Town of Burnsville

Rate and Fee Schedule

BUILDING PERMIT FEES:

Residential One and Two Family Dwellings:

Minimum Charge up to 1,000 square feet	$200.00
Over 1,000 square feet Charge	$0.16 per square foot
Unheated areas: decks, garages, basements, etc	
up to 1,000 square feet	$75.00
. Over 1,000 square feet Charge	$0.07 per square foot
Condos & Townhouses up to 1,000 square feet	$200.00
Over 1,000 square feet Charge	$0.18 per square foot
Remodeling: Up to 1,000 square feet	$150.00
Over 1,000 square feet Charge	$0.14 per square foot

Residential Misc. Structures:

Detached or Attached Carport, Storage Building, etc. *(No Wiring and/or Plumbing)*	$175.00
Workshops, Detached Garage with Wiring and/or Plumbing	$175.00
If Over 1,000 square feet.	$0.10 per square foot

Commercial, Mercantile, Industrial:

New Construction up to 1,000 square feet	$375.00
Over 1,000 square feet Charge	$0.18 per square foot
Additions/Remodeling up to 1,000 square feet	$300.00
Over 1,000 square feet	$0.18 per square foot

Mobile/Modular Homes: {See Zoning Ordinance)

Single Wide (Inside a Mobile Home Park)	$125.00
Double Wide	$175.00
Modular Off-Frame	$175.00
Mobile Home Remodeling/Additions	$100.00
Concrete Pads for RV Trailers, Single Pad	$75.00
Additional Pads $50.00 per Pad	

Failure to obtain permit prior to work:

Residential	$300.00
Commercial	$999.00

PLANNING & ZONING FEES:

Residential Zoning Permits:

Single Family Dwelling up to 1,200 square feet	$150.00
Over 1,200 square feet Charge (Max $300.00)	$0.05 per square foot
Multi Family Dwelling	$300.00
Plus $50.00 per dwelling unit (Max $1,000.00)	
Accessory Dwelling Unit	$150.00
Addition to Dwelling up to 1,200 square feet	$75.00
Over 1,200 square feet Charge	$0.05 per square foot
Accessory Structure up to 100 square feet	$50.00
Over 100 square feet Charge	$0.05 per square foot
Deck/Porch/Swimming Pool	$50.00
Home Occupation	$50.00
Temporary Structure/Use	$50.00

Commercial / Industrial Zoning Permits:

Small Commercial Change of Use/Owner	$100.00
Commercial/Industrial Structure up to 2,000 square feet	$350.00
Over 2,000 square feet Charge (Max $1,000)	$0.05 per square foot
Commercial/Industrial Addition	$100.00
Over 2,000 square feet charge (Max $500.00)	$0.05 per square foot
Accessory Structure	$50.00
Over 100 square feet charge (Max $100.00)	$0.05 per square foot
Temporary Structure/Use	$100.00

Subdivision Fees:

Minor Subdivision	$100.00 plus $25 / lot
Major Subdivision	$300.00 plus $25 / lot
Cluster Subdivision	$250.00 plus $25 / unit

Other Permits/Inspections:

Special Use Permit Application	$350.00
Certificate of Occupancy	$25.00
Reconnect Electrical Service	$100.00
Electrical Service (includes solar) up to 200 amps	$100.00
Electrical Service Over 200 amps	$150.00
Mechanical: Plumbing, Heating, HVAC	$100.00
Floodplain Development Permit	$100.00
Demolition Permit	$100.00

Board of Adjustment member compensation rate $150 per meeting/training

Sign Permits: (per square foot of advertising area)

Up to 32 sq. ft.	$75.00
33 - 64 sq. ft.	$100.00
65 - 96 sq. ft.	$150.00
97 sq. ft. plus	$200.00

Rezoning, Map or Text Amendment Fees:

Text Amendment	$250.00
Rezoning and Map Amendment	
Less Than 1 Acre	$250.00
1 - 3 Acres	$350.00
4 - 9 Acres	$400.00
10 - 25 Acres	$750.00
25 Acres plus	$900.00

MISCELLANEOUS FEES:

Civil Ordinance Violation	$50.00
Returned Check Fee:	$25.00
Annexation Petition Fee:	$500.00
Application for a Variance	$250.00
Appeal of an Administrative Decision	$250.00
Backyard Chicken Permit	$25.00
Livestock Permit	$50.00

Public Records Request Copying Charge(s)

8 ½" x 11" black & white single-sided hardcopy (per page)	$0.02
8 ½" x 11" color single-sided hardcopy (per page)	$0.09
8 ½" x 11" black & white double-sided hardcopy (per page)	$0.03
8 ½" x 11" color double-sided hardcopy (per page)	$0.18
Electronic Copies	No Charge

(Applicable postage will also be charged for mailing hard copy documents.)

