

Town of Morrisville Inspections FY 2026 Fee Schedule

Mailing Address: 100 Town Hall Drive
Physical Address: 260 Town Hall Drive, Suite B

Morrisville, NC 27560 Phone: (919) 463-6190

Item	Description	Fee			
COMMERCIAL- INCL	COMMERCIAL- INCLUDES MULTI-FAMILY				
Multi-Family Dwelling	Per unit	\$600			
Construction Trailer		\$250			
	Cost of Construction	Permit Fee due			
Commercial/Multi-	\$0 - \$5,000	\$100			
Family/Non- Residential ~ permit	\$5000 - \$7,500	\$200			
fees are based on the	\$7,501 - \$15,000	\$400			
total construction cost	\$15,001 - \$25,000	\$600			
of all trades (building,	\$25,001 - \$50,000	\$850			
plumbing, mechanical,	\$50,001 - \$100,000	\$1,500			
electrical, BDA, Fire	\$100,001 - \$200,000	\$3,000			
alarm, Fire	\$200,001 - \$350,000	\$5,000			
suppression, etc.). **	\$350,001 - \$500,000	\$6,500			
11 , ,	\$500,001 - \$750,000	\$8,500			
	\$750,001- \$1,000,000	\$10,500			
	Over \$1,000,000	\$10,500 + 0.20% (.0020) of everything over \$1,000,000			
	New Construction	\$200			
Plan Review Fees	Alteration/Upfit	\$100			
	Shop Drawings	\$50 per type			
Re-Review Fee	5 th review and each review thereafter	\$150			
Plan Change	Change to already approved plans – New Construction	\$100			
	Change to already approved plans – Alterations/Upfits/Single Trade	\$50			
	Change to already approved plans – Shop Drawings	\$25			
Re-inspection Fee	Each Trade	\$80			
Application Reprocessing	Expired Permits	\$80			
Irrigation		\$200			

Demolition Permit	For demo work where a concurrent building permit is in review for alteration or upfit. All other demolitions based on cost of construction.	\$200
Temporary Electrical Power		\$80
Work without Permit		Double permit fee

Record Retrieval	Pulling closed files, plans, etc	\$60	
Refund Policy	Expired Permits	Forfeit fees	
Retuild I offey	Refund request after permit has been issued	Forfeit fees	
Afterhours Inspection	Monday through Friday	\$75 per hour with a minimum of 2 hours	
Weekend Inspection	Per approval of Inspections Director	\$125 per hour with a minimum of 3 hours	
Miscellaneous Inspection	By prior request	\$80 per Trade	
Temporary Structure	Erected for less than 180 days	\$80	
Temporary Occupancy	TCO Application Review	\$250 per request and each subsequent extension	
Request	Same Day TCO Review	\$500 per request and each subsequent extension	
Safe To Stock Request		\$150	
Change of Contractor	After permit has been issued	\$50	
Same Day Inspection	Subject to staff availability	\$125 per inspection	
Cancelled Inspection	Not cancelled by 8am day of inspection	\$80 per inspection	
Stop Work Order		\$150	

^{**}For change outs in multi-family limited to a $\underline{\text{single}}$ dwelling unit only, see residential fee schedule



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Item	Description	Fe		
RESIDENTIAL- ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES. FOR MULTI-FAMILY, SEE				
COMMERCIAL FEE S	CHEDULE			
	UP to 1200 Square Feet	*\$600 per dwelling		
New Single Family & Duplex Dwelling	Over 1200 Square Feet	*\$600 + \$0.25 per square feet for occupant's use		
	*Gross floor area served by either mechanical, plumbing or electrical systems and suitable for occupant's use within the inside perimeter of the exterior walls – to include garages, corridors, stairs, closets or other features, such as decks, porches, walk up attics, basements or bonus rooms.			
Additions (ex: bedrooms, bathrooms,	0-400 square feet	\$250		
screened porch, sunrooms, etc)	Over 400 square feet	Same as new single family		
Manufactured Home	Includes piers, tie-downs, steps, decks, electrical, plumbing and mechanical	\$250		
Modular Unit & Dwelling Moved on lot	Each trade	\$80 + \$0.25 per square foot		
Residential Accessory	Attached: (decks, garage, open porch)	Each trade	\$80 + \$0.25 per square foot	
Structure	Detached: (shed, garage of 144 sq ft or more)	Each Trade	\$80 + \$0.25 per square foot	
Alteration, Change Out, or Individual Trade	Building, electrical, plumbing or mechanical	Each Trade	\$80	
Electrical or Gas	Conditional Power	Each Trade	\$80	
Utility (optional)	Conditional Mechanical	Each Trade	\$80	
Application/Review	Residential – New Single Family & Townhomes	\$100		
Application/Review Fees	Reprocessing for Expired Permits	\$80		
Re-Review Fee	5 Th review and each review thereafter	\$80		
Plan Change to already	Existing Residential	\$50		
approved plans	New Residential	\$50		
Re-inspection Fee	Re-inspection Fee Each Trade \$80			
Homeowner Recovery Fee	New homes and alterations where a licensed GC is overseeing the project	\$10		

Irrigation		\$80
Demolition Permit		\$200
Temporary Electrical Power		\$80
Work without Permit		Double permit fee
Record Retrieval	Pulling closed files, plans, etc	\$60
Refund Policy	Refund request after permit is issued	Forfeit fees
	For expired permits	Forfeit fees
Afterhours Inspection	Monday through Friday	\$75 per hour with a minimum of 2 hours
Weekend Inspection	Per approval of Inspections Director	\$125 per hour with a minimum of 3 hours
Miscellaneous Inspection	By prior request	\$80 per Trade
Same Day Inspection	Subject to staff availability	\$80 per inspection
Cancelled Inspection	If inspection not cancelled by 8am day of inspection	\$80 per inspection
Stop Work Order		\$150
Change of Contractor	Applied if permit has already been issued	\$50