UNIONCOUNTY
north carolina

Planning Fee Schedule

Zoning, Subdivisions, Stormwater, Special Use Permits, & Other Planning Functions

Effective Aug. 1, 2026; Public Notice July 1, 2026

Planning

Major Subdivision

Preliminary Plan Review	$300.00 plus $20.00 per Lot
Final Plat	$30.00 per Lot
Surety Review (Initial Renewals, Reductions & Releases)	$300.00

Minor Subdivision

Review	$50.00

Revisions to Approved Major Subdivision Plans

Insignificant	$20.00
Minor	$50.00 per Revision
Major	$300.00 plus $20.00 per Lot

Revisions to Approved Minor Subdivision Plans

Insignificant	Free
Minor	$10.00 per Revision
Major	$50.00

Planning Department
500 N. Main St., Suite 70
Monroe, NC 28112
T 704.283.3565

unioncountync.gov

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Non-Residential Review Fees

Commercial Site Plan (less than 1 acre)	$400.00 per Review
Commercial Site Plan (1 + acres)	$400.00 plus $50.00 per acre (or portion thereof)

Revisions to Approved Non-Residential Plans

Insignificant	$20.00
Minor	$50.00 per Revision
Major	$400.00 plus $50.00 per acre (or portion thereof)

PUD Amendments

Residential	$300.00 plus $20.00 per Lot
Non-Residential	$400.00 plus $50.00 per acre

Zoning Review

Zoning Permit	$60.00
Zoning Verification Letter	$50.00
Final Zoning Re-Inspection	$80.00

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Other Fees

Text Amendment	$300.00 per Amendment
Rezoning	$600.00 per Rezoning
Rezoning Conditional	$1000.00 per Rezoning (up to 300 homes or 100,000 SF Commercial) $2000.00 per Rezoning (301- 600 homes or 100,001-200,000 SF Commercial) $3000.00 per Rezoning (600 + homes or more than 200,000 SF Commercial)
Special Use Permit & Variance	$800.00
Appeal of Administrative Decision	$350.00
If the appeal is successful, the application fee will be refunded to the applicant	
Copies of Plans	$20.00 per Plan

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Stormwater

Stormwater Plan Reviews

General Drainage	$500.00 + $10.00 per Acre of Total Acreage
General Drainage W/Detention	$500.00 + $10.00 per Acre + $200.00 Stormwater Management Facility

Stormwater Plan Reviews – Non-Residential

General Drainage	$350.00 per Disturbed Acre (1 Acre Min)
General Drainage W/Detention	$350.00 per disturbed Acre + $300.00 Stormwater Management Facility

Revisions to Approved Plans (Revisions that necessitate a re-examination of calculations)

Minor	$250.00 per Plan
Major	$500.00 per Plan

Floodplain Reviews

Minor	$200.00 per Review
Flood Study (No Rise)	$400.00 + $300.00 per 1,000 Ft. of Study Reach + $400.00 per Crossing
Major Encroachment (For Each CLOMR & LOMR)	$200.00 + $250.00 per 1,000 Ft. of Study Reach + $200.00 per Crossing

Revisions (1 Review & Re-Submittal Included in Above Fees)

Next Revision	Half the Initial Plan Review Fee
Each Revision Thereafter	Full Plan Review Fee

Final Plats

Major	$40.00 per Lot or $600.00 if less than 15 Lots with Common Area, Roads, etc.
Surety Review (Renewals, Reductions, Releases)	$300.00