TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

ADMINISTRATION	
Copies of Public Records (includes sections out of ordinance) NO MAPS	**Price per page**
B/W, single sided, letter 8.5x11	$0.08
B/W, double sided, letter 8.5x11	$0.16
Color, single sided, letter 8.5x11	$0.53
Color, double sided, letter 8.5x11	$1.06
B/W, single sided, legal 8.5x14	$0.12
B/W, double sided, legal 8.5x14	$0.25
Color, single sided,legal 8.5x14	$0.79
Color, double sided,legal 8.5x14	$1.58
B/W, single sided, ledger 11x17	$0.16
B/W, double sided, ledger 11x17	$0.32
Color, single sided, ledger 11x17	$1.06
Color, double sided, ledger 11x17	$2.12
FINANCE	
General	
Returned Check Fee	$35.00
Motor Vehicle License Tax	$5.00
Beer & Wine License	
Beer License - On Premises	$15.00
Beer License - Off Premises	$5.00
Wine License - On Premises	$15.00
Wine License - Off Premises	$10.00
Wholesale Dealers License - Beer Only	$37.50
Wholesale Dealers License - Wine Only	$37.50
Wholesale Dealers License - Beer & Wine	$62.50

In accordance with G.S. 105-113.77 and G.S. 105-113.79 If a business has multiple locations in one county or city, that business will need to obtain separate ABC licenses for each location. Town beer and wine taxes increase by 10% for each additional license of the same type issued to the same taxpayer for use at a separate location. Furthermore, G.S. 105-236 applies penalties for failure to pay for and obtain local beer and wine license taxes. Operating a business without the required privilege license triggers a monthly penalty of 5 % of the applicable privilege license tax, up to a total of 25 % of the tax amount due and no less than five dollars ($5.00). Failure to pay the required tax triggers a separate 10% penalty. These violations are also Class 1 misdemeanors. No license shall be granted until the license tax plus any additional fees have been paid in full.

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FIRE DEPARTMENT

Inspections

Annual Fire Inspections	Black Mountain	Montreat
General		
Minimum up to 1,000 square feet	$50.00	$55.00
1,001 – 5,000 square feet	$100.00	$110.00
5,001 – 10,000 square feet	$150.00	$165.00
10,001 – 25,000 square feet	$200.00	$220.00
25,001 – 50,000 square feet	$250.00	$275.00
50,001 – 100,000 square feet	$300.00	$330.00
100,001 – 200,000 square feet	$350.00	$385.00
Over 200,000 square feet	$400.00	$440.00
R-2 Occupancies		
1-20 units	$50.00	$55.00
21-50 units	$100.00	$110.00
51-100 units	$150.00	$165.00
101-150 units	$200.00	$220.00
151-200 units	$250.00	$275.00
201-250 units	$300.00	$330.00
251-300 units	$350.00	$385.00
Over 300 units	$400.00	$440.00
Other Inspections		
Sprinkler/Fire Alarm Systems		
Minimum up to 1,000 square feet	$50.00	$55.00
1,001 – 5,000 square feet	$100.00	$110.00
5,001 – 10,000 square feet	$150.00	$165.00
10,001 – 25,000 square feet	$200.00	$220.00
25,001 – 50,000 square feet	$250.00	$275.00
50,001 – 100,000 square feet	$300.00	$330.00
100,001 – 200,000 square feet	$350.00	$385.00
Over 200,000 square feet	$400.00	$440.00
Residential & Rental Inspections		
Carbon Monoxide Detector Inspections	$25.00	$28.00
Solid Fuel Inspections	$25.00	$28.00
Foster Care	$25.00	$28.00
Home Fire Safety	Exempt	
Other		
ABC Inspections	$100.00	$110.00
Outdoor Event Fire Inspection/200 sq. ft Onsite Cooking	$75.00	$75.00

Fire Permits

	Black Mountain	Montreat
Automatic Fire Extinguishing Systems	$100.00	$110.00
Compressed Gas Installation	$100.00	$110.00

Fire Alarm and Detection Systems/Related Equipment	$100.00	$110.00
Fire Pumps and Related Equipment	$100.00	$110.00
Flammable and Combustible Liquid Installations	$100.00	$110.00
Hazardous Materials	$100.00	$110.00
Industrial Ovens	$100.00	$110.00
LP Gas	$100.00	$110.00
Private Hydrant System	$100.00	$110.00
Spraying and Dipping Operations	$100.00	$110.00
Standpipe Systems	$100.00	$110.00
Temporary membrane structures, tents, canopies, and air supported structures	$50.00	$55.00
Special events as defined in current ToBM Ordinances	$100.00	$110.00

