

Planning & Zoning Fees

Effective July 1, 2023-June 30, 2024

	Base Fee	Supplemental Fee	Supplemental Fee Unit
Site Plan Review Fees			
Application fees for site plan review under Section 18-568 of the Wilmington City Code shall be as follows:			
Less than or equal to 10,000 square feet	\$250	\$20	per 1,000 sq. ft. of gfa
10,001 square feet to 40,000 square feet	\$500	\$20	per 1,000 sq. ft. of gfa
Greater than 40,000 square feet	\$1,000	\$20	per 1,000 sq. ft. of gfa
Mixed Use Developments	\$1,200	\$10	per 1,000 sq. ft. of gfa
Re-review Fee Plan	½ of cost above		
Landscaping Re-Review Fee	\$125		
Traffic Impact Analysis	\$250		
Resubmittal Fee	\$125		
Projects located in 1945 Corporate Limits	\$100		
Projects Receiving Financial Assistance for Affordable/Workforce Housing.	The fees established in this section may be waived by the City Manager or designee for any project receiving financial assistance for affordable or workforce housing from the City of Wilmington, New Hanover County, or the North Carolina Housing Finance Agency.		
Subdivision Application Fees			
Application fees for subdivision plan review under Section 18-568 of the Wilmington City Code shall be as follows:			
Preliminary Plat	\$100		
Design Adjustment Committee Review	\$500		
Technical Review Committee for concept review only	\$100		
Final Plat Review	\$0	\$15	per lot
Appeal of Design Adjustment Committee Decision	\$200		

	Base Fee	Supplemental Fee	Supplemental Fee Unit
Zoning Application Fees			
Application fees for zoning amendments, variances, and permits under Section 18-568 of the Wilmington City Code, and other planning and development related ordinances shall be as follows:			
Projects Receiving Financial Assistance for Affordable/Workforce Housing.	The fees established in this section may be waived by the City Manager or designee for any project receiving financial assistance for affordable or workforce housing from the City of Wilmington, New Hanover County, or the North Carolina Housing Finance Agency.		
Planning Commission Applications			
Text Amendment	\$200		
Future Land Use Plan Amendment	\$500		
Other Land Use Plan Amendments	\$500		
Street Closure	\$250		
Rezoning and Conditional Zoning			
R-20, R-15, R-10, R-7, R-5, R-3, HD, HD-O, HD-R, HD-MU, CEM, RO	\$400	\$20	per acre*
CBD and UMX	\$500	\$20	per acre*
MH, MD-17, MD-10, O&I	\$600	\$20	per acre*
CB, RB, CS, LI, IND, MX	\$800	\$20	per acre*
Rezoning and Conditional Zoning:-Property located within 1945 Corporate Limits			
R-15, R-10, R-7, R-5, R-3, HD, HD-O, HD-R, HD-MU	\$200	\$20	per acre*
MH, MD-17, MD-10, O&I	\$400	\$20	per acre*
CB, RB, CS, LI, IND	\$500	\$20	per acre*
*Acreage will be rounded to the nearest ¼ acre to determine the fees. For example, a 1.68-acre proposal to rezone to CB would cost an applicant \$835.00 at \$800 + 1.75 X 20 = \$835.			
City Council Applications			
Annexation	\$500	Rezoning-See above fees	
Street Naming/Renaming	\$250		
Vested Right Application	\$500		
Special Use Permits			
R-20, R-15, R-10, R-7, R-5, R-3, HD, HD-O, HD-R, HD-MU, CEM, RO	\$400	\$20	per acre*
CBD and UMX	\$500	\$20	per acre*
MH, MD-17, MD-10, O&I	\$600	\$20	per acre*
CB, RB, CS, LI, IND, MX	\$800	\$20	per acre*

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*Acreage will be rounded to the nearest ¼ acre to determine the fees. For example, a 1.68-acre proposal to rezone to CB would cost an applicant \$835.00 at \$800 + 1.75 X 20 = \$835.			
Special Use Permits-Property located within 1945 Corporate Limits			
R-15, R-10, R-7, R-5, R-3, HD, HD-O, HD-R, HD-MU	\$200	\$20	per acre*
MH, MD-17, MD-10, O&I	\$400	\$20	per acre*
CB, RB, CS, LI, IND	\$500	\$20	per acre*
Board of Adjustment/Building Appeals Board Applications			
Variance*	\$500		
Appeal to Board of Adjustment/Building Appeals Board	\$200		
*The City Manager may waive this fee in instances where the need for the variance is due to an error on the part of City Staff and which was not caused by misrepresentation on the part of the applicant.			
Historic Preservation Applications			
Local Landmark Designation	\$50		
Certificates of Appropriateness (based on estimated cost of project/improvements, etc.)			
\$17,999 or less	\$0		
\$18,000-\$24,999	\$20		
\$25,000-\$49,999	\$25		
\$50,000-\$99,999	\$35		
\$100,000-\$499,999	\$50		
\$500,000 and more	\$100		
After the fact Certificate of Appropriateness	Base fee above	\$100	
Tree Removal Permits (Private Property) and Mitigation Fees			
Tree Preservation Permit-Less than 1 acre	\$25		
Tree Preservation Permit-1-5 acres	\$50		
Tree Preservation Permit-5-10 acres	\$100		
Tree Preservation Permit-Greater than 10 acres	\$150		
Tree Preservation Permit-Administrative permits where no tree is proposed for removal	\$0		
Tree Mitigation Fee	\$0	\$175	per caliper inch
Zoning Permits and Determinations			
Mobile Home Park-Less than 5 acres	\$50	\$1	per mobile home space

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Mobile Home Park-5 or more acres	\$100	\$1	per mobile home space
Shipping Containers Permit	\$50		
Temporary Use Permit- Small (i.e. tree sales; weekend)	\$25		
Temporary Use Permit- Large (i.e. regional event)	\$50		
Temporary Health Care Structure-Initial Fee	\$100		
Temporary Health Care Structure-Annual Renewal	\$50		
Zoning Determination Letter	\$25		
Zoning Permit	\$25		
Zoning Re-Inspection	\$25		
Sign Permits			
Five (5) square feet or less:	\$0		
Permanent on-premise and off-premise signs (nonelectric)	\$50	\$0.50	Per square foot over 100 square feet
Permanent on-premise and off-premise signs (electric)	\$50	\$1.00	Per square foot over 50 square feet
Temporary Sign Permit	\$30		
Change of copy	\$0		
Sandwich Board Sign-Initial	\$25		
Sandwich Board Sign-Renewal	\$10		