



REDUCE TO REBUILD

Presented by

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Board of Commissioners Briefing

April 1, 2025



Agenda

- Request
- Proposal Details
- Revenue Impact
 - Considerations



May 6th - Request for Board Action

That Board of County Commissioners approve a fee reduction of 50% for Buncombe County residential permits associated with documented Helene damaged or destroyed primary residences beginning June 1st, 2025, and continuing until December 31st, 2025.*

*Homeowner recovery fees, lien agent fees and any amendments to the project (such as an expansion) are not eligible for a reduction.



Criteria



Who qualifies?

- **This fee reduction shall be limited to Helene impacted primary residences**
 - a. A primary residence is defined as the dwelling where occupier:
 - i. is registered to vote.
 - ii. uses the address on federal and state tax returns.
 - iii. has the address listed on a driver's license, car registration, or other government documents.
 - iv. has the address on file with the U.S Postal Service.
 - b. Helene impacted residences are those residential dwellings are within the boundaries of Buncombe County and have been documented by a Buncombe County or Federal Emergency Disaster Agency Damage Assessment with a rating of Destroyed, Major, Moderate, or Minor.
 - c. This reduction shall pertain to permits applied for between June 1st, 2025 and December 31st, 2025. It does not apply to expansions of a residence or fees relating to Homeowner recovery and lien agents.

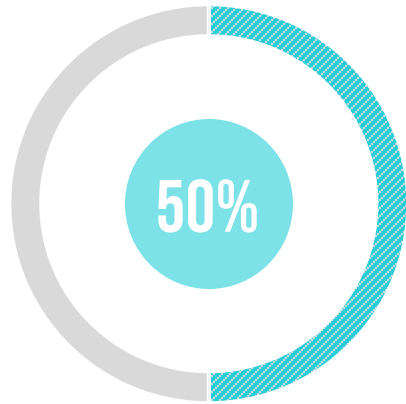


Regional Comparison

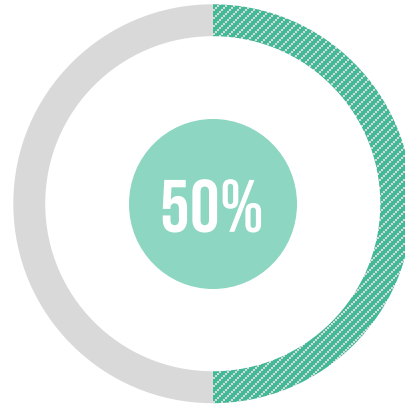
- City of Asheville – No Fees
- Town of Black Mountain – No Fees
- Haywood County – No Fees
- Henderson County – Normal Fees
- Mitchell County – No Fees
- Yancey County – Resumed Normal fees March 1st
- Waynesville, NC – Normal Fees



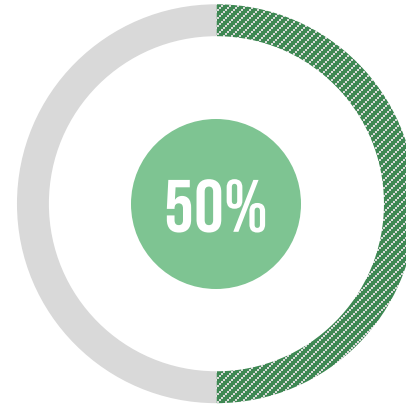
Departmental Fee Reductions



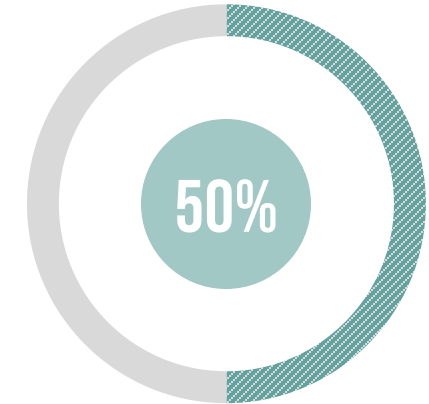
Air Quality



**Permits &
Inspections**



Planning



**Onsite/Waste
Water**



Example Permits

(not exhaustive)

Permits & Ins.

- Residential Additions/Re novations
- Retaining Wall

Planning

- Retaining Wall
- Water Supply Watershed

Air Quality

- Demolition and Renovation Permit Review
- Renovation – Residential Friable/Non-friable

Onsite/WW

- Improvement Permit- Residential
- Existing System Inspection

Full Fee Schedule

<https://www.buncombecounty.org/common/budget-management/reports/fiscal-year-2024-25/FY25-Fee-Schedule.pdf>



Sample Fee Profile*

- Residential Building Permits – \$80 - \$679
 - (median sq.ft. for Buncombe County is 1,832)
- Septic Permits – \$550 (needed in a minority of cases)
- Planning Permits – \$25 - \$100
- Air Quality Permits – \$25 - \$480 (Depends on NESHAP requirements)

