

CITY COUNCIL STRATEGIC PLANNING MEETING
300 WEST CROWELL STREET
MONROE, NORTH CAROLINA 28112
MAY 13, 2025 – 4:30 P.M.
AGENDA
www.monroenc.org

1. Revised Committee Structure and Flow (*Tabled from March 11, 2025*)
2. Ordinance Temporarily Closing State-Maintained Roads for Juneteenth Celebration to be Held June 14, 2025, Independence Day Celebration to be Held July 4, 2025, Patriot's Day Event to be Held September 7, 2025, Halloween Happenings Event to be Held October 18, 2025 and Christmas Tree Lighting Event to be Held December 5, 2025
3. Wastewater Treatment Plant Expansion Project Update
4. City Hall Space Needs Analysis and Facilities Plan
 - A. Award of Contract to Creech and Associates
 - B. City Manager to Execute Documents
5. Resolution Opposing Senate Bill 688 and House Bill 765
6. Fiscal Year 2025-2026 Budget Discussion
 - A. Fiscal Year Fee Schedule Follow-up
 - B. Ordinance Adopting Fiscal Year 2025-2026 Fee Schedule
 - C. Enterprise Funds

- **Cell Phones/Pagers:** As a courtesy, please turn off cell phones and pagers while Meeting is in progress.



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: May 13, 2025

FROM: Terry Sholar, Senior Staff Attorney

PREPARED BY: Terry Sholar, Senior Staff Attorney

SUBJECT: Revised Committee Structure and Flow (Tabled from March 11, 2025)

SUMMARY STATEMENT

Council is requested to consider amending the current committee structure.

REVIEW

At its March 11, 2025 regular meeting, City Council held a discussion regarding committee structure. The matter was tabled so Legal could prepare a proposed committee structure for discussion at a later date.

RECOMMENDATION

Council is asked to consider amending the committee structure.

**ORDINANCE TO TEMPORARILY CLOSE CERTAIN
STATE-MAINTAINED ROADS FOR SPECIAL EVENTS
ORGANIZED BY CITY OF MONROE, NORTH CAROLINA
JUNETEENTH CELEBRATION EVENT TO BE HELD JUNE 14, 2025
INDEPENDENCE DAY CELEBRATION EVENT TO BE HELD JULY 4, 2025
PATRIOT'S DAY EVENT TO BE HELD SEPTEMBER 7, 2025
HALLOWEEN HAPPENINGS EVENT TO BE HELD OCTOBER 18, 2025
CHRISTMAS TREE LIGHTING EVENT TO BE HELD ON DECEMBER 6, 2025
O-2025-17**

WHEREAS, North Carolina General Statute 20-169 authorizes local authorities to regulate by ordinance the use of a highway within their jurisdiction by processions, assemblages, or anything that may be construed as a procession or assemblage; and

WHEREAS, the City of Monroe will consult with the local North Carolina Department of Transportation (NCDOT) Division office to verify that a proposed event will not 1) interfere with other planned special events; and, 2) impact or be impacted by planned maintenance or other activities; and

WHEREAS, the City of Monroe will sponsor and hold its annual Juneteenth Celebration Event on June 14, 2025, Independence Day Celebration Event on July 4, 2025, Patriot's Day Celebration Event on September 7, 2025, Halloween Happenings Event on October 18, 2025 and Christmas Tree Lighting Event on December 6, 2025; and

WHEREAS, the Juneteenth Celebration Event will require the temporary closure of IB Shive Drive (SR 1245), the Independence Day Celebration Event, Halloween Happenings Event and the Christmas Tree Lighting Event will require the temporary closure of Franklin Street (SR 2100) between Charlotte Avenue and Hayne Street. The Patriot's Day Event will require the closure of Hayne Street (NC 207) between Jefferson Street and Franklin Street (SR 2100).

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. City Council approves and authorizes the temporary closure of IB Shive Drive (SR1245) on June, 14, 2025, Hayne Street (NC 207) between Jefferson Street and Franklin Street (SR 2100) on September 7, 2025 and Franklin Street (SR 2100) between Charlotte Avenue and Hayne Street on July 4, 2025, October 18, 2025 and December 6, 2025 for special events per the attached maps;
2. City Council hereby authorizes the City Manager to take any actions necessary to affect the provisions of this Ordinance; and,
3. This Ordinance shall be effective as of the date of adoption.

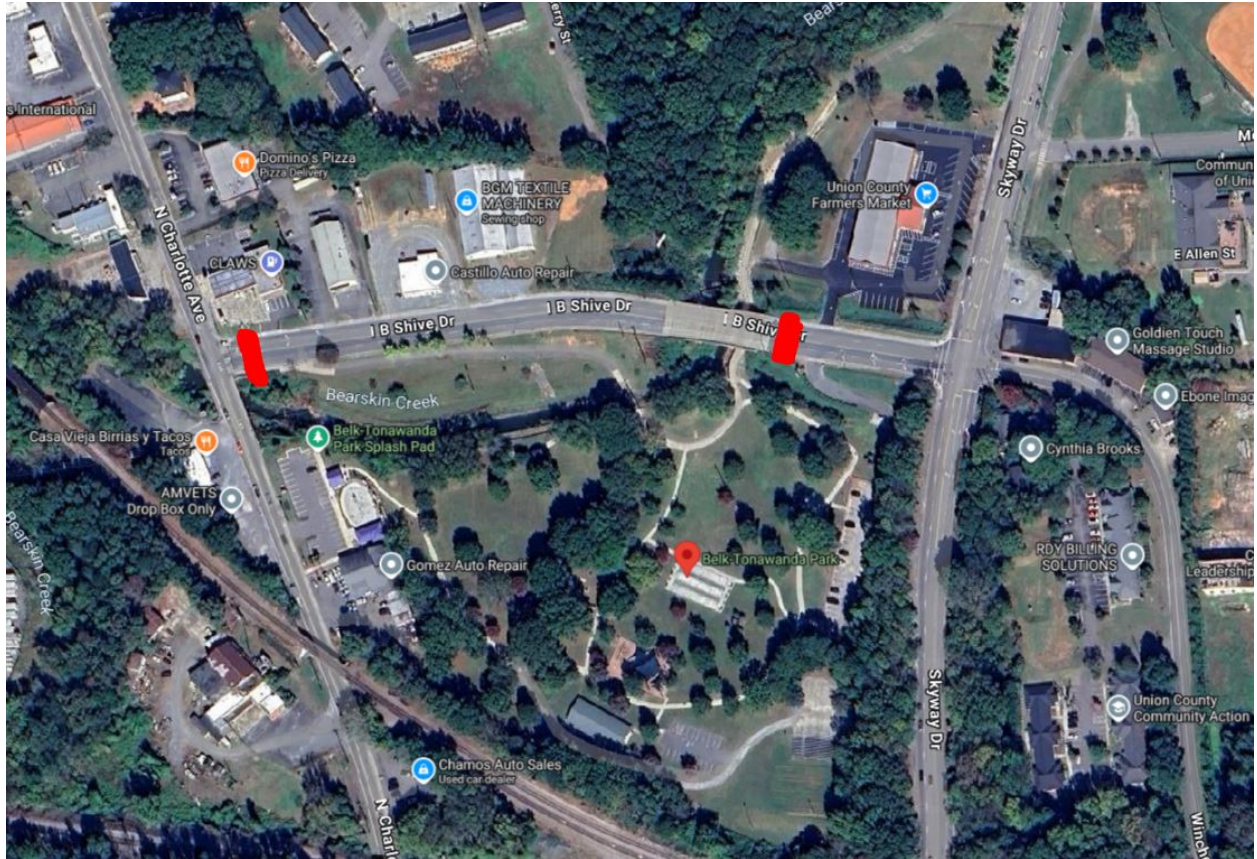
Adopted this 13th day of May, 2025.