Personnel & Apparatus for Events (minimum of 4 hours)	
Firefighter	$50.00/hour
Firefighter - 7 days or less notice	$70.00/hour
Light Duty Vehicle/Support Vehicle/UTV	$40.00/hour
Fire Engine/Rescue/Ladder Truck	$200.00/hour

Violations	
Class D - Violation of the provisions within the Code of Ordinance	$100.00 minimum
Class C - Violation increases hazard or menace of fire, explosion, or other hazardous condition that may delay, hinder, or interfere with the operations of the Fire Department.	$200.00 minimum
Class B - Violation that may delay, hinder, or prevent the egress of the occupants of a building on fire and/or other emergency, or acts which may prevent the operation of fire and/or life safety devices and/or systems.	$300.00 minimum
Class A - Violation of a provision of this article that delayed, hindered, or prevented the egress of the occupants during an emergency, that caused a fire or increased the severity of a fire, or the commission of any acts that prevented the operation of a fire and/or life safety system or device during an emergency.	$500.00 minimum

Other Violations	**Black Mountain**	**Montreat**
Illegal Burning	$100.00	$100.00
Work without Permit	$250.00	$250.00
Fire Lane	$100.00	$100.00
Fire Hydrant	$100.00	$100.00
General Violation Re-inspection	$100.00	$100.00
Repeated False Fire Alarms (3 within a 72hr window-subject to review by the Fire Inspector)	$150.00	$150.00

In accordance with Town of Black Mountain ordinance section 21-31, any person or any assign, agent, or executor of such person who violates a provision of this article, who fails to comply with any of the requirements of this article, or who erects, installs, alters, repairs or does work in violation of the approved construction documents or directive of the fire code official or of a permit or certificate used under provisions of this article, shall be deemed in violation of this article. Each calendar day, or lesser time period as specified in a written notice, that a violation continues after due notice has been served shall be deemed a separate offense. Violators of this article may be assessed a civil monetary penalty based upon the class of violation and the schedule of civil penalties as adopted by the town. These penalties are represented in the listed fines.

TOWN OF BLACK MOUNTAIN
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FEE AND RATE SCHEDULE

POLICE DEPARTMENT

General

Precious Metals Dealer - Annual Fee	$180.00
Precious Metals Dealer - Special Occasion	$180.00
Precious Metals - Employee	$10.00
Precious Metals - Employee Renewal	$3.00
ABC License Fee	$50.00
Off-Duty Officer for Events - minimum of 4 hours*	$50.00
Off-Duty Officer for Events - minimum of 4 hours (7 days or less notice)*	$70.00
Patrol Vehicle for Events*	$40.00

*An Additional Service Charge Fee will be charged by Off Duty 3rd Party Scheduling Agent

Civil Fines & Penalties

Parking Violations	$50.00
Fire Lane Violation	$100.00
Fire Hydrant Violation	$100.00
Loading Zone Violation	$50.00
Handicapped Parking Violation	$250.00
Nuisance Alarms	$75.00

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PLANNING AND DEVELOPMENT	
Copies	
Plotter & Map Copy	
8.5" x 11" color map	$3.18
11" x 17" color map	$5.30
18" x 24" color map	$24.00
36" x 48" color map	$30.00
GIS Print Out 8.5" x 11"	$1.00 + $212 for each increment of 5 minutes or less
Applications & Fees	
General	
Certificate of Appropriateness-Historic District	$53.00
Text Amendment to Development Regulations	$212.00
Required Notification-Each	$8.48
Technology Fee-All Permits & Fees	6% of transaction total
Applications	
Special Use Application	$636.00
Variance Application	$636.00
Conditional Re-zoning Application	$848.00
Re-zoning Application	$636.00
Road Closure Application	$530.00
Reviews	
Site Plan Review (single family or duplex)	No Charge
Recombination Plat Review	$26.50
Exempt Subdivision Review	$26.50
Subdivision Plat Review (minor 1- 4 lots)	$238.50
Subdivision Plat Review (major: 5-10 lots)	$636.00
Subdivision Plat Review (major: 11+ lots)	$1,272.00
Sign Permit Review	$53.00 + application fee by type

TOWN OF BLACK MOUNTAIN
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Permits	
General	
Zoning Permit	$79.50
Floodplain Development Permit	
Interior Renovations with no Structural Change	$0.00
Exterior Utilities	$53.00
Interior/Exterior Structural Changes (including utilities)	$79.50
Small Level Floodplain	$159.00
Medium Level Floodplain	$318.00
Large Level Floodplain	$636.00
Fence Permit	$53.00
Retaining Wall Permit	$79.50
Working without a Permit	Double the Permit Fee
Sign Permits	
Free Standing Signs	$265.00
Temporary Signs-Special Event-Limit of 30 days	$26.50
A-Frame, Annually	$53.00
All other Regulated Signs	$212.00
Political (Deposit Only)	$106.00

Deposit will be returned ten days after the election if all signs have been removed.
Temporary signs, flags, banners, etc. - Not to exceed 50 sq ft. aggregate area. Must be on premise, freestanding, or mounted to wall.

