

EFFECTIVE DATE: July 1, 2023

Planning & Inspections Fees

Building permits are required for all work that meets any of the following criteria.

- Work performed to structures costing \$15,000 or more
- Work involving changes to load-bearing features
- Additions, repairs, replacements, changes, or redesign of plumbing, heating, air conditioning and electrical systems
- Any new structure larger than 12' in length, height, or width
- Work performed to commercial structures. This includes any residential structure with more than 2 dwelling units. It also includes any residential structure housing a commercial operation.

Other Structures include porches, decks, sheds, piers, bulkheads, retaining walls, etc.

Permit fees may be refunded after consultation with the Town of Beaufort Finance Department and the Town Manager.

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► **Residential Construction Fees**

RESIDENTIAL CONSTRUCTION FEES

NEW BUILDINGS & ADDITIONS

Building & Insulation Permit	\$ 50	heated & unheated space +\$0.15/ sq ft
Electrical Permit	50	+ 0.10 / sq ft, heated & unheated space
Mechanical Permit	50	+ 0.10 / sq ft, heated space
Plumbing Permit	50	+ 0.10 / sq ft, heated space
Homeowner's Recover Fee	10	/ structure

NEW OTHER STRUCTURES

Building & Insulation Permit	\$ 50	+ \$0.10 / sq ft
Electrical Permit	50	+ 0.10 / sq ft
Mechanical Permit	50	+ 0.10 / sq ft
Plumbing Permit	50	+ 0.10 / sq ft
Homeowner's Recover Fee	10	/ structure

CHANGING EXISTING STRUCTURES

Renovation & Repair Permit	\$ 50	+ \$10 / \$1,000 value, over \$5,000
Electrical Permit	50	/ system
Mechanical Permit	50	/ unit
Plumbing Permit	50	

For projects valued over \$5,000,
the renovation & repair fee includes electrical, mechanical, and plumbing

The Homeowner's Recovery Fee is only assessed for contractors
with a current NC General Contracting License.
Proceeds are sent quarterly to the General Contracting Board.

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RESIDENTIAL CONSTRUCTION FEES

MISCELLANEOUS PERMITTING

Demolition	\$ 50	+ completed asbestos report
Blasting	50	
Structure Moving	300	
Single-Wide Manufactured Home	100	
Double-Wide Manufactured Home	200	
Modular Home	400	
Construction Trailer	100	
Gas pumps/Storage tanks	50	+ \$20.00 / unit
Signs	50	+ \$1.75 /sq ft
Alarm Systems / Low Voltage	200	
Fire Sprinkler	50	+ \$1.00/per head
Restore Power	50	
Solar Panels	75	+ \$3.00 per panel
Above Ground Swimming Pools & Hot Tubs	50	
Inground Swimming Pools & Hot Tubs	500	including electric
Sea Wall / Bulkhead	50	+\$1.25 linear ft
Boatlift Electrical	50	per boatlift
Change in Contractor	50	
Re-Inspection - 3rd Attempt	50	
Re-Inspection - 4th Attempt and Beyond	100	
After Hours / Emergency Inspection	250	

Working Without a Permit Double permit fee

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► **Commercial Construction Fees**

COMMERCIAL CONSTRUCTION FEES

NEW BUILDINGS & ADDITIONS

Building & Insulation Permit	\$ 50	heated & unheated space + \$0.20 / sq ft
Electrical Permit	50	+ 0.12 / sq ft, heated and unheated space
Mechanical Permit	50	+ 0.12 / sq ft, heated space
Plumbing Permit	50	+ 0.12 / sq ft, heated space

NEW OTHER STRUCTURES

Building & Insulation Permit	\$ 50	+ \$0.15 / sq ft
Electrical Permit	50	+ 0.10 / sq ft
Mechanical Permit	50	+ 0.10 / sq ft
Plumbing Permit	50	+ 0.10 / sq ft

CHANGING EXISTING STRUCTURES

Renovation & Repair Permit	\$ 50	+ \$10 / \$1,000 value, over \$5,000
Electrical Permit	50	/ system
Mechanical Permit	50	/ unit
Plumbing Permit	50	

For projects valued over \$5,000, the renovation & repair fee includes electrical, mechanical, and plumbing

COMMERCIAL OUTBUILDINGS

Building & Insulation Permit	\$ 50	+ \$0.15 / sq ft
Electrical Permit	50	+ 0.10 / sq ft
Mechanical Permit	50	+ 0.10 / sq ft
Plumbing Permit	50	+ 0.10 / sq ft

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COMMERCIAL CONSTRUCTION FEES

MISCELLANEOUS PERMITTING

Demolition	\$ 50	+ completed asbestos report
Blasting	50	
Structure Moving	Same as new construction	
Construction Trailer	100	
Gas pumps/Storage tanks	50	+ \$50.00 / unit
Signs	50	+ \$1.75 /sq ft
New Business Inspection	50	
Hood Suppression	150	
Alarm System / Low Voltage	200	
Fire Sprinkler	50	+ \$1.00 / per head
Restore Power	50	
Solar Panels	75	+ \$5.00 per panel
Above Ground Swimming Pools & Hot		
Tubs	50	
Inground Swimming Pools & Hot Tubs	500	including electric
Sea Wall \ Bulkhead	50	+\$1.25 linear ft
Change in Contractor	50	
Re-Inspection - 3rd Attempt	50	
Re-Inspection - 4th Attempt and Beyond	100	
After Hours / Emergency Inspection	250	

Working Without a Permit Double permit fee

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Water & Sewer Rates & Fees

The taps fees listed below cover the materials and labor costs for installation of service lines. Each water tap also includes the cost of the meter box and meter for sizes up to and including 2 inches. The fees are for “standard” installations that do not require the demolition and replacement of asphalt and/or concrete pavements, paths, sidewalks, etc. Standard installations also do not involve other special installation work such as boring, excavation to depths exceeding 4 feet, placement of trench sheeting, etc. The fee for these types of non-standard installations will be charged at cost plus 10 percent.

All water and sewer taps made outside Town limits are double in-town rates shown below. Water or sewer system development fees outside Town limits are negotiable but will not exceed 2X rates shown below.

Upgrades in service, i.e., changing from a 3/4" meter to a 1" meter, are subject to a difference in the water tap, water system development, and sewer system development fees.

All taps larger than 2" shall be installed at developer's cost in accordance with Town of Beaufort standards and developers shall pay a tap-on fee as shown below.

► Tap & System Development Fees

TAP FEES			SYSTEM DEVELOPMENT FEES		
SIZE	WATER	SEWER	SIZE	WATER	SEWER
¾"	\$ 700	\$ 750	¾"	\$ 476	\$ 5,524
1"	800	750	1"	793	6,207
1 ½"	1,075	750	1 ½"	1,585	7,015
2"	1,375	750	2"	2,536	8,064
3"	575	750	3"	4,755	10,445
4"	625	750	4"	7,925	15,875
6"	850	750	6"	15,850	22,550
8"	1,175	750	8"	25,360	26,240