

TOWN OF BENSON



FEE SCHEDULE FY 2023-2024

EFFECTIVE DATE: JULY 1, 2023

AMENDED DATE: January 16, 2024

ADOPTED: January 16, 2024

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AMENDED CHANGES TO FEE SCHEDULE

Jan 9, 2024:	Added Electric Assessment Fee Updated field rentals for Parks & Recreation
July 1, 2023:	Addition of System Development Fees Increase in Planning Fees Increase in Area Lights Increase in Refuse charge Grandfathering July 1, 2023 Sewer Customers Grandfathering July 1, 2023 Water Customers Increase in Water volumetric fees Increase in Water Tapping Fees Decrease in Water Meter Costs Increase in Copy/Printing Fees Increase in Parks & Recreation Fees Increase and Add on of Fire Department Fees
Mar 14, 2023:	Add Dedication Application Fee
Oct 27, 2022:	Add encroachment fee
July 1, 2022:	Update in Planning and Zoning Fees Update in Electric Fees (Base Fee, Volume, Area Lights) Increase in Refuse charge Increase in volumetric for Sewer Increase in volumetric for Water & Water Tap fees Increase in Penalties Increase in Auditorium rental fees Increase in Special Events fees Addition of Parks Fees Addition of Hydrant Flow Testing in Fire
July 1, 2021:	Update in Planning and Zoning Fees Update in Electrical Fees (eliminating of Load Management Customers; restructuring of Commercial Customers) Increase of Refuse charge; addition of Civil Penalty Increase in base fee and volumetric for Water Increase in base fee and volumetric for Sewer Increase of Storm Water fee Addition of Renewable Energy Application Fee Update BFA information for Sound and Light Equipment Increase in Parks fees
Dec 8, 2020:	Addition of Zoning and Food Truck Permits to Planning
July 1, 2020:	Amendments made for the FY 2020/2021 Budget: Creation of Storm Water Fee Increase in Refuse Increase in base fee and volumetric for Water Increase in base fee and volumetric for Sewer
July 9, 2019:	Reduction in Refused rates for Jan 2020

- July 1, 2019: Amendments made for the FY 2019/2020 Budget:
 Increase in volumetric rate in Sewer
 Increase in Hydrant Meter Basic Charge
 Increase in Hydrant Meter Commodity Charge
 Increase in Refused rates for Jan 2020
 Increase in Electric base rates
 Parks & Recreation: adult athletics changes
 Fire Department: increase in fees
 Planning Department: increase in fees
- July 1, 2018: Amendments made for the FY 2018/2019 Budget:
 Increase in base fee for Sewer
 Increase in base fee for Water
 Increase in Refuse rates for Jan 2019
 Changes made to Water/Sewer Taps
 Increase in Adult Sports cost
 Addition to electric line extensions & upgrades
- June 13, 2017: Amendments made for the FY 2017/2018 Budget:
 Residential Electric decrease
 Increase in base fee for Sewer
 Increase in Refuse rates for Jan 2018
 Increase fee for Meter Testing
- January 1, 2017: Amended to show changes in *Finance Department* for deposits and fees.

PLANNING, ZONING & INSPECTIONS DEPARTMENT

Rezoning	\$250.00-Up to 3 acres \$500.00-3-6 acres \$1,000.00 + \$20.00 per acre- 6.01 acres and up
Conditional Rezoning	\$500.00
Planned Development	\$750.00
Special use permits, and other actions by the Planning Board, Board of Adjustments, and Board of Commissioners	\$300.00
Subdivision Review (Minor)	\$100.00
Exempt/Recombination Plats	\$50.00
Subdivision Review (Major)	\$500.00
Site Plan Review	\$100.00-Minor \$300.00-Major +\$50.00/acre
Zoning Site Inspection	\$50.00
Zoning Permit	\$50.00
Zoning Compliance	\$50.00
Zoning Verification	\$50.00
Food Truck Permit	\$50.00
ABC Permit Inspection	\$50.00
Recreation/Open Space Fee in Lieu	\$1,000.00
Retention of Expert Assistant	\$100% of consultant fees
Dedication of Utilities/Infrastructure Application	\$500.00
<u>Small Cellular Tower Installation</u>	
Application fee	\$1,000.00
Minimum Deposit	\$5,000.00 (Can go up at Town Manager's Discretion)
Tower Review, New Structure	\$6,500.00

BUILDING INSPECTIONS

New Dwellings (Single Family)	
Up to 1200 sq. ft.	\$600.00
Over 1200 sq. ft.	\$600.00 plus \$0.30 per sq. ft. over

**By state law, a \$10 fee is added in the cost of all building permits (except individual trade permits). This fee goes to the state's Homeowners*

Recovery Fund. All new single-family dwelling permits have an additional \$200 recreational impact fee added to the total cost.

