

Planning & Zoning Fees

Effective July 1, 2024-June 30, 2025

	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 governmental financial assistance for affordable or workforce housing.		
Subdivision and Design Adjustment Application Fees			
Application fees for subdivision plan review and design adjustment committee review under Section 18-568 of the Wilmington City Code shall be as follows:			
Preliminary Plan	\$100		
Final Plat Review	\$0	\$15	lot
Design Adjustment Committee Review	\$500		
Public Hearing Mailed Notice Fee		\$0.85	per mailed notice
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 governmental assistance for affordable or workforce housing.		
Planning Commission Fees			
Public Hearing Mailed Notice Fee		\$0.85	per mailed notice
Land Development Code Amendment	\$200		
Comprehensive Plan Amendment	\$500		
Other Small Area Plan Amendments	\$500		
Street Closure	\$250	Advertising Fees (City Clerk)	

	Base Fee	Supplemental Fee	Supplemental Fee Unit
Planning Commission Fees (Continued)			
Rezoning/Conditional Zoning (projects located outside 1945 Corporate Limits)			
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/Conditional Zoning (projects located inside 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*
Development Agreement			
R-20, R-15, R-10, R-7, R-5, R-3, HD, HD-O, HD-R, HD-MU, CEM, RO	\$400	\$50	per acre*
CBD and UMX	\$500	\$50	per acre*
MH, MD-17, MD-10, O&I	\$600	\$50	per acre*
CB, RB, CS, LI, IND, MX	\$800	\$50	per acre*
*Acreage will be rounded to the nearest ¼ acre to determine the fees. For example, a 1.68-acre proposal for a development agreement in a CB zoning district would cost an applicant \$887.50 at $\$800 + (1.75 \times 50) = \887.50 .			
City Council Applications			
Public Hearing Mailed Notice Fee		\$0.85	per mailed notice
Annexation	\$500	Rezoning	
Street Naming/Renaming	\$250		
Vested Rights Application	\$500		
Special Use Permits (projects located outside 1945 Corporate Limits)			
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*
Special Use Permits (projects located inside 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 \times 20 = \835 .			
Board of Adjustment/Building Appeals Board Applications			
Public Hearing Mailed Notice Fee		\$0.85	per mailed notice
Variance*	\$500		
Appeals of Administrative and Historic Preservation Commission decisions to Board of Adjustment	\$200		
Appeal to 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.			

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Historic Preservation Applications			
Public Hearing Mailed Notice Fee		\$0.85	per mailed notice
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 and Mitigation Fees (Private Property)			
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			
Manufactured Home Park-Less than 5 acres	\$50	\$1	per manufactured home space
Manufactured Home Park-5 or more acres	\$100	\$1	per manufactured 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		