TOWN OF BLACK MOUNTAIN
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BUILDING INSPECTIONS

General

Re-Inspection Fee	$90.10
Tenant Occupancy Inspection	$106.00
Single Family Plan Review	$106.00
Commercial Plan Review (Technical Review)	$530.00
Homeowners Recovery Fund	$10.00
Fire Inspection	$53.00
ABC License	$106.00
Day Care Center Inspection	$180.20
Demolition Permit (must have Air Quality permit)	$106.00
Electrical, Mechanical, & Plumbing Inspections	$90.10 per inspection
Driveway Permit	$106.00
Modular Office	$132.50
Moved Home	$424.00
Temporary Structures (tents, etc.) 400 sq. ft or greater	$159.00
Commercial Kitchen Hood Suppression Systems	$106.00
Explosives & Fireworks	$106.00
Petroleum Tanks & Appurtenances	$106.00
Residential Certificate of Occupancy	$42.40
Commercial Certificate of Occupancy	$106.00
Temporary Certificate of Occupancy	$106.00
Temporary Utility Service	$106.00
Mechanical/Electrical Changeout	$75.00
Residential Clean-up Fee (refundable)	$106.00
Commercial Clean-up Fee (refundable)	$318.00

Homeowners Recovery Fund is established as a special account of the State to reimburse homeowners who have suffered a reimbursable loss in constructing or altering a single family dwelling unit.

Clean-up fee is refunded upon final inspection, all construction materials removed, final grading, and stabilization is completed.

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Residential Fees	
New Construction	
Site Built Homes	$72.08
Manufactured Homes	$48.76
Covered Unheated	$33.92
Porches, Decks, etc.	$25.44
Concrete Slabs, Walks, etc.	$4.24
Fees are based on square footage x amount per square footage x .0085	
Remodel & Renovation	
$0 - $999.99	$23.32
$1,000 - $1,999.99	$28.62
$2,000 - $4,999.99	$33.92
$5,000 or more	Project cost x .0085
Fees are based on estimated project cost.	
Non-Residential Fees	
New Construction & Remodel	
$0 - up to $1,000,000	$159.00 or $53.00 + $5.30 per each $1000.00 of gross project value, whichever is greater.
$1,000,000+	Project cost x .159% (0.00159)
Stormwater Permits	
Disturbed Acreage - up to 3 acres	$795.00 + Engineer Review Fee
Disturbed Acreage - greater than 3 acres	$1,272.00 + Engineer Review Fee
Engineer Review Fee	$160.00 minimum
Land Disturbance Permits	
New Single or Two-Family Residence < 1 acre of disturbance	$84.80 + $10.60 for each additional dwelling unit for multi-family
Residential Addition < 1 acre of disturbance	$42.40
New Commercial < 1 acre of disturbance	$636.00
Commercial Addition < 1 acre of disturbance	$318.00
Land Disturbance/Grading > 1,000 sq. ft, but less than 1 acre	$291.50