Residential Remodeling/Additions	
Up to 400 sq. ft.	\$200.00
Over 400 sq. ft.	\$(Same as New Dwelling)

Multi-Family Dwelling (three units +)	
First Unit	\$500.00 + \$60 per trade
Each Additional Unit	\$200.00 + \$60 per trade

Mobile Homes	
Single-Wide	\$250.00
Double-Wide	\$275.00
Triple-Wide	\$300.00

Residential Accessory Buildings (12x12 and over)	
Storage Buildings	\$100.00
Garage/Carport	\$100.00
Deck/Porch/Gazebo	\$60.00
<i>(Additional trade fees of \$60 each trade if electrical, plumbing, or mechanical)</i>	

Individual Trade Permits Residential	
Electrical, Plumbing, Mechanical	
(Change-out Service)	\$60.00

Commercial Buildings
Commercial fees are based on total project costs per trade. When submitting your building permit application please have project cost broken down into building, mechanical, electrical, and plumbing. Fire trade – see Fire Fee Schedule

For projects over \$1,000,000 multiply the remaining job cost by .002 (.2%) plus \$6,700.00.

\$0-2,500	\$60.00
\$2,501-25,000	\$220.00
\$25,001-50,000	\$440.00
\$50,001-100,000	\$900.00
\$100,001-200,000	\$1,750.00
\$200,001-350,000	\$3,000.00
\$350,001-500,000	\$4,000.00
\$500,001-750,000	\$5,550.00
\$750,001-1,000,000	\$6,700.00

Demolition		
Residential		
(plus asbestos report)		\$60.00
Commercial		
(plus asbestos report)		\$100.00
Other Inspections		
Updated for expired Permits		\$150.00
Service Pole		\$60.00
Signs		\$75.00 Bldg
		\$60.00 Elec
Swimming Pools		\$75.00 Bldg
		\$60.00 Elec
Water Line Connection		\$35.00
Replace roof with different		
Load style or structure		\$50.00
Farm Buildings Large than 12x12		\$50.00
Re-Inspection		\$50.00
2 nd or more		\$100.00

- **Failure to secure a permit on required work is subject to a fee that is double the original. Please contact 919-894-3553 before you begin your work**

ELECTRIC DEPARTMENT

Residential	
Basic Customer Charge	\$20.00
Energy-All kWh	\$0.1151
Small General Commercial: <i>Demand 0 kW - 29.99 kW</i>	
Basic Customer Charge	\$22.50
Demand 0-30 kW	\$0.00
Energy-1 st 1,000 kWh	\$0.1464
Energy-Next 1,000 kWh	\$0.1084
Energy-All Additional kWh	\$0.1021
Medium General Commercial: <i>Demand 30 kW – 99.99 kW</i>	
Basic Customer Charge	\$27.50
Demand-1 st 40 kW	\$3.50
Demand-All Add't kW	\$6.95
Energy-1 st 1,000 kWh	\$0.1504
Energy-Next 4,000 kWh	\$0.1233
Energy-All Additional kWh	\$0.0985
Large General Commercial: <i>Demand 100 kW and over</i>	
Basic Customer Charge	\$47.50
Demand-1 st 40 kW	\$3.50
Demand-All Add't kW	\$6.95
Energy-1 st 1,000 kWh	\$0.1609
Energy-Next 4,000 kWh	\$0.1338
Energy-All Additional kWh	\$0.0942
CP Rate: <i>Requirement >50 kW=>30% CP kW LM</i>	
Basic Customer Charge	\$252.50
CP Demand	\$24.90
Excess Demand	\$3.25
Energy	\$0.0555
Public School CP Rate	
Basic Customer Charge	\$177.50
CP Demand	\$24.90
Excess Demand	\$2.10
Energy	\$0.0555
Temporary Service Pole	
Connection Fee	\$35.00
Disconnection Fee	\$35.00
<i>Same rate as Small General Commercial</i>	
Area Lights	
LED-40-50W	\$15.55
LED-77-110W	\$16.62
LED-150-218W	\$20.51
LED-218-230W	\$33.21
Assessment Fee	\$100.00

