

Pender County Planning and Community Development



Fees Effective July 1, 2023

Planning Division	
Zoning and Subdivision Fees	
Zoning Verification Letter	\$25.00
Zoning Permit – Residential	\$25.00
Temporary Event Permit	\$25.00
ALE Zoning Verification Site Visit	\$50.00
Sign Zoning Approval	\$50.00 up to 100 square feet \$75.00 greater than 100 square feet
General Use and Conditional Rezoning	\$500.00 for the first 5 acres; \$10 per acre thereafter up to 1,000 acres; \$5 per acre thereafter
Ordinance Text Amendment	\$250.00
Comprehensive Plan or Any Plan Amendment	\$250.00
Variance	\$250.00
Appeal of Administrative Decision	\$250.00
Appeal to PB or BOCC (as authorized)	\$250.00
Administrative Adjustment	\$50.00
Master Development Plan	\$500.00 plus \$10 per acre for the first 100 acres; \$5 per acre thereafter
Master Development Plan – Revision	\$250.00
Site Development Plan – Major	\$250.00
Site Development Plan – Minor	\$50.00
Change of Use Zoning Permit	\$50.00
Major Subdivision Preliminary Plat	\$500 plus \$10 per lot-unit for the first 100 lots/units; \$5 per lot-unit thereafter
Minor Subdivision Preliminary Plat	\$150.00 plus \$10 per lot-unit
Major Subdivision Preliminary Plat (Revision)	\$250.00
Major Subdivision Final Plat	\$250 plus \$10 per lot-unit for the first 100 lots/units; \$5 per lot-unit thereafter
Minor Subdivision Final Plat	\$100.00 plus \$10 per lot-unit
Exempt Subdivision	No charge
Limited Subdivisions	\$25.00 per lot including remnant
Manufactured Home Park Preliminary Plan	\$150.00 plus \$10.00 per lot
Manufactured Home Park Final Plan	\$100.00 plus \$10.00 per lot
Recreational Vehicle Park Preliminary Plan	\$150.00 plus \$10.00 per lot
Recreational Vehicle Park Final Plan	\$100.00 plus \$10.00 per lot
Limited License – FEMA Buyout Property	\$50.00
Permit and Miscellaneous Fees	
Special Use Permit	\$300.00 for the first 5 acres; \$10 per acre over 5 acres of the project area
Special Use Permit (Major Revisions)	Same as Special Use Permit
Special Use Permit (Minor Revisions)	\$100.00
Flood Hazard Verification Letter	\$35.00
Floodplain Development Permit	\$50.00
Stormwater Review Fee	Cost recovery fee passed on to applicant

Home Occupation Permit	\$25.00
Tower Co-Location	\$100.00
Determination of Vested Rights	\$250.00
Notary Fee	\$5.00
Unified Development Ordinance Text Copy	\$35.00
Any Other Plan Text Copy	\$50.00
Copies	8.5 x 11 = .05 (B & W) .10 (Color) 11x17 = .15 (B & W) .25 (Color) > than 11x17 refer to GIS fees

Permitting and Inspections Division	
Building Permits	
Manufactured Homes Placement or Relocation	\$300.00
Conventional Structure Relocation	\$200.00
Modular Home	\$350.00
Sign Permit (excluding temporary signs)	Cost up to \$500.00 = \$75.00 Cost from \$500.01 and over = \$100.00
Residential Conventional Construction	
New Construction and Additions	Total sq. ft. x ICC value per sq. ft. x PC cost recovery factor .0067
Major Remodel	Total sq. ft. x ICC value per sq. ft. x PC cost recovery factor x .0067
Decks/Porches-Uncovered	Total sq. ft. x ICC value per sq. ft. x PC cost recovery factor .00175
Commercial Construction	
New Construction and Additions	Total sq. ft. x ICC value per sq. ft. x PC cost recovery factor .0067
Major Remodel/Upfit	Total sq. ft. x ICC value per sq. ft. x PC cost recovery factor x .00175
Shell Buildings	Total sq. ft. x ICC value per sq. ft. x PC cost recovery factor .0028 (80% of new construction fee)
Decks/Porches-Uncovered	Total sq. ft. x ICC value per sq. ft. x PC cost recovery factor .00175
Stand Alone Permits (All Trades)	
Residential	\$75.00
Commercial	\$100.00
Other Permit and Miscellaneous Fees	
Demolition Permit (Residential)	\$75.00
Demolition Permit (Commercial)	\$100.00
Construction Trailer Setup (Includes Trades)	\$200.00
Administrative Fee	\$25.00
Change of Contractor Fee	\$25.00
Residential Plan Review Exceeding 2,000 sq. ft.	\$10.00 per hour
Commercial Plan Review	\$10.00 per hour
ALE Building Inspection	\$50.00
Day Care Building Inspection	\$75.00
Insulation Permit	\$60.00 (energy code requirements)
Pool (Residential – Includes Trades)	\$175.00
Pool (Commercial – Includes Trades)	\$250.00