Attest:

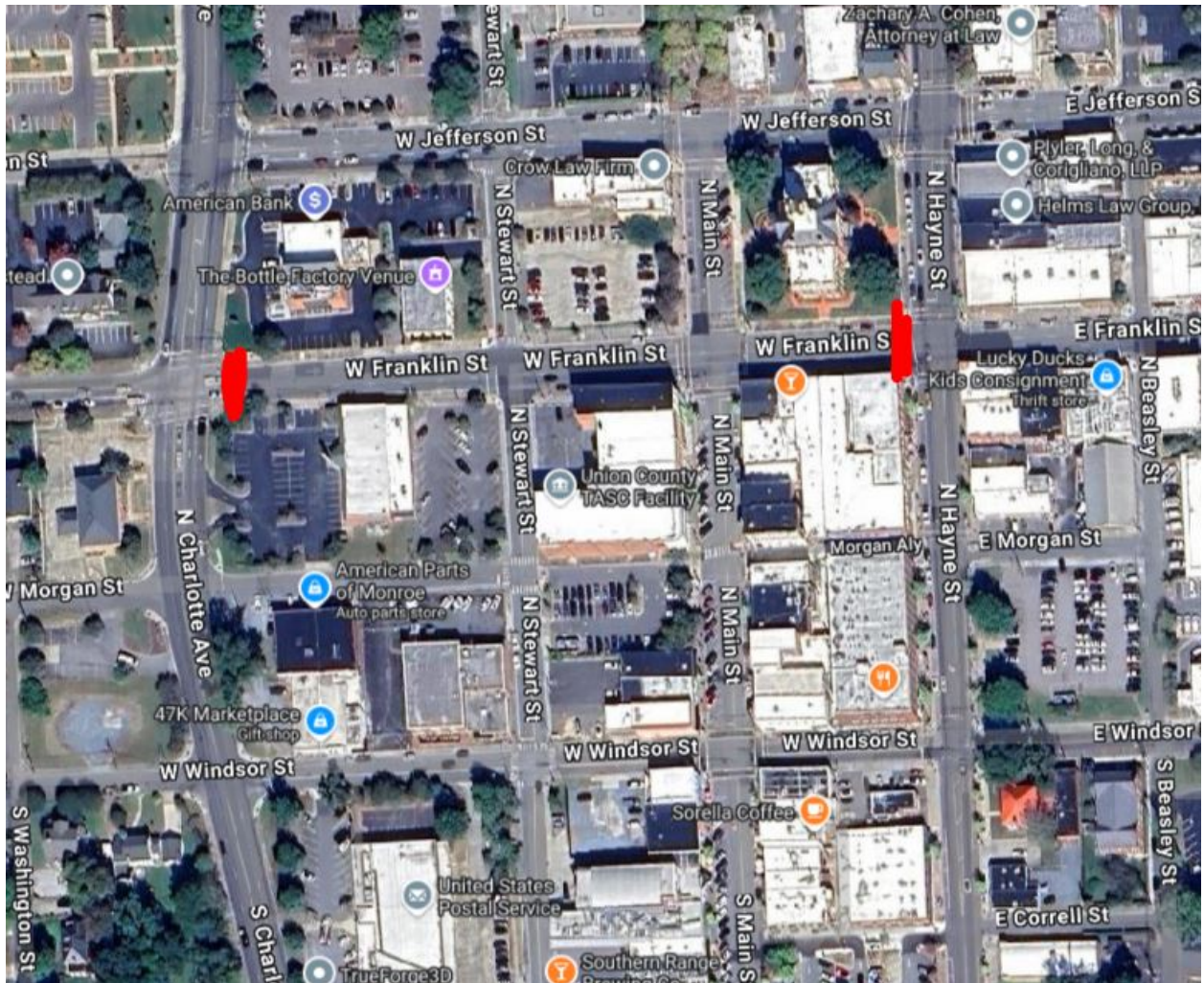
Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

Juneteenth Event



Independence Day Celebration
Halloween Happenings Event
Christmas Tree Lighting Event



Patriot's Day Event





STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: May 13, 2025

FROM: Pete Hovanec, Parks, Recreation and Tourism Director

PREPARED BY: Pete Hovanec, Parks, Recreation and Tourism Director

SUBJECT: Ordinance Temporarily Closing State-Maintained Roads for Juneteenth Celebration to be Held June 14, 2025, Independence Day Celebration to be Held July 4, 2025, Patriot's Day Event to be Held September 7, 2025, Halloween Happenings Event to be Held October 18, 2025 and Christmas Tree Lighting Event to be Held December 5, 2025

SUMMARY STATEMENT

Staff is requesting Council adopt an Ordinance supporting for various North Carolina Department of Transportation street closures for City events.

