).

***Non-Residential Construction: Construction cost shall be based on contract cost or “ICC-Building Valuation Data”**

b) Plan Review Fee (based on construction cost):

<u>\$ Cost</u>	<u>Fee</u>	<u>\$ Cost</u>	<u>Fee</u>
\$0 - \$10,000	\$100.00	\$100,001 - \$250,000	\$300.00
\$10,001 - \$15,000	\$125.00	\$250,001 - \$500,000	\$500.00
\$15,001 - \$25,000	\$150.00	\$500,001 - \$1,000,000	\$750.00
\$25,001 - \$50,000	\$175.00	> \$1,000,000	\$1,500.00
\$50,001 - \$100,000	\$200.00		

- c) Multi-Family Dwelling (Apartments & Condominiums) \$350.00 per Residential Unit (in addition to II a), & b)
- d) Modular Office/Classroom \$400.00 per unit + II b)
- e) Non-Residential Renewal 50% of original permit fee (One Time Only) after issuance of permit with inspection (excluding review fee)
- g) Day Care Centers or ABC License Inspections Day Care or ABC License Inspections shall be charged a flat rate of \$100.00 per trade.
- h) EXPEDITE SERVICE FEE (for special processing, or specific time inspections) \$100.00 hour/per staff member, with a minimum of \$200.00 (2hours)
(This service is based on staff availability)
- i) Annual Maintenance Permits \$100.00 annual
- j) Foundation Only Permit \$200.00 in addition to II a) & b)
- k) Commercial trade permits \$100.00 fee based on project cost
- l) Working without Proper Permits Double Permit Fee
- m) Amendment to Commercial Plans Per a) + b) (\$100.00 minimum review fee)
- n) Amendment to Commercial Application \$40.00 per instance
- n) Copies .25 per copy
- o) Minimum Commercial Fee if not listed \$100.00

III. Temporary Certificate of Occupancy (TCO) & Temporary Utilities Fees:
(FEES WILL BE DOUBLED when not renewed prior to expiration date. Utilities to the building WILL BE Disconnected within 48 hours of the expiration of the TCO or Temp Utilities).

Commercial Permits:

Temporary Certificate of Occupancy	\$300.00 (for first 30 days)
& Temporary Utilities	\$150.00 (per 30-day increments)
	(renewal before expiration)

Residential Permits:

Temporary Certificate of Occupancy	\$100.00 (for first 30 days)
& Temporary Utilities	\$75.00 (per 30-day increments)
	(renewal before expiration)

IV. Refund Policy for Residential & Commercial Permits:

- A. Minimum charge for processing Residential Building permit refunds before issuance total fee minus \$80.00 administrative fee.
- B. \$40.00 administrative fee on Residential Trade & Combination permits.
- C. Residential Building Permits with no inspections will be refunded minus an \$80.00 administrative fee and \$80.00 plan review fee. No refunds will be issued on Active Residential Building permits with inspections
- D. Homeowner Recovery Fund Fee (\$10) is non-refundable.
- E. Minimum charge for processing Commercial Building permit refund before issuance. Total fee minus plan review fee and \$100.00 administrative fee.
- F. Active Commercial Building Permits with no inspections will be refunded minus the plan review fee in addition to the \$100.00 administrative fee. No refunds will be issued on Active Commercial Buildings permits with inspections.
- G. \$100.00 Administrative fee on Commercial Trade & Combination permits
- H. No refunds will be issued six months or more after ANY permit is issued, without activation of permit.
(Activation is defined as an inspection on the project within 6 months of permit issuance).
- I. Change of Building Contractor requires NEW permit and applicable fees per fee schedule
- J. NO REFUND WILL BE ISSUED ON PERMITS OBTAINED IN ERROR