Line Extension Fees

Residential Overhead Service		
OH Service up to 100 ft		Free
Excess Footage		\$1.70/ft
Extra 35' pole		\$160.00
Residential Underground Service		
UG Service up to 100 ft		\$200.00
Excess Footage		\$3.00/ft
Residential Upgrade Service		
OH to OH		\$3.00/ft
UG to UG		\$3.50/ft
OH to UG		\$4.00/ft
Commercial Overhead Service		
OH Service up to 100 ft		\$200.00
Excess Footage		\$3.50/ft
Commercial Underground Service		
UG Service up to 100 ft		\$400.00
Excess Footage		\$6.00/ft
Commercial Upgrade Service		
OH to OH		\$6.00/ft
UG to UG		\$7.00/ft
OH to UG		\$8.00/ft

PUBLIC WORKS DEPARTMENT

	<u>July 2023</u>	<u>Jan 2024</u>
Refuse Collection		
General Refuse Service	\$25.14	\$25.14
General Backyard Service	\$50.27	\$50.27
Senior/Disabled Refuse Service	\$25.14	\$25.14
1 Extra Yard Debris	\$4.35	\$4.35
1 Extra Trash Cart	\$16.41	\$16.41
1 Extra Recycle Bin	\$4.35	\$4.35
 Commercial Shared Sites:		
Downtown Commercial	\$25.14	\$25.14
Food Svc/Perishable Commercial	\$108.16	\$108.16
 Bulk Waste Fee	\$250.00 per load	
	<i>*A load of bulk waste is 1-20 cubic yards</i>	
	<i>*Not allowed in Bulk Waste: Tires, Electronics, Paint, Chemicals, Bio-Hazardous Waste or other Hazardous Waste</i>	
 Bulk Yard Waste Fee	\$250.00 per load	
	<i>*A load is 4-20 cubic yards or for any material larger than 4" Diameter and/or longer than 5'</i>	
 Civil Penalty Fee Ordinance 51.99 <i>Pushing trash cart back to property</i>	\$50 first offense \$100 second offense \$150 third offense and after	
 Fee of Enforcement for Ord 51.99	Warning first offense \$22.50 there after	
 Encroachment Application Fee	\$100.00	

SEWER DEPARTMENT

Residential/Commercial Inside City Limits

Basic Customer Charge	\$16.00
Usage per 1,000 Gallons	\$6.38

Residential/Commercial Outside City Limits

(Grandfathered Rates as of July 1, 2023 – No New customers)

Basic Customer Charge	\$17.50
Usage per 1,000 Gallons	\$10.80

Connection Charge for Sewer Taps:	\$1,100.00 minimum OR Town of Benson cost of Installation; whichever is greater
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Assessment Fee on New Sewer Taps:	\$100.00
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System Development Fee	See SDF Report March 2023
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WATER DEPARTMENT

Residential/Commercial Inside City Limits		
Basic Customer Charge		\$14.00
Usage per 1,000 Gallons		\$5.72
Residential/Commercial Outside City Limits (Grandfathered Rates as of July 1, 2023 – No New customers)		
Basic Customer Charge		\$16.00
Usage per 1,000 Gallons		\$9.18
Bulk Water Rate		
Usage per 1,000 Gallons		\$2.52
Hydrant Meter		
Basic Charge		\$65.00
Commodity Charge		\$8.55
Connection Charge for Water Taps:	¾"	\$750.00 or TOB cost
	1"	\$1,000.00 or TOB cost
	1 ½"	\$3,300 or TOB cost
	2" or Greater	Town of Benson Cost
Assessment Fee on New Tap:		\$150.00
Tap Upgrade Service Fee:		\$400.00 and cost of new meter
Meter Fee:	¾"	\$175.00
	1"	\$291.00
	1 ½"	\$650.00
	2" or Greater	Town of Benson Cost
System Development Fee	¾" – 2"	See SDF Report March 2023
Fire Service Connection		\$15.00

STORM WATER

Storm Water Fee for all Customers: \$3.00

FINANCE DEPARTMENT

LATE/DISCONNECTION FEES

Utility bills are due 23 days after the bill date. A 5% late penalty will be added on the 23rd day of the billing cycle. On the 29th day of the billing cycle, disconnection will occur. Fees are generated as followed:

Reconnection Fee:	\$30.00
After Hours Reconnection Fee:	\$70.00
Transfer Fee	\$10.00
Return Check Fee:	\$25.00

UTILITY DEPOSITS

A Utility Deposit is required for ALL renters moving into the Town of Benson. Utility Deposits are determined based on credit history.