REVIEW

The City of Monroe will sponsor and hold its annual Juneteenth Celebration Event on June 14, 2025, Independence Day Celebration Event on July 4, 2025, Patriot's Day Celebration Event on September 7, 2025, Halloween Happenings Event on October 18, 2025 and Christmas Tree Lighting Event on December 6, 2025; and

The Juneteenth Celebration Event will require the temporary closure of IB Shive Drive (SR 1245), the Independence Day Celebration Event, Halloween Happenings Event and the Christmas Tree Lighting Event will require the temporary closure of Franklin Street (SR 2100) between Charlotte Avenue and Hayne Street. The Patriot's Day Event will require the closure of Hayne Street (NC 207) between Jefferson Street and Franklin Street (SR 2100).

Staff recommends that City Council adopt a Ordinance approving and authorizing the temporary closure of IB Shive Drive (SR1245) on June, 14, 2025, Hayne Street (NC 207) between Jefferson

Street and Franklin Street (SR 2100) on September 7, 2025 and Franklin Street (SR 2100) between Charlotte Avenue and Hayne Street on July 4, 2025, October 18, 2025 and December 6, 2025 for special events per the attached maps and authorize the City Manager to take any actions necessary to effect the provisions of this Ordinance;

Attachment: Ordinance O-2025-17



STAFF REPORT

TO: City Council

VIA: William Mark Watson, City Manager

DATE: May 13, 2025

FROM: Robert Miller, General Manager of Energy Services and Water Resources

PREPARED BY: Robert Miller, General Manager of Energy Services and Water Resources

SUBJECT: Wastewater Treatment Plant Expansion Update

SUMMARY STATEMENT

Staff will provide an update on the Wastewater Treatment Plant Expansion project.

REVIEW

Staff will provide an update on the project activities and schedule.

RECOMMENDATION

This item will be provided as information only.



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: May 13, 2025

FROM: Lisa Hollowell, Assistant City Manager

PREPARED BY: Ryan Jones, Director of Property Management

SUBJECT: Award of Contract for Space Needs Analysis

SUMMARY STATEMENT

The City Council is requested to consider awarding of a contract for space needs analysis for City Hall and facilities plan to Creech and Associates in the amount of \$48,000.00.

REVIEW

At the City Council Strategic Meeting on April 8, 2025, the Council discussed the need for a space needs analysis for City Hall and the development of a facilities master plan. Following the discussion, City Manager Mark Watson directed Staff to issue a Request for Qualifications (RFQ) to select a consultant for the project.

The RFQ was released on April 14, 2025, and remained open until April 23, 2025. Two firms responded: Creech and Associates and K2M Design. A staff review panel evaluated and scored the proposals, with Creech and Associates receiving a unanimous perfect score. This eliminated the need for interviews or further review.

Creech and Associates previously conducted the City's 2012 space needs analysis, which led to the construction of the new Police Department, Fire Station #4, and proposed uses for new Energy Services building. Their extensive experience in the region and deep familiarity with the City's facilities further supported their selection.

This item was presented to the General Services Committee on May 1, 2025.

RECOMMENDATION

The General Services Committee and Staff recommends City Council approval of a contract with

Creech and Associates to conduct a space needs analysis for City Hall and assess opportunities to repurpose existing space for other municipal uses in the amount of \$48,000.00 and authorize the City Manager to execute any and all necessary documents related to this contract. Funds are available within the capital project, GB2207.



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: May 13, 2025

FROM: Lisa Stiwinter, Planning and Development Director and
Rob Miller, General Manager of Energy Services and Water Resources

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Resolution Opposing SB 688 and HB 765 if passed without amendment

SUMMARY STATEMENT

City Council is requested to consider opposing SB 688 and HB 765 as reviewed by planning staff on May 5, 2025 without further amendments.

REVIEW

The North Carolina General Assembly has introduced Senate Bill 688 and House Bill 765 in the 2025 session that changes many aspects of local planning and zoning, contains numerous problematic provisions and detrimentally impacts local government land use authority.

Both bills are an overreach in limiting local government land use authority and removes the ability of local governments to apply certain voluntary conditions on developments that uphold public health, safety, and welfare.

Senate Bill 688 requires development regulations to be adopted through quasi-judicial proceedings, which is a significant departure from the traditional legislative process and may hinder the democratic process and limit public input.

House Bill 765 retracts local authority to establish or enforce development regulations and would require local development codes to allow up to five dwelling units per gross acre in any area zoned for residential.

House Bill 765 also prohibits local governments from reserving public water or sewer capacity for speculative or future development yet requires a reserve for approved developments up to and beyond a 24-month period.

Additional concerns are outlined in the attached resolution for City Council's consideration.

RECOMMENDATION

As of May 5, 2025 if passed without amendment, City Council is recommended to adopt the attached resolution opposing SB 688 and HB 765

Attachment(s):

1. R-2025-21

**RESOLUTION OPPOSING SB 688 AND HB 765
R-2025-21**

WHEREAS, the North Carolina General Assembly has introduced Senate Bill 688 and House Bill 765 in the 2025 session that changes many aspects of local planning and zoning, contains numerous problematic provisions and detrimentally impacts local government land use authority; and

WHEREAS, zoning regulations are adopted to promote the health, safety, and general welfare of the citizens of the City of Monroe jurisdiction through development regulations. The bills will result in development inconsistent with the community vision established by the City Forward Monroe Future Land Use and Transportation Plan, small area plans, and other adopted plans; and

WHEREAS, as of May 5, 2025, staff reviewed HB 765 and SB 688 came to the conclusion that these would supersede and render the City adopted development standards null, allowing detrimental development to occur regardless of the damage to the environment, municipality, citizens, or adjacent properties. Development regulations include provisions to regulate the use of buildings and land, land development, planned development, development of subdivisions, sidewalks, driveways, dimensional building standards; environmental protection such as landscape buffers and open space requirements; and water system management.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monroe as of planning staff's review on May 5, 2025 opposes Senate Bill 688 and House Bill 765 if passed without amendment for the following reasons:

- Both bills are an egregious overreach in limiting local government land use authority solely to that expressly authorized in the Statutes.
- Both bills remove the ability of local governments to apply certain conditions based upon voluntary consent and prohibit local governments from establishing parameters that uphold public health, safety and welfare.
- Both bills make recovery of damages including punitive damages and attorney fees to any developer against any member of an elected or appointed decision-making body if their decision is deemed arbitrary or capricious. We view this as a direct attempt to discourage elected officials from making decisions in fear of punishment by land developers and limiting the ability to represent the residents.
- SB 688 requires zoning and development regulations to be adopted through quasi-judicial procedures. This marks a significant departure from the traditional legislative process, where locally elected officials exercise broad discretion, engage in ex parte communication, and represent their constituents' interests. By shifting to a quasi-judicial framework, public input is significantly limited, as only individuals with legal standing may participate—thereby reducing broader community involvement and democratic engagement.
- HB 765 creates an unnecessary paperwork burden and additional cost to taxpayers by setting a 14-calendar-day period within which an amendment application must be

determined to be complete or deficient. Requires a maximum 90-calendar-day review period for review of an amendment. Failure to decide the application within the 90-day period shall constitute approval.