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PARKS & RECREATION

Facility Rental

Alcohol fee of $50.00 (NON-REFUNDABLE) on Rentals	Non-Profit	Private Citizen		Employee
		Resident	*Non-Resident*	
Lakeview Clubhouse - 120 Max				
Deposit	$100.00	$ 100.00	$ 200.00	$100.00
Rental Fee	$320.00	$ 380.00	$ 440.00	$230.00
Lakeview Downstairs - 50-60 Max				
Deposit	$100.00	$ 100.00	$ 200.00	$100.00
Rental Fee	$260.00	$ 280.00	$ 340.00	$190.00
Lakeview Center Wedding Package	**Deposit**	**Fees**		
Includes upstairs (Fri: 4pm-12am) & upstairs/downstairs/gazebo (Sat: 10am-12am) *with Alcohol Permit*	$200.00	$1,060.00		
Lake Tomahawk Picnic Pavilion (60 x 35ft) - 100 Max				
Deposit	$60.00	$60.00		$60.00
Full Day Rental (9am-9pm)	$40.00	$ 80.00	$ 120.00	$35.00
Half Day Rental (9am-3pm/3:30pm-9pm)	$20.00	$ 40.00	$ 70.00	$25.00
Gazebo				
Deposit	$20.00	$20.00		$0.00
Rental Fee	$20.00	$ 25.00	$ 35.00	$15.00
Swimming Pool (40 people)				
Friday-Sunday (6:15pm-8:15pm) only	$185.00	$ 220.00	$ 280.00	$145.00
Lifeguards mandatory over 40 people in gate, per 20 additional people	$40.00	$40.00		$40.00
Additional lifeguard within 48 hours of rental	$50.00	$50.00		$50.00
Grey Eagle				
Deposit	$100.00	$ 100.00	$ 200.00	$100.00
Building & Field per hour	$25.00	$ 45.00	$ 65.00	$25.00
Veterans Park Picnic Pavilion (20 x 28ft) - 35 Max				
Deposit	$60.00	$60.00		$60.00
Full Day (9am-9pm)	$30.00	$ 50.00	$ 70.00	$25.00
Half Day Rental (9am-3pm/3:30pm-9pm)	$20.00	$ 30.00	$ 40.00	$15.00
Ballfield				
Ballfield (each)	$120.00	$ 140.00	$ 180.00	$120.00
Lights (each field) per hour	$35.00	$ 35.00	$ 55.00	$35.00
Press Box	$50.00	$ 70.00	$ 90.00	$70.00
Consession Stand	$70.00	$ 90.00	$ 110.00	$50.00

Deposit and rental contract are required to make a reservation. Deposit must be made within 2 business days to hold a reservation. Deposits are refundable as long as there are no damages and keys are returned. Weekday rentals at Lakeview Center downstairs will be from 4pm-10pm nightly. Cancellations made within 2 weeks, will receive half of the deposit refund. Cancellations made within 48 hours will receive no deposit refund. Proof of address (drivers license, utility bill, etc.) must be provided in order to receive resident rates.

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Special Events			
Application Fee		$50.00	
Additional service fees charged per department's rates.			
Community Garden Plots			
Half Plot		$ 35.00	
Full Plot		$ 60.00	
Raised Garden Beds	$ 15.00	$ 20.00	
Activities	**Resident**	**Non-Resident**	**Employee**
Youth Sports			
Flag Football	$ 70.00	$ 80.00	$35.00
Basketball	$ 70.00	$ 80.00	$35.00
Swim League	$ 70.00	$ 80.00	$35.00
Tennis Clinics	$ 50.00	$ 60.00	$25.00
Indoor Soccer	$ 70.00	$ 80.00	$35.00
Skateboarding lessons - Carver Skate Park (6 total sessions)		$150.00	
Camp			
Sports Camp (half day)	$ 70.00	$ 80.00	$35.00
Summer Camp (per week)	$ 190.00	$ 200.00	$95.00
Aquatics			
Daily Admission	$ 4.00	$ 6.00	
Multiple Entry Pass (10 Visits)	$ 30.00	$ 50.00	
Season Pass - Individual	$ 85.00	$ 120.00	$40.00
Season Pass - Family	$ 160.00	$ 200.00	$50.00
Additional family members in same household (up to 5 people)		$30.00	$25.00
Each additional family member (over 5 people) per member		$25.00	$25.00
Swim Lessons (per session)	$ 60.00	$ 70.00	$20.00
Black Mountain Pool - Group Rates		**11-19 Persons**	**20-40 Persons**
1x Visit		$95.00	$150.00
3x Visit		$170.00	$300.00
Unlimited		$540.00	$975.00

SAFETY & LIABILITY: No persons under the age of thirteen (13) years old will be allowed in the pool area unless accompanied by a responsible person, eighteen (18) years or older for pool admittance.

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GOLF COURSE		
Green Fees	**Weekday (Mon-Thur)**	**Weekend/Holiday (Fri, Sat, Sun)**
Green Fees - 18 Holes Walking	$28.00	$38.00
Green Fees - 9 Holes Walking	$17.00	$22.00
Twilight Green Fees - 18 Holes Walking (after 1pm)	$25.00	$30.00
Twilight Green Fees -9 Holes Walking (after 1pm)	$13.00	$15.00
18 Holes with Cart	$52.00	$62.00
9 Holes with Cart	$30.00 (after 11am)	$35.00 (after 11am)
Twilight Rates - 18 Holes with Cart (after 1pm)	$38.00	$45.00
Twilight Rates - 9 Holes with Cart (after 1pm)	$23.00	$25.00
Senior Rate - 60+ (weekdays) 18 Holes with Cart	$45.00	N/A
Memberships		
Special Players Pass		$200.00
Ghin Handicap (Jan thru Dec		$35.00
Individual		$1,550.00
Family		$2,300.00
Cart Rates		
18 Hole Cart (per person)		$22.43
9 Hole Cart (per person)		$12.15