Deposits (Green Credit Rating):

Electric	\$ 50
Water	\$ 25
Sewer	\$ 25
Separate Service/ Same Premises (Ex. Utility Bldg.)	\$ 50

Deposits (Yellow Credit Rating):

Electric	\$ 250
Water	\$ 40
Sewer	\$ 40
Separate Service/ Same Premises (Ex. Utility Bldg)	\$ 50

Deposits (Red Credit Rating/No Social Security Card Provided):

Electric	\$ 450
Water	\$ 80
Sewer	\$ 80
Separate Service/ Same Premises (Ex. Utility Bldg)	\$ 50

Deposits will stay on file until the account holder closes their account. At that time, the deposit will apply to the final bill and then all other monies left will be mailed to the account holder in check form.

Customers who opt for Prepaid services will not have to pay a deposit. However, a minimum fee of \$25.00 will be required to start services and this will go towards the prepaid account balance.

Renewable Energy Generating System Application Fee

Residential	\$100.00
Non-Residential	\$200.00

Meter Tampering Fees

Cut Seal/Lock: EL or WA meters; LM Switch	\$50.00
EL/Water Meter Tamp: Manipulating device	\$500.00 + usage
Load Management Tamp: Manipulating device	\$200.00

Meter Test Fee:	\$50.00 (3/4" Water Meter)
	\$75.00 (1" Water Meter)
	\$50.00 (Electric Meter)
	<i>If the meter recheck comes back and there was a problem, the Town will reimburse the customer back for the recheck.</i>

Miscellaneous Fees:

Golf Cart Permits:	\$60.00
Re-inspection of Golf Cart (If failed 1 st time)	\$20.00
Notary:	\$5.00
Faxes:	\$1.00 1 st Page Local
	\$0.50c additional pages
	\$2.00 1 st Page Long Distance
	\$1.00 additional pages
Special Events Permit	
ie. Mule Days, Grove events,	
Downtown	\$40.00
Campground Permit	\$100.00

CONFERENCE CENTER

***No new rentals will be accepted, only rentals for our partners and our nonprofit organizations. Fee schedule stands for the purpose of those events that were rented prior to July 1, 2020 that we will continue to hold*

Deposit: \$150 for all rentals

Rates: *Residents*
\$35/room/hr
\$350/day*
Non-Residents
\$60/room/hr
\$500/day*
Non-Profit
\$25/room/hr
\$200/day*

- *Fee is based on 12 hour time period for board room, meeting room, dining room and classroom & does not include Kitchen use.
- Non-Profit Organizations must be 501(C)(3) Designation

Audio/Visual Equipment: \$15/hr

Kitchen Use: \$35 Flat Fee

Room Capacities:

Duncan Room- 40 seated with tables
Dixon Room- 25 seated with tables
Benson Room A- 40 seated with tables
Benson Room B- 40 seated with tables

- Failure to vacate facility at designated time without prior approval will result in overage being deducted from facility deposit

TOWN HALL MEETING ROOM

Rates: *Residents*
Occupancy Rate: 15 \$25.00/hr
Non-Residents
\$35.00/hr
Benson Businesses-Free

AUDITORIUM

Deposit: \$200 for all rentals

Rates: *Residents*
\$450 1-4 hours (4H min)
\$75 each additional hour
Non-Residents
\$500 1-4 hours (4H min)
\$75 each additional hour
Non-Profit 501(C)(3) Designation
-Groups provide copy of
determination letter
50% of the above

Technical Charges:

For any technical use of audio, lighting, etc. – Contact Nate Camp at
910-580-2220 or natecampdesign@gmail.com

Room Capacities:

Auditorium- 334 seats
Patron's Room- 100 people capacity

- Failure to vacate facility at designated time without prior approval will result in overage being deducted from facility deposit

TOWN OF BENSON PUBLIC LIBRARY

Non-Returned Books:	Actual cost of replacing book
Library Card Fees:	\$FREE (Replacement card \$1)
Printing/Copies:	\$.15c per page (b & w)
	\$.30c per page (color)

BENSON PARKS & RECREATION FEES

Athletic Fees:

Residents

Ages 6 Years & Under

Wee-Ball, Tee-Ball, Soccer & Basketball--\$20.00

Ages 7 Years & Above

Baseball, Softball, Basketball, Soccer & Volleyball--\$40.00

Non-Residents

Ages 6 Years & Under

Wee-Ball, Tee-Ball, Soccer & Basketball--\$35.00

Ages 7 Years & Above

Baseball, Softball, Basketball, Soccer & Volleyball--\$65.00

Adult Fees

Co-ed Volleyball—

\$325.00/team

3 on 3 Basketball--

\$225.00/team

5 on 5 Basketball—

\$525/team

Co-ed Kickball--\$400/team

Men's Softball--\$525.00/team

Exercise Membership:

\$60.00 (Residents)

\$30.00 (Senior Residents)

\$120.00 (Non-Residents)

\$60.00 (Senior Non-Resident)

*Rates will be pro-rated through the year

Civic Center Multi-Purpose Room

Deposit:

\$100 for all rentals

Rates:

Residents

\$100 3 hour minimum

\$30 each additional hour

Non-Residents

\$150 3 hour minimum

\$45 each additional hour

Conference Room & Meeting Room

Deposit: \$100 for all rentals

Rates: *Residents*
\$60 3 hour minimum
\$15 each additional hour
Non-Residents
\$90 3 hour minimum
\$25 each additional hour

Shelter Rentals

The Grove (Stage Building)

Deposit: \$50.00

Rates: *Residents*
\$100.00/day

Nonresidents
\$150/day

The Grove (Big Shelter)

Deposit: \$50.00 for all rentals

Rates: *Residents*
\$60 first 2 hours
\$15 each additional hour

Non-Residents
\$90 first 2 hours
\$25 each additional hour

Vendor Permits: \$25

Nance & Municipal Shelters (Small Shelters)

Deposit: \$50.00 for all rentals

Rates: *Residents*
\$25 4 hours
\$5 each additional hour

Non-Resident
\$50 4 hours
\$10 each additional hour

Lee St. Gymnasium:

Rental fees include a staff member to be at the gym during the hours of rental.

Hours of rentals are Monday-Saturday: 8am-10pm

Sundays: 1pm-10pm

Deposit:	\$100.00
Rates:	\$50.00/hour \$250/day (Tournament) (Max. time 6hrs)
Open Gym Fees: (to be determined based On scheduling)	\$5.00/person
Commemorative Benson Gym Floor Plaques	\$20.00 each

Ballfield Rentals

Any rental over two (2) hours is considered a Full Day Rental

Hours of rentals are Monday-Saturday: 8am-11pm

Sunday: 8am-9pm

Deposit:	\$100 (All full day rentals)
Resident Fee:	\$20/hour \$200/day
Lights:	\$20/hour
Field Prep:	\$50 (Softball/Baseball) \$200 (Football)
Non-Resident Fee:	\$30/hour \$250/hour
Lights:	\$30/hour
Field Prep:	\$60 (Softball & Baseball) \$250 (Football)
Tournament Fee:	\$300/day/field <i>Includes field prep and lights</i>

FIRE DEPARTMENT

Fire Inspections:

Under 3,000 sq. ft.	\$50.00
3,001-5,000 sq. ft.	\$75.00
5,001-10,000 sq. ft.	\$100.00
10,000-25,000 sq. ft.	\$225.00
25,001-50,000 sq. ft.	\$300.00
50,001-100,000 sq. ft.	\$500.00
100,001-500,000 sq. ft.	\$750.00
500,001 sq. ft. and over	\$900.00

Zoning Compliance Fire Inspection	\$50.00
Food Truck Fire Inspection	\$50.00
ABC Permit Fire Inspection	\$50.00

Hazardous Material Review (per table 105.6.21 of NC Fire Code)	\$200.00
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Fire Protection System Permits:

Sprinkler Systems	\$200.00 + \$1/head
Fire Pump	\$250.00
Fire Suppression System	\$200.00
Fire Suppression System Hood	\$100.00
Fire Alarm System	\$250.00
All other Fire Alarm Systems	\$250.00
Smoke Control Systems	\$100.00
Any additional inspections (per table 105.6 of NC Fire Code)	\$100.00

- Fees include first inspection and one follow-up inspection to check compliance. Second follow-ups are \$35.00. Subsequent follow-ups are \$75.00
- In the event that the fire inspection last longer than 1 day, there will be an additional charge of \$25.00 per hour

Hydrant Flow Testing thru Hydraulic Study Simulation-with emailed Report	\$2,000.00
Additional Technical Report	\$2,500.00