- HB 765 bans voluntary agreements of conditional rezoning, removes citizen input from all subdivision decisions and further removes any ability of residents' concerns to be addressed through the public hearing process.
- HB 765 could lead to unsafe conditions for pedestrians and increased costs to taxpayers by preventing development regulations from requiring sidewalks on commercial or school properties unless they connect to an existing sidewalk. Sidewalks are essential for providing safe routes for both children and adults traveling to schools and commercial areas.
- HB 765 prohibits the creation of Historic Districts unless 75% of the property owners in the proposed district sign a petition requesting the district and requires unanimous approval by the local elected body. This provision may result in less districts being created and hinder the preservation of North Carolina's historic structures and areas.
- HB 765 retracts the authority of local governments to establish or enforce development regulations under the general ordinance-making power established in the Statutes.
- HB 765 limits application fees so that they "shall not exceed the amount reasonably required to support, administer, and implement programs authorized by the NCGS" yet also requires tax- payer money to reward attorney fees to successful plaintiffs who challenge local government decision-making.
- HB 765 bars local governments from reserving public water or sewer capacity for speculative or future development yet requires a reserve on capacity for approved developments up to and potentially beyond a 24-month period.
- HB 765 adds by right development of 5 units per acre in all residential zones, as well as adds by right development of multifamily housing in commercial, business, or industrial zones, in certain cities based on population.
- HB 765 retracts the general ordinance-making power of counties and cities to establish or enforce development regulations.

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to North Carolina Senators, North Carolina Representatives and neighboring municipalities in North Carolina.

Adopted this 13th day of May, 2025.

Attest:

Robert Burns, Mayor

Bridgette H. Robinson, City Clerk

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

H

3

HOUSE BILL 765
Committee Substitute Favorable 4/17/25
Committee Substitute #2 Favorable 5/6/25

Short Title: Save the American Dream Act.

(Public)

Sponsors:

Referred to:

April 7, 2025

A BILL TO BE ENTITLED
AN ACT TO REFORM LOCAL GOVERNMENT DEVELOPMENT REGULATIONS IN
THIS STATE AND TO INCREASE THE NATIONAL POLLUTANT DISCHARGE
ELIMINATION SYSTEM GENERAL STORMWATER PERMIT FEE.

The General Assembly of North Carolina enacts:

SECTION 1.(a) G.S. 160D-101 reads as rewritten:

"§ 160D-101. Application.

(a) The provisions of this Article shall apply to all development regulations and programs adopted pursuant to this Chapter or applicable or related local acts. To the extent there are contrary provisions in local charters or acts, G.S. 160D-111 is applicable unless this Chapter expressly provides otherwise. The provisions of this Article also apply to any other local ordinance that substantially affects land use and development.

(b) The provisions of this Article are supplemental to specific provisions included in other Articles of this Chapter. To the extent there are conflicts between the provisions of this Article and the provisions of other Articles of this Chapter, the more specific provisions shall ~~control~~ control, unless a less specific enactment of the General Assembly clearly shows a legislative intent to repeal or supersede the more specific provisions.

(c) Local governments may also apply any of the definitions and procedures authorized by this Chapter to any ordinance that does not substantially affect land use and development adopted under the general police power of cities and counties, Article 8 of Chapter 160A of the General Statutes and Article 6 of Chapter 153A of the General Statutes respectively, and may employ any organizational structure, board, commission, or staffing arrangement authorized by this Chapter to any or all aspects of those ordinances.

~~(d) This Chapter does not expand, diminish, or alter the scope of authority for planning and development regulation authorized by other Chapters of the General Statutes.~~

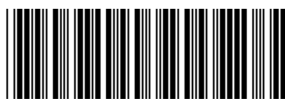
(e) Except as provided by local act, notwithstanding any other provision of law, a local government may not exercise development regulation authority except as expressly authorized by this Chapter. If State law governs a particular subject matter related to a local development regulation authority, a local government shall not enact or enforce development regulations more restrictive than those established by State law, unless the development regulation pertains to floodplain management regulations as described in G.S. 143-138(e)."

SECTION 1.(b) G.S. 160D-110(a) reads as rewritten:

"(a) G.S. 153A-4 and G.S. 160A-4 are not applicable to this Chapter."

SECTION 1.(c) G.S. 160D-111 reads as rewritten:

"§ 160D-111. Effect on prior laws.



(a) The enactment of this Chapter does not require the readoption of any local government ordinance enacted pursuant to laws that were in effect before January 1, 2020 and are restated or revised herein. The provisions of this Chapter do not affect any act heretofore done, any liability incurred, any right accrued or vested, or any suit or prosecution begun or cause of action accrued as of ~~January 1, 2020~~, October 1, 2025. The enactment of this Chapter does not amend the geographic area within which local government development regulations adopted prior to January 1, 2020, are effective.

(b) G.S. 153A-3 and G.S. 160A-3 are applicable to this Chapter. Nothing in this Chapter repeals or amends a charter or local act in effect as of ~~June 19, 2020~~, October 1, 2025, unless this Chapter or a subsequent enactment of the General Assembly clearly shows a legislative intent to repeal or supersede that charter or local ~~act~~act, or if that charter or local act is inconsistent with the provisions of this Chapter.

...."

SECTION 1.(d) G.S. 153A-121 is amended by adding a new subsection to read:

"(d) This section does not apply to the adoption or enforcement of development regulations under Chapter 160D of the General Statutes."

SECTION 1.(e) G.S. 160A-174 is amended by adding a new subsection to read:

"(c) This section does not apply to the adoption or enforcement of development regulations under Chapter 160D of the General Statutes."

SECTION 2. G.S. 160D-102 reads as rewritten:

"§ 160D-102. Definitions.

Unless otherwise specifically provided, or unless otherwise clearly required by the context, the words and phrases defined in this section shall have the following meanings indicated when used in this Chapter:

(1) Acre. – The actual gross acreage of a parcel or parcels. For purposes of determining allowable residential density, the actual gross acreage shall not be reduced by subtracting buffers, setbacks, public or private streets, open space or recreation areas, or other nondevelopable areas.

