



Building Inspection Fees

Effective July 1, 2023

Any work started without a permit will be charged double fees.

Residential

Recyclable materials permit fees

Recyclable materials permit fees are added to most all residential and commercial building permits and to ALL heating and air conditioning installation/change out permits. Recyclable materials fees are 5% of the total permit fees.

Technology fees

Technology fees are added to all residential and commercial building permits and are 2% of the total permit fees.

Examples

New single family dwelling/addition:

Total permit fee =	\$975
2% Technology fee =	\$19.50
5% Recyclable materials permit fee =	\$48.75
Total fees =	\$1043.25

OR

HVAC new installation or change out

Total permit fee =	\$220
2% Technology fee =	\$4.40
5% Recyclable materials permit fee =	\$11
Total fees =	\$235.40

Residential Single Family Dwelling Fees

New construction

All fees for new construction are based on square footage.

Determining your square footage:

All of the following areas shall be included when determining the square footage for your project:

- All floors including unfinished areas
- Basements (finished/unfinished)
- Decks
- Porches
- Attached garages and carports
- Attached storage areas
- Covered patios

Permit type	Cost per square foot of structure
Building	.165 (\$110 minimum)
Electrical	.079 (\$110 minimum)
Mechanical	.091 (\$110 minimum)
Plumbing	.079 (\$110 minimum)
Total	.414 per square foot (\$440 minimum)

Residential New Construction – Continued

The following fees also apply to new construction:

Plans review fee	Orange County Planning Jurisdiction: \$ 0.0203 per sq. ft. (\$125 minimum)
	Town of Hillsborough Planning Jurisdiction: \$ 0.0203/sq. ft., PLUS 15% (\$125 minimum) Example: [3000 sq. ft. x .0203 = \$60.90] [\$60.90 x .15 = \$9.14] \$60.90 + \$9.14 = \$70.04
Recyclable materials permit fee	5% of total permit cost
Orange County zoning fee	\$30
Homeowners recovery fee (required by the State when a licensed contractor is doing the work and the work is in/attached to a dwelling)	\$10

Miscellaneous fees

Temporary power pole (saw service)	\$55
Fireplaces	\$55 each

Example

House (2 Story) = 1800 sq. ft.
Garage = 576 sq. ft.
Decks and porches = 300 sq. ft.
Total square footage = 2676 total sq. ft.

2676 x \$.414 (Building, electric, plumbing & mechanical) = \$1107.86
2676 x \$.0203 (Plans review fee - Orange County) = \$54.32
Orange County zoning fee = \$30
Saw service (temporary power pole) = \$55
Fireplace(s) = \$55
Homeowner's recovery fee = \$10
Subtotal = \$1312.18

Technology fee (\$1312.18 x .02) = \$26.24
Solid Waste permit fees (\$1312.18 x .05) = \$65.61
Total permit fees = \$1404.03

Residential Renovations, Additions, and Accessory Structures

Permit type	Cost
Building	.298 per sq. ft. of structure (\$110 minimum)
Electrical	\$110 per job
Mechanical	\$110 per job
Plumbing	\$110 per job
(Other miscellaneous fees may apply to project)	

The following fees may also apply to renovations, additions, and accessory structures:

Plans review fee	Orange County Planning Jurisdiction: \$ 0.0203 per sq. ft. (\$125 minimum)
	Town of Hillsborough Planning Jurisdiction: \$ 0.0203/sq. ft. PLUS 15% (\$125 minimum)
Recyclable materials permit fee	5% of Total Permit Cost
Orange County zoning fee	\$30
Homeowners recovery fee (required by the State when a licensed contractor is doing the work and the work is in/attached to a dwelling)	\$10

Example - 500 sq. ft. addition with electric and mechanical

500 x .298/sq. ft. =	\$ 149
Plans review fee (500 x .0203) =	\$ 125 (minimum)
Electrical =	\$ 110
Mechanical =	\$ 110
Orange County zoning fee =	\$ 30
Homeowners recovery fee =	\$ 10
Subtotal	\$ 534
Technology fee (\$534.00 x .02) =	\$ 10.68
Solid Waste (\$534.00 x .05) =	\$ 26.70
Total permit fees	\$ 571.38

Modulars

# Boxes	Building	Electrical	Plumbing	Mechanical	Total
2	\$166	\$70	\$50	\$50	\$336
4	\$221	\$70	\$70	\$70	\$431

The following fees also apply for modular homes:

Decks, porches, carports, garages, site finished 2 nd floors, basement foundations (finished or unfinished), etc.	\$.298/sq. ft. – Building \$110 each – Plumbing, electrical, and mechanical
Plans review fee	Orange County Planning Jurisdiction: \$ 0.0203 per sq. ft. (\$125 minimum)
	Town of Hillsborough Planning Jurisdiction: \$ 0.0203/sq. Ft. PLUS 15% (\$125 minimum)
Recyclable materials permit fee	5% of total permit cost
Orange County zoning fee	\$30
Homeowners recovery fee (required by the State of NC when a licensed contractor is doing the work and the work is on/attached to a dwelling)	\$10
Temporary power pole (saw service)	\$55
Fireplace(s)	\$55

Commercial Fees

Any work started without a permit will be charged double fees.