Certified Copies (per page)	$2.00
IT Services Fee (per hour)	$75.00

Stage Fee $100.00

Mobile Food Vendors:	
Daily	$25.00

Hourly Charges for Personnel

Personnel

Firefighters, Police Officers, Public Works Employees	$40.00 (per hour)

Town of Burnsville
P.O. Box 97
Burnsville, NC 28714

Effective July 1, 2025

RATE AND FEE SCHEDULE INSIDE TOWN LIMITS

Water and Sewer Rates

Gallons	Minimum water	Price per 1000 gal	Minimum sewer	Price per 1000 gal	Water and Sewer
0-3000	$27.24	$9.08	$27.24	$9.08	$54.48
4000	$36.37	$9.13	$36.37	$9.13	$72.74
5000	$45.52	$9.15	$45.52	$9.15	$91.04
6000	$54.71	$9.19	$54.71	$9.19	$109.42
7000	$63.92	$9.21	$63.92	$9.21	$127.84
8000	$73.18	$9.26	$73.18	$9.26	$146.36
9000	$82.47	$9.29	$82.47	$9.29	$164.94
10,000 & up	$91.80	$9.33	$91.80	$9.33	$183.60

Other Fees as Applicable

- Conservation fee begins at 10,000 gallons and is $5 flat fee plus $2 per 1000 gallons in addition to the rate.
- Water leak adjustment may be granted once every 12 months.
- Late fee is the greater of 10% of past due balance or $7. Accounts six months or more delinquent may have a one-time penalty deferral.
- Usage of more than 600,000 per month requires a commitment letter.
- Application fee $35
- Commitment letter $35
- Reconnect for cut-off $100
- Re-read at customer's request $25
- Meter test at customer's request $25

Meter Deposit

3/4 inch	$250
1 inch	$350
2 inch	Meter Cost

Water and Sewer Tap and SDF Fees

Line Size	Max Rated GPM	Water Tap Fee	Water SDF	Sewer Tap Fee	Sewer SDF
3/4 inch	20	$1,000	SEE DIRECTOR	$1,000	SEE DIRECTOR
1 inch	50	$1,250	SEE DIRECTOR	$1,250	SEE DIRECTOR
2 inch	160	$3,500	SEE DIRECTOR	$3,000	SEE DIRECTOR
4 inch	500	By Contract	SEE DIRECTOR	By Contract	SEE DIRECTOR
6 inch	1000	By Contract	SEE DIRECTOR	By Contract	SEE DIRECTOR

- Tap fees cover the cost of construction from the town's existing line to the property line or 200 feet, whichever occurs first.
- Construction performed by the town will be charged to the customer at cost plus 10%.
- Cost of connections not listed will be determined on a case by case basis.

SDF fee is assessed on water/sewer customers to cover past and current costs necessary to serve the property. The calculation is based on 71% @$4.70 per gallon of water. $3.84 per gallon of sewer.

Fire Line Connection Charge

- Fire line user fee is $10 per gallon of rated flow.
- Fire protection line connection is $1.50 per sq inch of pipe size per month.

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P.O. Box 97
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Effective July 1, 2025

RATE AND FEE SCHEDULE OUTSIDE TOWN LIMITS

Water and Sewer Rates

Gallons	Minimum water	Price per 1000 gal	Minimum sewer	Price per 1000 gal	Water and Sewer
0-3000	$54.48	$18.16	$54.48	$18.16	$108.96
4000	$72.74	$18.26	$72.74	$18.26	$145.48
5000	$91.04	$18.30	$91.04	$18.30	$182.08
6000	$108.22	$18.38	$108.22	$18.38	$216.44
7000	$126.64	$18.42	$126.64	$18.42	$253.28
8000	$145.16	$18.52	$145.16	$18.52	$290.32
9000	$163.74	$18.58	$163.74	$18.58	$327.48
10,000 & up	$182.40	$18.66	$182.40	$18.66	$364.80

Other Fees as Applicable

- Conservation fee begins at 10,000 gallons and is $5 flat fee plus $2 per 1000 gallons in addition to the rate.
- Water leak adjustment may be granted once every 12 months.
- Late fee is the greater of 10% of past due balance or $7. Accounts six months or more delinquent may have a one-time penalty deferral.
- Usage of more than 600,000 per month requires a commitment letter.
- Application fee $35
- Commitment letter $35
- Reconnect for cut-off $100
- Re-read at customer's request $25
- Meter test at customer's request $25

Meter Deposit

3/4 inch	$250
1 inch	$350
2 inch	Meter Cost

Water and Sewer Tap and SDF Fees

Line Size	Max Rated GPM	Water Tap Fee	Water SDF	Sewer Tap Fee	Sewer SDF
3/4 inch	20	$1,250	See Director	$1,250	See Director
1 inch	50	$1,500	See Director	$1,500	See Director
2 inch	160	$4,000	See Director	$4,000	See Director
4 inch	500	By Contract	See Director	By Contract	See Director
6 inch	1000	By Contract	See Director	By Contract	See Director

- The customer is responsible for all construction cost from the town's existing line to the point of use.
- Construction performed by the town will be charged to the customer at cost plus 20%.
- Cost of connections not listed will be determined on a case by case basis.

SDF fee is assessed on water/sewer customers to cover past and current costs necessary to serve the property. The calculation is based on 71% @$4.70 per gallon of water - $3.84 per gallon of sewer.

Fire Line Connection Charge

- Fire line user fee is $20 per gallon of rated flow.
- Fire protection line connection is $3 per sq inch of pipe size per month.