(1b) Actual and legitimate needs of the community. – Demonstrable requirements or deficiencies within a local jurisdiction that are substantiated by objective data, recognized standards, or credible assessments. These needs must not be speculative, arbitrary, or a matter of mere preference or convenience, but rather must reflect a bona fide necessity consistent with lawful governmental purposes and be responsive to reasonably foreseeable conditions expected to affect the community.

(1d) Administrative decision. – Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this Chapter or local government development regulations. These are sometimes referred to as ministerial decisions or administrative determinations.

...

(3b) Buffer yard. – A designated landscape area to separate uses or densities; to reduce impacts of traffic, noise, odor; or to enhance visual appearance.

...

(15b) Dwelling unit. – A single unit, subject to the North Carolina Residential Code, providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

...."

SECTION 3. G.S. 160D-107 reads as rewritten:

1 **"§ 160D-107. Moratoria.**

2 ...

3 (b) Hearing Required. – Except in cases of imminent and substantial threat to public
4 ~~health or safety, the actual and legitimate needs of the community,~~ before adopting a development
5 regulation imposing a development moratorium with a duration of 60 days or any shorter period,
6 the governing board shall hold a legislative hearing and shall publish a notice of the hearing in a
7 newspaper having general circulation in the area not less than seven days before the date set for
8 the hearing. A development moratorium with a duration of 61 days or longer, and any extension
9 of a moratorium so that the total duration is 61 days or longer, is subject to the notice and hearing
10 requirements of G.S. 160D-601.

11 (c) Exempt Projects. – Absent an imminent threat to ~~public health or safety, the actual~~
12 ~~and legitimate needs of the community,~~ a development moratorium adopted pursuant to this
13 section does not apply to any project for which a valid building permit issued pursuant to
14 G.S. 160D-1108 is outstanding, to any project for which a special use permit application has been
15 accepted as complete, to development set forth in a site-specific vesting plan approved pursuant
16 to G.S. 160D-108.1, to development for which substantial expenditures have already been made
17 in good-faith reliance on a prior valid development approval, or to preliminary or final
18 subdivision plats that have been accepted for review by the local government prior to the call for
19 a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the
20 local government prior to the call for a hearing, if subsequently approved, shall be allowed to
21 proceed to final plat approval without being subject to the moratorium. Notwithstanding the
22 foregoing, if a complete application for a development approval has been submitted prior to the
23 effective date of a moratorium, G.S. 160D-108(b) applies when permit processing resumes.

24"

25 **SECTION 4.** G.S. 160D-108 reads as rewritten:

26 **"§ 160D-108. Permit choice and vested rights.**

27 ...

28 (d) Duration of Vesting. – Upon issuance of a development permit, the statutory vesting
29 granted by subsection (c) of this section for a development project is effective upon filing of the
30 application in accordance with G.S. 143-755, for so long as the permit remains valid pursuant to
31 law. Unless otherwise specified by this section or other statute, local development permits expire
32 one year after issuance unless work authorized by the permit has substantially commenced. A
33 local land development regulation may provide for a longer permit expiration period. For the
34 purposes of this section, a permit is issued either in the ordinary course of business of the
35 applicable governmental agency or by the applicable governmental agency as a court directive.

36 Except where a longer vesting period is provided by statute or land development regulation,
37 the statutory vesting granted by this section, once established, expires for an uncompleted
38 development project if development work is intentionally and voluntarily discontinued for a
39 period of not less than 24 consecutive months, and the statutory vesting period granted by this
40 section for a nonconforming use of property expires if the use is intentionally and voluntarily
41 discontinued for a period of not less than 24 consecutive months. The 24-month discontinuance
42 period is automatically tolled during ~~the any of the following:~~

43 (1) The pendency of any board of adjustment proceeding or civil action in a State
44 or federal trial or appellate court regarding the validity of a development
45 permit, the use of the property, or the existence of the statutory vesting period
46 granted by this section.

47 (2) The 24-month discontinuance period is also tolled during the pendency of any
48 litigation involving the development project or property that is the subject of
49 the vesting.

- (3) The duration of any emergency declaration issued under G.S. 166A-19.20 or G.S. 166A-19.22 for which the defined emergency area includes the property, in whole or in part.

...."

SECTION 5. G.S. 160D-108.1 reads as rewritten:

"§ 160D-108.1. Vested rights – site-specific vesting plans.

...

(c) Approval and Amendment of Plans. – If a site-specific vesting plan is based on an approval required by a local development regulation, the local government shall provide whatever notice and hearing is required for that underlying approval. A duration of the underlying approval that is less than ~~two~~ five years does not affect the duration of the site-specific vesting plan established under this section. If the site-specific vesting plan is not based on ~~such an approval,~~ an approval required by a development regulation, a legislative hearing with notice as required by G.S. 160D-602 shall be held.

A local government may approve a site-specific vesting plan upon any terms and conditions that may reasonably be necessary to protect the ~~public health, safety, and welfare.~~ actual and legitimate needs of the community. Conditional approval results in a vested right, although failure to abide by the terms and conditions of the approval will result in a forfeiture of vested rights. A local government shall not require a landowner to waive the landowner's vested rights as a condition of developmental approval. A site-specific vesting plan is deemed approved upon the effective date of the local government's decision approving the plan or another date determined by the governing board upon approval. An approved site-specific vesting plan and its conditions may be amended with the approval of the owner and the local government as follows: any substantial modification must be reviewed and approved in the same manner as the original approval; minor modifications may be approved by staff, if ~~such the modifications~~ are defined and authorized by local regulation.

...

(e) Duration and Termination of Vested Right. –

- (1) A vested right for a site-specific vesting plan remains vested for a period of ~~two~~ five years. This vesting shall not be extended by any amendments or modifications to a site-specific vesting plan unless expressly provided by the local government.
- (2) Notwithstanding the provisions of subdivision (1) of this subsection, a local government may provide for rights to be vested for a period exceeding ~~two~~ five years but not exceeding five-eight years where warranted in light of all relevant circumstances, including, but not limited to, the size and phasing of development, the level of investment, the need for the development, economic cycles, and market conditions or other considerations. These determinations are in the sound discretion of the local government and shall be made following the process specified for the particular form of a site-specific vesting plan involved in accordance with subsection (a) of this section.
- (3) Upon issuance of a building permit, the provisions of G.S. 160D-1111 and G.S. 160D-1115 apply, except that a permit does not expire and shall not be revoked because of the running of time while a vested right under this section is outstanding.
- (4) A right vested as provided in this section terminates at the end of the applicable vesting period with respect to buildings and uses for which no valid building permit applications have been filed.

