



# Buncombe County Government

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## Planning and Development

46 Valley Street  
Asheville, NC 28801

**Nathan L. Pennington**

**Interim Planning Director**

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## Fee Schedule

Effective July 1, 2018

### Adult Establishment Licenses:

Business License	\$1,000.00
Entertainer License	\$1,000.00

### Certification of Compliance:

#### *Zoning*

Single-Family (attached and detached) and duplex units	\$ 50.00 per unit
Residential Addition/Accessory	\$ 25.00

#### Commercial/Office/Industrial Development

Sign, Addition, or Accessory/Structure less than 10,000 SF	\$125.00
10,000 SF to Less Than 50,000 SF	\$300.00
50,000 SF to 100,000 SF	\$450.00
More Than 100,000 SF	\$600.00

#### Multi-Family Development (per building shell)

3 to 10 Units per Building	\$200.00
11 to 20 Units per Building	\$300.00
More Than 20 Units per Building	\$400.00

Steep Slope/High Elevation or Protected Ridge Overlay additional \$ 50.00

Beaverdam Zoning District Review additional \$ 50.00

#### *Subdivision*

Hillside Development Individual Lot Plan Review additional \$ 50.00

Exempt Subdivision within Steep Slope/  
High Elevation Overlay or Protected Ridge Overlay \$ 50.00

***Retaining Wall***

Single Family Residential Wall	\$ 50.00
Multi Family, Commercial, Office, or Industrial	\$125.00

***Water Supply Watershed (If Inspection Required)***

Single Family Residential	\$ 50.00
Multi Family, Commercial, Office, or Industrial	\$ 100.00

***Re-inspection or re-review of plans due to failure or inadequacy***

Hillside Lot, Retaining Wall, or Zoning	\$ 25.00
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**Copies:**

Black & White, letter or legal size	\$ 0.05/page
Color, letter or legal size	\$ 0.10/page
Black & White, plotted	\$15.00/page
Color, plotted	\$15.00/page

**Erosion & Sedimentation Control\*:**

Lots in Subdivisions Subject to Sec. 70-68, Hillside	\$400.00 for 0.25 to <1 acre
All Properties, One Acre or Greater Disturbance	\$525.00/acre, prorated**

*\*Plan Review fees shall be double the normal fee if land disturbing activities begin prior to obtaining a permit.  
\*\*Example: 1.125 acres disturbed x \$525=\$590.63*

**Floodplain Development:**

***Residential Development***

Utility Change-Out on Existing Structure	\$ 25.00
Single Family Residential Manufactured Home	\$150.00
Single Family Residential Stick Built or Modular	\$250.00
Duplex	\$350.00
Other Single Family Residential Development (Fill, Non-habitable Buildings, Infrastructure)	\$100.00
Lateral Addition to Existing Building	\$150.00
Multiple Residential Lots: Land/Site Development	\$400.00

***Commercial Development***

Utility Change-Out on Existing Structure	\$ 25.00
Commercial Structure	\$350.00
Commercial Structure Non-habitable (i.e. shed, garage)	\$200.00
Lateral Addition to Existing Building	\$250.00
Single Commercial Lot: Land/Site Development	\$350.00
Multiple Commercial Lots: Land/Site Development	\$500.00

**Junkyard Permit:**

Annual Registration Fee	\$200.00
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**Manufactured Home Park Permit:**

Minor (19 spaces or fewer)	\$150.00
Major (20 spaces or greater)	\$250.00

**Sign Permit:**

Off-Premise Sign Permit	\$100.00
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**Stormwater Management\*:**

One Acre	\$525.00
Greater than One Acre	\$525.00/acre, prorated**

*\*Plan Review fees shall be double the normal fee if land disturbing activities begin prior to obtaining a permit.*

*\*\*Example: 1.125 acres disturbed x \$525=\$590.63*

**Street Addressing (E-911):**

Address Determination Letter	\$ 15.00
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*This fee will be charged to mortgage companies and other businesses who require a determination letter for address confirmations. This information is available to the public in the Buncombe County GIS system or in Tax Records. This fee will not be charged to private property owners or in instances where the E-911 address needs clarification on an issue that is not available in the public record.*

Private Road Name Changes	\$500.00
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*This fee will be charged to individuals who own a private road and want to rename it for reasons other than safety or E-911 compliance.*

Readdressing Subdivisions	\$250.00 (10 Lots or Less)
	\$500.00 (More than 10 Lots)

*This fee will be assessed to developers of subdivisions with lots that have been assigned addresses by the County but later make changes to the lot layout thereby making the previous addresses unusable and requiring lots to be readdressed by the County.*

**Subdivision Application Review Fees:**

Plat Review	\$ 25.00
No additional charge (aside from Plat Review above)	
Minor Subdivisions (4-10 lots)	\$ 75.00 plus \$10.00/Lot
Hillside Development	Additional \$50.00
Major Subdivisions (11 lots or more)	\$175.00 plus \$15.00/Lot
Hillside Development	Additional \$100.00
Resubmittal of Major and Minor Subdivisions	
Due to Initial Plan Deficiencies	\$ 25.00
Revised Plan Review, Minor Subdivision	\$ 25.00
Revised Plan Review, Major Subdivision	\$ 50.00
As-Built Drawing Review	\$ 25.00
Re-inspection of Subdivision Infrastructure	\$ 50.00
<i>*Plan Review fees shall be double the normal fee if development or subdivision occurs prior to obtaining preliminary plan approval.</i>	
Guarantee of Improvements	\$ 50.00
Partial Release of Guarantee of Improvements	\$ 100.00

**Wireless Communications Facility:**

Application Review and Processing Fee	\$5,000.00
Annual Renewal	\$ 250.00

**Zoning Application Review Fees:**

Zoning Confirmation Letter	\$ 25.00
Zoning Text Amendment	\$ 500.00

Zoning Map Amendment	\$ 350.00
More than One Lot	\$ 25.00 per each additional lot
More than 25 Acres	\$ 200.00 per each additional 25 acres
<i>Maximum fee per owner</i>	<i>\$2,000.00</i>
Conditional Use Permit	
Residential	\$250.00 plus \$10.00 per each proposed lot/unit
Commercial/Office/Industrial Development	
Structure less than 10,000 SF	\$ 250.00
10,000 SF to Less Than 50,000 SF	\$ 500.00
50,000 SF to 100,000 SF	\$ 750.00
More Than 100,000 SF	\$1,000.00
More than 25 Acres	\$ 200.00 per each additional 25 acres
<i>Maximum fee per owner</i>	<i>\$2,000.00</i>
Variance	\$ 250.00
<i>(Includes variances from other Ordinances administered by the Department)</i>	
More than One Lot	\$ 25.00 per each additional lot
More than 25 Acres	\$ 200.00 per each additional 25 acres
<i>Maximum fee per owner</i>	<i>\$2,000.00</i>
Appeal of Zoning Administrator Decisions	\$ 500.00

*Make checks payable to Buncombe County.  
A fee of \$25.00 will be charged for returned checks.*