- TOTAL = \$130 - \$1890
- Reduce to Rebuild TOTAL = \$65 - \$945

**Some scenarios will require more permits, others less.*



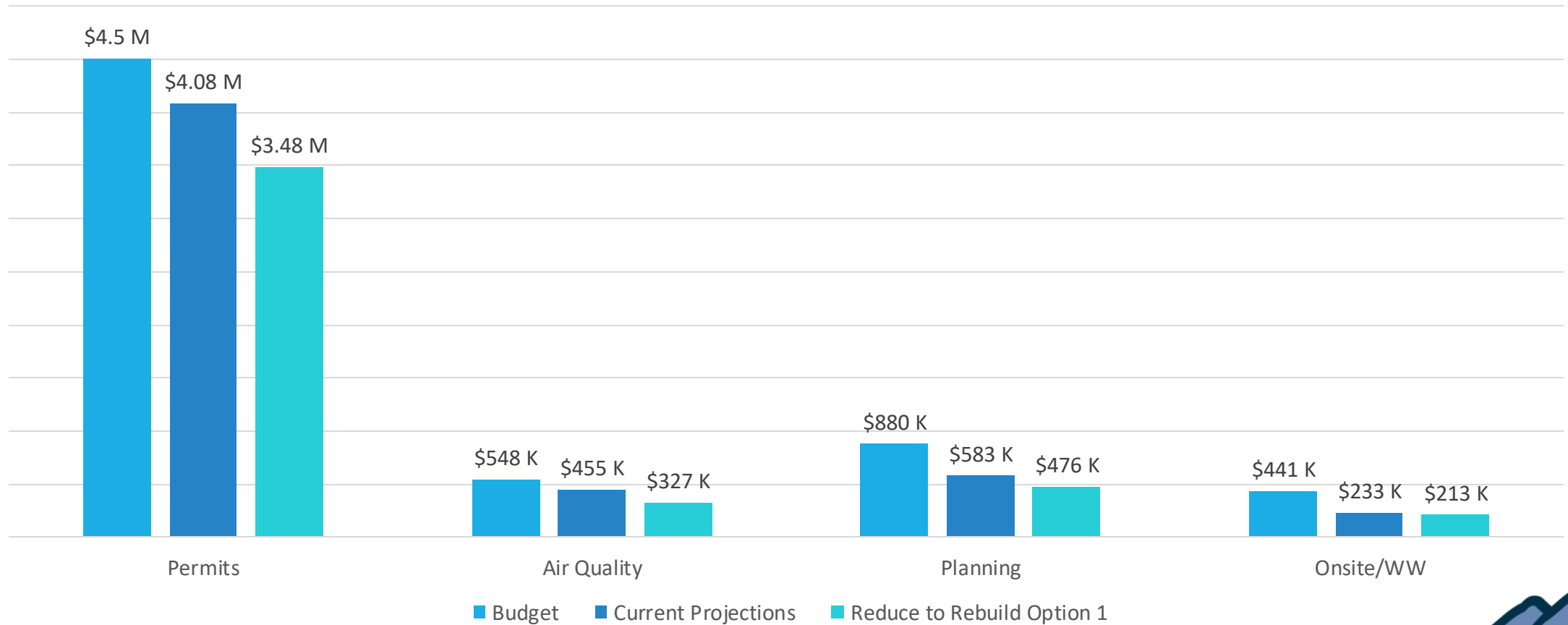
Fiscal Impacts

- Disaster Recovery Act of 2024
 - States that counties and cities shall not impose any fee associated with a permit, inspection, or certificate of occupancy required by law for construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of a manufactured home, building, dwelling, or structure damaged as a direct result of Hurricane Helene within a designated counties. **Buncombe is one of those counties.**
 - This moratorium applied to applications for issuance of a permit dated on or after 9/26/24 and expired 12/31/24.
 - This moratorium has limited the county's ability to reach budgeted revenue.
- Additional permit fees due to Hurricane Helene were unanticipated.
 - While a reduction in permit fees will impede the county's ability to reach its budgeted revenue targets, these were permitting fees the County would not have otherwise realized.



End Year Revenue Projections

Data through February 2025



Potential Revenue Impact

- Helene generated permits revenue (no action): ~1.2 – 1.7 Million
- Helene generated permits revenue (Reduce to Rebuild): ~641K – 843K



Summary

PROS

Focus on Rebuilding

Responsive to community needs as we recover from Helene



Narrowly Tailored

Will focus on rehousing our community exclusively



Economically Competitive

Will prevent flight from the community that underpins the local economy



CONS

Reduction in Revenue

The ability to recoup permit revenues lost due to the storm will be lessened



Additional Burden on Staff

Verification for the fee reduction will fall to staff that are already stretched thin



Impacts felt over 2 Fiscal Years

The current proposal will impact FY2025 and FY2026 permit revenue



Discussion