(f) Subsequent Changes Prohibited; Exceptions. –

- (1) A vested right, once established as provided for in this section, precludes any ~~zoning action~~ development regulation by a local government which would

change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property as set forth in an approved site-specific vesting plan, except under one or more of the following conditions:

- a. With the written consent of the affected landowner.
- b. Upon findings, by ordinance after notice and an evidentiary hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety, and welfare if the project were to proceed as contemplated in the site-specific vesting plan.
- c. To the extent that the affected landowner receives compensation for all costs, expenses, and other losses incurred by the landowner, including, but not limited to, all fees paid in consideration of financing, and all architectural, planning, marketing, legal, and other consulting fees incurred after approval by the local government, together with interest as provided under G.S. 160D-106. Compensation shall not include any diminution in the value of the property which is caused by the action.
- d. Upon findings, by ordinance after notice and an evidentiary hearing, that the landowner or the landowner's representative intentionally supplied inaccurate information or made material misrepresentations that made a difference in the approval by the local government of the site-specific vesting plan or the phased development plan.
- e. Upon the enactment or promulgation of a State or federal law or regulation that precludes development as contemplated in the site-specific vesting plan or the phased development plan, in which case the local government may modify the affected provisions, upon a finding that the change in State or federal law has a fundamental effect on the plan, by ordinance after notice and an evidentiary hearing.

(2) The establishment of a vested right under this section ~~does not preclude~~ precludes the application of overlay zoning or other development regulations which impose additional requirements but do not affect the allowable type or intensity of use, or ordinances or regulations which are general in nature and are applicable to all property subject to development regulation by a local government, including, but not limited to, building, fire, plumbing, electrical, and mechanical codes. Otherwise applicable new development regulations become effective with respect to property which is subject to a site-specific vesting plan upon the expiration or termination of the vesting rights period provided for in this section.

(3) Notwithstanding any provision of this section, the establishment of a vested right does not preclude, change, or impair the authority of a local government to adopt and enforce development regulations governing ~~nonconforming situations or uses~~ nonconformities.

...."

SECTION 6. G.S. 160D-203 reads as rewritten:

"§ 160D-203. Split jurisdiction.

(a) If a parcel of land lies within the planning and development regulation jurisdiction of more than one local government, ~~for the purposes of this Chapter, the local governments may, by mutual agreement pursuant to Article 20 of Chapter 160A of the General Statutes and with the written consent of the landowner, assign exclusive planning and development regulation jurisdiction under this Chapter for the entire parcel to any one of those local governments. Such a mutual agreement~~ government, the following shall apply:

(1) If only one local government has the ability to provide water and sewer services to the parcel at the time a site plan for the parcel is submitted, the local government that has the ability to provide public water and sewer services shall have planning and development regulation jurisdiction over the entire parcel.

(2) If all of the local governments have the ability to either provide public water services or public sewer services to the parcel, but not both, at the time a site plan for the parcel is submitted, the landowner may designate which local government's planning and development regulations shall apply to the land.

(3) If all or none of the local governments have the ability to provide public water and sewer services to the parcel at the time a site plan for the parcel is submitted, the local government where the majority of the parcel is located shall have jurisdiction over the land.

(b) The jurisdiction established by this section shall only be applicable to development regulations and shall not affect taxation or other nonregulatory matters. ~~The mutual agreement shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in the county where the property is located within 14 days of the adoption of the last required resolution.~~

SECTION 7. G.S. 160D-402, as amended by S.L. 2024-49, reads as rewritten:

"§ 160D-402. Administrative staff.

(a) Authorization. – Local governments may appoint administrators, inspectors, enforcement officers, planners, technicians, and other staff to develop, administer, and enforce development regulations authorized by this Chapter. Local governments shall designate at least one staff member charged with making determinations under that local government's development regulations for purposes of G.S. 160D-703.

(b) Duties. – Duties assigned to staff may include, but are not limited to, drafting and implementing plans and development regulations to be adopted pursuant to this Chapter; determining whether applications for development approvals are complete; receiving and processing applications for development approvals; providing notices of applications and hearings; making decisions and determinations regarding development regulation implementation; determining whether applications for development approvals meet applicable standards as established by law and local ordinance; conducting inspections; issuing or denying certificates of compliance or occupancy; enforcing development regulations, including issuing notices of violation, orders to correct violations, and recommending bringing judicial actions against actual or threatened violations; keeping adequate records; and any other actions that may be required in order adequately to enforce the laws and development regulations under their jurisdiction. A development regulation may require that designated staff members take an oath of office. The local government shall have the authority to enact ordinances, procedures, and fee schedules relating to the administration and the enforcement of this Chapter. The administrative and enforcement provisions related to building permits set forth in Article 11 of this Chapter shall be followed for those permits.

(c) Alternative Local Government Staff Arrangements. – A local government may enter into contracts with another city, county, or combination thereof under which the parties agree to create a joint staff for the enforcement of State and local laws specified in the agreement. The governing boards of the contracting parties may make any necessary appropriations for this purpose.

In lieu of joint staff, a governing board may designate staff from any other city or county to serve as a member of its staff with the approval of the governing board of the other city or county. A staff member, if designated from another city or county under this ~~section~~, subsection, shall, while exercising the duties of the position, be considered an agent of the local government exercising those duties. The governing board of one local government may request the governing

board of a second local government to direct one or more of the second local government's staff members to exercise their powers within part or all of the first local government's jurisdiction, and they shall thereupon be empowered to do so until the first local government officially withdraws its request in the manner provided in G.S. 160D-202.

The contract or designation of staff under this subsection shall specify at least one individual designated as charged with making determinations under each local government's development regulations for purposes of G.S. 160D-703.

(c1) Alternative Contract Staff Arrangements. – A local government may contract with an individual, company, council of governments, regional planning agency, metropolitan planning organization, or rural planning agency to designate an individual who is not a city or county employee to work under the supervision of the local government to exercise the functions authorized by this section. The local government shall have the same potential liability, if any, for inspections conducted by an individual who is not an employee of the local government as it does for an individual who is an employee of the local government. The company or individual with whom the local government contracts shall have errors and omissions and other insurance coverage acceptable to the local government. The contract shall require at least one individual designated as charged with making determinations under that local government's development regulations for purposes of G.S. 160D-703.

