

Development Services Fee Study Update

Budget Presentation

March 31, 2025



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Project Approach

A Development Services committee consisting of representatives from Community Services, Environmental Services, Fire Services and Health & Human Services was established to complete this project.

Current State Analysis

- Assessed each work group's cost of service delivery & recovery
- Conducted peer review

Recommendations

- Developed recommendations for changes to fee schedules

Proposal

- Consider fee changes that may close gaps, align with market rate and/or influence customer behavior
- Gather stakeholder feedback

Implementation *FY26 Budget*

Purpose of Proposed Fee Changes

- Most fees have remained unchanged for over two decades, making them outdated in today's market.
- Proposed changes aim to better align fees with current market rates and service costs.
- Simplified fee structure removes unnecessary complexity while maintaining fairness.
- Updates strive to achieve sustainable cost recovery.
- Revised fees encourage accountability and fosters engagement between stakeholders and service providers.

Municipal Customers Affected by Proposed Fee Changes

Development Service Proposed Fee Change	Garner	Knightdale	Morrisville	Rolesville	Wendell	Zebulon	All Others
Community Services: Bldg. Inspections	-	Yes	-	Yes	Yes	Yes	-
Environmental Services: Sediment & Erosion	Yes	-	Yes	Yes	Yes	Yes	-
Environmental Services: Stormwater	-	-	-	Yes	Yes	Yes	-
Health & Human Services: Well & Septic	Yes						



Proposal Overview

Proposed Fee Changes: Community Services

Proposed Fee Changes	Current Flat Fee & Adoption Date	Proposed Fee
Bldg. Re-Inspection	\$60 flat Adpt. 2005	Escalating: \$100 First Re-Inspection \$200 Second Re-Inspection \$300 Third Re-Inspection \$400 Fourth+ Re-Inspection
Bldg. Re-Inspection – Max Violations (15+)	\$0 N/A	\$150 After the first Re-Inspection

Proposed Fee Changes: Environmental Services

Proposed Fee Changes	Current Fee & Adoption Date	Proposed Fee
S&E Plan Resubmission	\$75 flat Adpt. 18+ years	\$250 flat
S&E Plan Resubmission – Lot by Lot	\$75 flat Adpt. 18+ years	Lesser of \$250 flat or \$100 per lot*
SW Plan Resubmission	\$150 flat Adpt. 18+ years	\$250 flat
Re-Inspections	\$0 N/A	\$250 flat
SW Initial Permit - Commercial	\$250-485 per acre sliding with 50- acre cap	\$250 per disturbed acre
SW Initial Plan Submission - Commercial		
SW Permit Added Acreage - Commercial		
SW Plan Resubmission Added Ac - Commercial		

*State statute allows developers to make Lot by Lot submissions at the flat rate or \$100 per lot, whichever is lower.

Proposed Fee Changes: Health & Human Services

Proposed Fee Change	Current Fee & Adoption Date	Proposed Fee
Well Construction Permit Fee	\$400 Adpt. 2005	\$800 (all initial testing included)
Wastewater Improvement Permit	\$200 Adpt. 2004	\$400
Wastewater Construction Authorization	\$200 Adpt. 2004	\$400
Hybrid Wastewater Improvement Permit	\$80 (40% of standard fee; by statute)	\$160
Hybrid Wastewater Construction Authorization	\$80 (40% of standard fee; by statute)	\$160
Well & Septic Re-Inspections	\$75 Adpt. 20+ years	\$200 flat

A stylized, light blue map of Wake County is centered in the background of the slide. The map shows the county's irregular shape with various indentations and protrusions.

Stakeholder Considerations

Targeted Stakeholder Outcomes

- Reduced turnaround times for several services.
- Minimized project delays through more efficient operations.
- Clear, transparent, and easy to understand fee structure.

Stakeholder Feedback

Homebuilders Association

- Understand that many of the fees have not been adjusted in nearly two decades.
- Doubt that re-inspection and plan resubmission fee increases will lead to largescale behavior change but generally non-offensive.
- Feedback influenced further changes to proposed stormwater fees by establishing flat rate fees for resubmission and re-inspections; and no changes to residential stormwater permitting.

Municipal Partners

- No feedback that expressed concern or further changes.

Discussion



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Overview of the Cost Recovery Analysis

Department	Current Cost Recovery Rate	Proposed Cost Recovery Rate
Community Services: Planning, Development & Inspections	72%	83%
Environmental Services: Sediment and Erosion & Stormwater	42%	47%
Health & Human Services: Well & Septic	38%	76%