

TOWN OF CARY
Development Plan Fee Schedule
FY 2025 DEVELOPMENT PLAN FILING FEES (Effective 7/1/2024)

Application processing fee (non-refundable, due at initial submittal only)	\$150.00
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Development Plans:

Major (≥ 20,000 sq. ft. of gross floor area, or ≥ 5 acres)	\$3,000.00
Minor (< 20,000 sq. ft. of gross floor area, or < 5 acres)	\$2,000.00
Small Projects (for small utility, site, or accessory structure projects)	\$500.00
Reuse/Redevelopment Plans	\$500.00

Sketch Plan	\$2,000.00
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Re-Review of plan (due at every 4th review):

Major (≥ 20,000 sq. ft. of gross floor area, or ≥ 5 acres)	\$1,500.00
Minor (< 20,000 sq. ft. of gross floor area, or < 5 acres)	\$1,000.00
Small Projects	\$250.00
Sketch	\$1,000.00

Small Wireless Facility (per NC S.L. 2017-159): Non-Exempt Small Wireless Facility	\$50.00
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Quasi-Judicial Case Fees: Charged in addition to the Application and Development Plan Fee for cases requiring quasi-judicial approval.

Quasi-Judicial – Each Request	\$2,500.00
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Revision Filing Fees: Only applicable to approved and valid development plans

Major Revision	\$1,500.00
Minor Revisions – Incidental revisions to development plans (i.e., revisions to lighting, façades, landscaping, dumpster/mechanical screening, fencing, and similar)	\$300.00

Rezoning Application Fees:

General rezoning	\$1,500.00
Initial zoning - Associated with owner-initiated annexation petition (to establish closest comparable Cary zoning)	
5 acres or greater	\$1,500.00
Less than 5 acres	\$300.00
Conditional use rezoning (per change of zoning classification requested)	\$2,500.00
Mixed Use District (MXD) Rezoning	\$3,000.00
Mixed Use District (MXD) Rezoning amendment to less than 50% of total size (gross floor area, number of units, etc.)	\$1,500.00
Planned Development District Rezoning - new application or amendments	(each) \$3,000.00
Minor Planned Development District	(each) \$1,500.00

Final Plat Filing Fees (includes preliminary plat review):

Subdivision Plat (other than exempt)	\$600.00
Recombination	\$400.00
Easement/exempt subdivision	\$200.00
Re-Review of preliminary plat or Mylars/Final Plat	\$200.00

Other Land Development Ordinance Fees:

Additional Public Hearing / Mailed Notice (beyond that listed in the LDO for any development-related application)	(per occurrence)	\$150.00
Annexation Petition - Owner-initiated (total acreage - less than 3 acres)		
3 acres or greater	(each)	\$300.00
Less than 3 acres	(each)	\$100.00
Appeal, Administrative or Civil Penalty (BOA - LDO, Minimum Housing)	(per appeal)	\$600.00
Comprehensive Plan Amendment	(each)	\$2,000.00

Modification Requests:

Planning Director's Modification (3.19.3)		\$300.00
Director's Modification (3.19.1 - 3.19.2)	(Per modification or exception)	\$1,000.00
Standards Specification and Details Modification	(Per modification or exception)	\$1,000.00
Special Use Application		
Uses other than telecommunication tower	(each)	\$600.00
Telecommunication tower	(each)	\$4,500.00
Variance Application	(per variance)	\$600.00

Other Permit Application Fees:

Accessory Use Permit	\$100.00
Fence Permit	\$50.00
Temporary Use Permit, events	\$100.00
Temporary Use Permit, other than events	\$100.00
Tree Clearing Certificate	\$100.00
Zoning Compliance Permit (excluding family care homes and group homes)	\$150.00

Historic Preservation Related Fees:

Certificate of Appropriateness (Minor)	\$50.00
Certificate of Appropriateness (Major)	\$100.00
Application for Landmark Designation	\$150.00

Sign Permit Application Fees (Permanent and Time-Limited):

Time-Limited Signs	(each)	\$25.00
New Sign or modification to an existing sign		\$125.00
Master Sign Plans		\$200.00
Minor Modification to Master Sign Plans		\$100.00

Site Inspection Fees:

In addition to other inspection fees, the owner of any land proposed for development as a subdivision or proposed for development requiring site plan approval pursuant to the zoning ordinance or development requiring submission of a plot plan shall, upon submission of the final subdivision plan, site plan or plot plan, pay the following inspection fees:

Residential (single-family dwelling) Sites	(per lot)	\$35.00
Residential Accessory Structure	(per structure)	\$35.00
Non-Residential or Multi-family Development Sites		
Denuded site	\$515 per acre (\$50 minimum)	
Non-denuded site	(per site)	\$50.00
Re-inspections		
Single-family residential sites	(per lot)	\$60.00
Residential accessory structures	(per structure)	\$35.00
Non-residential or Multi-family sites	(per inspection)	\$125.00

Administrative Fees:

Additional Development Review Committee Conference (other than pre-application and after first review)	(each hour)	\$300.00
Name Change for Site or Subdivision (after initial plan approval)		\$100.00
Refund Processing Fee (applies to refunds \$100 or more)		\$25.00
Vested Rights Certificate		\$300.00
Zoning Verification Letter		\$150.00

Fees not included in the fee schedule or fees for unique situations will be referred to supervisory staff and subsequently to the Department Director for approval.