(d) Financial Support. – The local government may appropriate for the support of the staff any funds that it deems necessary. It shall have power to fix ~~reasonable~~ fees for support, administration, and implementation of programs authorized by this ~~Chapter~~. Chapter, and those fees shall not exceed the actual, direct, and reasonable costs required to support, administer, and implement programs authorized by this Chapter. All fees collected by a building inspection department for the administration and enforcement of provisions set forth in Article 11 of this Chapter shall be used to support the administration and operations of the building inspection department and for no other purposes. When an inspection, for which the permit holder has paid a fee to the local government, is performed by a marketplace pool Code-enforcement official upon request of the State Fire Marshal under G.S. 143-151.12(9)a., the local government shall promptly return to the permit holder the fee collected by the local government for such inspection. This subsection applies to the following types of inspection: plumbing, electrical systems, general building restrictions and regulations, heating and air-conditioning, and the general construction of buildings."

SECTION 8. G.S. 160D-403, as amended by S.L. 2024-49, reads as rewritten:

"§ 160D-403. Administrative development approvals and determinations.

(a) Development Approvals. – To the extent consistent with the scope of ~~regulatory~~ development regulation authority granted by this Chapter, no person shall commence or proceed with development without first securing any required development approval from the local government with jurisdiction over the site of the development. A development approval shall be in writing and may contain a provision requiring the development to comply with all applicable State and local laws. A local government may issue development approvals in print or electronic form. Any development approval issued exclusively in electronic form shall be protected from further editing once issued. Applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for ~~such~~ the development as is authorized by the easement.

(a1) Time Period for Approval. – Within 14 calendar days of the filing of an application for a development approval, a local government or its designated administrative staff, as described under G.S. 160D-402, shall (i) determine whether the application is complete and notify the applicant of the application's completeness and, (ii) if the local government or its designated administrative staff determines the application is incomplete, specify all of the deficiencies in the notice to the applicant. The applicant may file an amended application or

supplemental information to cure the deficiencies identified by the local government or its designated administrative staff for a completeness review, which shall be completed within 14 calendar days after receiving an amended application or supplemental application from the applicant. Upon the date the application is deemed complete, the local government or its designated administrative staff shall issue a receipt letter or electronic response stating that the application is complete and that a 90-calendar day review period has started as of that date. The local government shall approve or deny the application within 90 calendar days of the date the application was deemed complete by the local government or its designated administrative staff, except that if the applicant requests a continuance of the application, the review period shall be tolled for the duration of any continuance. The time period for review may be extended only by agreement with the applicant if the application cannot be reviewed within the specified time limitation due to circumstances beyond the control of the local government. The extension shall not exceed six months. Failure of the local government or its designated administrative staff to act before the expiration of the time period allowed for review shall constitute an approval of the application, and the local government shall issue a written approval upon demand by the applicant.

...."

SECTION 9. G.S. 160D-605(a) reads as rewritten:

"(a) Plan Consistency. – When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive or land-use plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment is required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency statement is ~~not~~ subject to judicial review. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken."

SECTION 10. G.S. 160D-701 reads as rewritten:

"§ 160D-701. Purposes.

Zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to ~~promote the public health, safety, and general welfare. reflect the actual and legitimate needs of the community.~~ To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and to promote the ~~health, safety, morals, or general welfare~~ actual and legitimate needs of the community. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the local government's planning and development regulation jurisdiction. The regulations may not include, as a basis for denying a zoning or rezoning request from a school, the level of service of a road facility or facilities abutting the school or proximately located to the school."

SECTION 11. G.S. 160D-702 reads as rewritten:

"§ 160D-702. Grant of power.

(a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land. A local government may regulate development, including floating homes, over estuarine waters and over lands covered by navigable waters owned by the State pursuant to G.S. 146-12. A zoning regulation shall provide density credits or severable development rights for dedicated rights-of-way pursuant to G.S. 136-66.10 or G.S. 136-66.11. Where appropriate, a zoning regulation may include requirements that street and utility rights-of-way be dedicated to the public, that provision be made of recreational space and facilities, and that performance guarantees be provided, all to the same extent and with the same limitations as provided for in G.S. 160D-804 and G.S. 160D-804.1.

(b) Any regulation relating to building design elements adopted under this Chapter may not be applied to any structures subject to regulation under the North Carolina Residential Code except under one or more of the following circumstances:

- (1) The structures are located in an area designated as a local historic district pursuant to Part 4 of Article 9 of this Chapter.
- (2) The structures are located in an area designated as a historic district on the National Register of Historic Places.
- (3) The structures are individually designated as local, State, or national historic landmarks.
- (4) The regulations are directly and substantially related to the requirements of applicable safety codes adopted under G.S. 143-138.
- (5) Where the regulations are applied to manufactured housing in a manner consistent with G.S. 160D-908 and federal law.
- (6) Where the regulations are adopted as a condition of participation in the National Flood Insurance Program.

Regulations prohibited by this subsection may not be applied, directly or indirectly, in any zoning district or conditional ~~district unless voluntarily consented to by the owners of all the property to which those regulations may be applied as part of and in the course of the process of seeking and obtaining a zoning amendment or a zoning, subdivision, or development approval, district,~~ nor may any such regulations be applied indirectly as part of a review pursuant to G.S. 160D-604 or G.S. 160D-605 of any proposed zoning amendment for consistency with an adopted comprehensive plan or other applicable officially adopted plan.

For the purposes of this subsection, the phrase "building design elements" means exterior building color; type or style of exterior cladding material; style or materials of roof structures or porches; exterior nonstructural architectural ornamentation; location or architectural styling of windows and doors, including garage doors; the number and types of rooms; and the interior layout of rooms. The phrase "building design elements" does not include any of the following: (i) the height, bulk, orientation, or location of a structure on a zoning lot, (ii) the use of buffering or screening to minimize visual impacts, to mitigate the impacts of light and noise, or to protect the privacy of neighbors, or (iii) regulations adopted pursuant to this Article governing the permitted uses of land or structures subject to the North Carolina Residential Code.

Nothing in this subsection affects the validity or enforceability of private covenants or other contractual agreements among property owners relating to building design elements.