Plans review fees

Orange County Planning Jurisdiction

- \$.034 per square foot for projects 4,999 square feet or less (\$150 minimum)
- \$.027 per square foot for projects 5000 to 20,000 square feet
- \$.021 per square foot for projects 20,001 to 150,000 square feet
- \$.013 per square foot for projects > 150,000 square feet

Town of Hillsborough Planning Jurisdiction

- \$.034 per square foot for projects 4,999 square feet or less (\$150 minimum)
- \$.027 per square foot for projects 5,000 to 20,000 square feet
- \$.021 per square foot for projects 20,001 to 150,000 square feet
- \$.013 per square foot for projects > 150,000 square feet
- **PLUS 15%**

Example - 25,000 square foot project in the Town of Hillsborough's Planning Jurisdiction:

4,999 sq. ft. at \$.034 =	\$169.97
15,001 sq. ft. at \$.027 =	\$405.03
5,000 sq. ft. at \$.021 =	\$105
Subtotal =	\$680
X 15%	\$102
Total 25,000 sq. ft. =	\$782 Plans review fee

Commercial Fees – Continued

New construction – per square foot					
Occupancy	Building	Electrical	Plumbing	Mechanical	Total cost/ square foot
Residential	0.242	0.107	0.107	0.085	\$0.541
Storage/Utility	0.085	0.065	0.065	0.085	\$0.300
Assembly	0.181	0.098	0.098	0.085	\$0.462
Institutional	0.337	0.166	0.166	0.169	\$0.838
Business	0.242	0.115	0.115	0.108	\$0.580
Mercantile	0.166	0.082	0.082	0.074	\$0.404
Hazardous	0.126	0.053	0.053	0.074	\$0.306
Factory/Industrial	0.126	0.053	0.053	0.074	\$0.306
Educational	0.242	0.115	0.115	0.108	\$0.580

Commercial renovations and alterations	
Building	\$165 plus .349/square foot
Electrical	\$110 minimum
Plumbing	\$110 minimum
Mechanical	\$110 minimum

Note: Other miscellaneous fees may apply to projects

Miscellaneous Building Fees

	Commercial	Residential
Moving building	\$165	\$110
Building demolition	\$110	\$110
Change of Occupancy/Use	\$110	N/A
Swimming pool	\$110	\$110
	(Electrical, deck, and zoning fees may apply)	
Woodstove/Fireplace	\$55 each	\$55 each
Prefabricated utility building	Calculated under storage occupancy	\$110 minimum
	(Trade and zoning fees apply)	
Signs – Business ID (Constructed)	\$110 Minimum (Zoning approval required and electrical fees apply)	

Miscellaneous Plumbing Fees

	Commercial	Residential
Water heater installation	\$110	\$110

Miscellaneous Electrical Fees

	Commercial	Residential
Saw Service 60 amp – 100 amp	\$55	\$55
Sign inspections	\$110	N/A
Gasoline pumps	\$55	N/A
Miscellaneous inspections	\$110	\$110
Temporary electrical final	\$125	\$110

Electrical Service Changes

	Commercial	Residential
Single Phase		
60 – 100 amp	\$110	\$110
125 – 200 amp	\$138	\$138
400 amp	\$165	\$165
Three Phase		
150 – 200 amp	\$165	\$165
400 amp	\$221	\$221

New Electrical Service

	Single Phase	Three Phase
30 – 60 amp	\$55	\$138
70 – 100 amp	\$138	\$138
125 amp	\$165	\$165
150 amp	\$195	\$220
200 amp	\$200	\$250
300 amp	\$190	\$250
400 amp	\$250	\$330
600 amp	\$330	\$385
800 amp	\$385	\$525
1000 amp	\$525	\$690
1200 amp	\$690	\$775
1400 amp	\$745	\$995
1600 amp	\$775	\$1325
Over 1600 amp		\$155/100 amps

Miscellaneous Mechanical

Residential	
Replacement of one system	\$165
Installation each additional system	\$55
Commercial	
Commercial Cooling	
First unit	\$165
Each additional unit	\$55
Replacement of system	\$165
Commercial Heating	
First unit	\$165
Each additional unit	\$55
Replacement of system	\$165
Commercial Heat/Cool Combination	
First unit	\$165
Each additional unit	\$55
Replacement of system	\$165
Commercial Ventilation/Exhaust	
One system	\$165
Each additional	\$55
Hood fan commercial cooking equipment	\$110
Commercial Cooking Appliances	
First unit	\$165
Each additional unit	\$58
Commercial re-inspection fee	\$110

General Miscellaneous Fees

Refunds	\$42.50
Issue Certificate of Occupancy	\$16
Permit renewal/reissue	\$55
Day Care/Family Care/ABC Permits for State License Certificate	\$110 (when no building permits required)
Archive research (per project)	\$22
Re-Inspection fee	<ul style="list-style-type: none"> ▪ First fail for permit: No fee ▪ First fail in each trade: \$110 ▪ Escalator added to subsequent fails each trade: \$100 ▪ Escalator example: <ul style="list-style-type: none"> – Second fail in same trade: \$110 + \$100 = \$210 – Third fail in same trade: \$110 + \$200 = \$310 – Fourth fail in same trade: \$110 + \$300 = \$410 – Etc.
Permit change fee	\$50 to \$100, depending on complexity
Change of contractor fee	\$25 each
Plan review amendment fee	\$125 to \$250, depending on complexity
Sprinkler system	\$221
Fire alarm system	\$220
Temporary electrical – Residential	\$110
Temporary electrical – Commercial	\$125
Grease trap installation	\$110
Effective 2/28/2022 with all credit card transitions:	
Credit card use fee	2% of total invoiced fees
Effective with new permitting software system – Established fall 2022	
Application fee	\$50 (credited towards permit fee)