Riding (Cart Fee) is required on weekends (Friday-Sunday) before 12pm by all non pass holder players 5/1 thru 9/30. Walking will be allowed anytime 10/1 to 4/31. Pass holder players can walk anytime. Sales Tax not included in fees

TOWN OF BLACK MOUNTAIN
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UTILITIES

General Fees

Connnection Fee	$25.00
Deposit with verified SSN or FEIN	$100.00
Deposit without verified SSN or FEIN	$200.00

New accounts require a connection fee and deposit prior to service (homeowners are exempt from deposit requirement). Deposit and overpayments will only be refunded for amounts over $5.00.

Late Fee	$10.00 or 5% of account balance, whichever is greater.
Bond Fee	$2.82
MSD Billing Fee	$2.66
Premise Visit	$40.00
Non-Payment Fee	$60.00
Illegal Use of Fire Hydrant/Tamper Fee	$500 + Damages
Relocate Meter/Box	Cost + 25%
Boring Fee	$400.00
Meter/Box Replacement Fee	Cost + 25%
Meter/Box Tampering Fee	$500.00 each offense
Pavement Cut	$250.00 - $500.00

Water & Sewer

Water Rates	**Inside Town Limits**	**Outside Town Limits**
Water Charge - Base	$6.14	$11.55
Water Consumption Rate (per 1000 gallons)		
0 to 4,999 gallons	$10.99	$21.00
5,000+ gallons	$11.40	$21.61
Town Water Rates		
Water Consumption Rate (per 1000 gallons)	$3.09	
Bulk Water Rates		
Water Consumption Rate (per 1000 gallons)	$6.19	
Sewer Rates		
Sewer services provided by Metropolitan Sewerage District	Rates are published on MSD's website at www.msdbc.org	

Hydrant Connection Fees	
Water Consumption Rate (per 1000 gallons)	Billed at Inside Town Limits 5000+ gallons rate
Eqipment and Mainenance Fee - One Time	$50.00
Deposit	$500.00
Rental Fee	$25 daily/$100 weekly/$350/month

Taps & Connections	**Inside Town Limits**	**Outside Town Limits**
Water Taps		
3/4" Water Tap	$1,350.00	$1,750.00
1" Water Tap	$1,550.00	$2,050.00
2" Water Tap	$3,050.00	$4,300.00
6" Water Tap	$16,550.00	$24,550.00
Meter Drops		

3/4" Water Meter	$350.00	$400.00
1" Water Meter	$500.00	$550.00
2" Water Meter	$825.00	$875.00
6" Water Meter	Special Order	Special Order
Irrigation Installation	Subject to all applicable tap and connection fees.	
System Development Fee	Rate Varies	

A new water tap consists of these components: connection fee, deposit, water tap fee, meter drop fee, system development fee, and possible paving cut or boring fees. System development fees are assessed to water customers for their use of water system capacity and serve as an equitable method by which to recover up-front system costs from those using the water capacity. North Carolina General Statute §162A, Article 8 provides the uniform authority to implement system development fees for public water systems in North Carolina. Revenues from this fee are set aside in a capital reserve fund, per NCGS §162A Article 8.

Sanitation

Waste Reduction Fee - per living unit or business	$8.00

All residents and businesses within town limits are offered sanitation services. The town does not offer collection services to commercial dumpsters. Refuse is collected once each week and recycling is collected every other week.

Special Waste Collection

Bulk Pick-Up	1 Free (monthly)
Additional Bulk Pick-Up (per item)	$25.00
White Goods	No Charge
TV Pick-Up	$10.00
Brush & Yard Waste	Contact Public Works

Residents must contact the Public Works Department to request a pickup. Special collections does not include any material used in construction, remodeling, wrecking, or repair of any building or real estate improvements, including carpet and toilets. No automotive parts, fluids, or tires will be collected.

Stormwater

Utility Fee	**Monthly**
Tier 1- Residential (minimal impact)	$6.00
Tier 2 - Commercial & Institutional (moderate impact)	$20.00
Tier 3 - Undeveloped	$0.00
Tier 4 - Exempt Government Properties	$0.00
Tier 5 - Industrial (heavy impact)	$100.00

Stormwater Utility Fee is charged to residents and businesses to fund the Town's federally mandated stormwater management program.