(c) A zoning or other development regulation shall not do any of the following:

- (1) Set a minimum width, length, or square footage of any structures subject to regulation under the North Carolina Residential Code.
- (2) Require ~~a or otherwise specify the size, placement, configuration, allocation, location, or number of parking space spaces to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or~~

~~diagonal parking~~ greater than those required by the Americans with Disabilities Act.

(3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the ~~North Carolina Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings Code.~~

(4) Except as provided under G.S. 160A-307, set a minimum width, length, or square footage for driveways within a development unless the driveway abuts a public road. This subdivision shall not be construed to expand, diminish, or alter the Department of Transportation's authority to regulate driveways adjacent to public roads owned by the State.

(5) Except as provided in this subdivision, set design standards for public roads within a development in excess of those required by the Department of Transportation. A city may set design standards for public roads within a development in excess of those required by the Department of Transportation if the city is financially responsible for the cost of the excess and accepts ownership and maintenance responsibility for the public road prior to, or in conjunction with, site plan approval. Confirmation of conformity of the improvements consistent with the city's design standards under this subsection shall be conducted consistent with G.S. 160D-804.1(1c). Upon confirmation that the improvements have been made consistent with G.S. 160D-804.1(1c), the city shall record with the register of deeds a plat evidencing the city's ownership of the public road.

(6) Require installation of sidewalks or improvement of existing sidewalks for any residential, commercial, or school property unless the sidewalk is either of the following:

a. Connected to an existing sidewalk.

b. Will be connected to a planned adjacent sidewalk that the local government demonstrates through credible and reliable facts and information, based on a development approval, will be constructed within two years of the residential, commercial, or school property site plan approval.

(7) For cities with a population of 125,000 or more, according to the most recent decennial federal census, establish setback or buffer yard requirements for a multifamily development that exceeds 15 units per acre.

(d) In exercising its authority under this section, a local government shall support its determinations by demonstrating there is a rational and substantial relationship between the zoning map, zoning regulations, or zoning amendment and (i) the local government's comprehensive plan and (ii) the actual and legitimate needs of the community, through findings of facts and information, other than mere personal preferences or speculation, that a reasonable person would accept in support of a conclusion.

(e) For purposes of this section, the term "public road" shall mean any road, street, highway, thoroughfare, or other way of passage that is owned and maintained by a city or the Department of Transportation."

SECTION 12. G.S. 160D-703 reads as rewritten:

"§ 160D-703. Zoning districts.

(a) Types of Zoning Districts. – ~~A~~ Except as provided in subsection (a1) of this section, a local government may divide its territorial jurisdiction into zoning districts of any number, shape, and area deemed best suited to carry out the purposes of this Article. Within those districts, it may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of

buildings, structures, or land. Zoning By illustration, zoning districts may include, but are not be limited to, include any of the following:

- (1) Conventional districts, in which a variety of uses are allowed as permitted uses or uses by right and that may also include uses permitted only with a special use permit.
- (2) Conditional districts, in which site plans or individualized development conditions are imposed.
- (3) Form-based districts, or development form controls, that address the physical form, mass, and density of structures, public spaces, and streetscapes.
- (4) Overlay districts, in which different requirements are imposed on certain properties within one or more underlying conventional, conditional, or form-based districts.
- (5) Districts allowed by charter.

(a1) Residential Zoning Districts Classified Based on Density. – A local government shall classify residential zoning districts based on the number of dwelling units allowed per acre. A local government shall not classify residential zoning districts based on the minimum lot size allowed in the district.

(a2) Permitted Uses in Counties. – In areas zoned for residential use, a county zoning regulation in a county with a population of 275,000 or more, according to the 2020 federal decennial census, shall allow by right the siting of no fewer than six dwelling units per acre.

(a3) Permitted Uses in Cities. – A city zoning regulation shall allow the following uses by right:

- (1) In areas zoned for residential use in a city with a population between 55,000 and 124,999, according to the 2020 federal decennial census, the siting of no fewer than five dwelling units per acre.
- (2) In areas zoned for residential use in a city with a population of 125,000 or more, according to the 2020 federal decennial census, the siting of no fewer than six dwelling units per acre.
- (3) In areas zoned for non-agricultural commercial, business, or industrial use in a city with a population of 125,000 or more, according to the 2020 federal decennial census, the siting of buildings and structures subject to the North Carolina Residential Code and multifamily housing structures with more than four residential dwelling units, with a maximum height restriction of not less than 60 feet.

(a4) Exemption from Building Design Elements and Buffer Yards. – In a city with a population of 125,000 or more, according to the most recent decennial federal census, buildings and structures subject to the North Carolina Residential Code and uses allowable under subdivision (2) or (3) of subsection (a3) of this section shall not be subject to either of the following:

- (1) Building design elements as defined under G.S. 160D-702(b).
- (2) Buffer yards or other landscape buffering regulations.

(a5) Applicability of Permitted Uses. – Subsections (a2) and (a3) of this section do not apply to land used for a bona fide farm purpose as described in G.S. 160D-903 or an open space land purpose as described in G.S. 160D-1307. Nothing in subsection (a2) or (a3) of this section shall be construed to expand, diminish, or alter the scope of authority for planning, development, or land use regulations set forth in Chapter 143 or Chapter 113A of the General Statutes. However, to the extent a local government asserts that a parcel is subject to planning, development, or land use standards authorized under Chapter 143 or Chapter 113A of the General Statutes, the local government must support its determination with facts and information, other than mere personal preferences or speculation, that a reasonable person would accept in support

of its conclusion. Subsections (a2) and (a3) of this section apply regardless of whether the dwelling units are located on multiple adjacent lots or a single lot.

(b) Conditional Districts. – Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. Specific conditions may be proposed by the petitioner or the local government or its agencies, but only those conditions approved by the local government and consented to by the petitioner in writing may be incorporated into the zoning regulations. ~~Unless consented to by the petitioner in writing, Notwithstanding any other provision of law, in the exercise of the authority granted by this section, a local government may not (i) require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, regulations any condition, requirement, or deed restriction not specifically authorized by law, (ii) require, enforce, or incorporate into the zoning regulations any condition or requirement that the courts have held to be unenforceable if imposed directly by the local government, or (iii) accept any offer by the petitioner to consent to any condition not specifically authorized by law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. This subsection shall also apply to the approval of any site plan, development agreement, conditional zoning permit, or any other instrument under this Chapter. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to local government ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site. The zoning regulation may provide that defined minor modifications in conditional district standards that do not involve a change in uses permitted or the density of overall development permitted may be reviewed and approved administratively. Any other modification of the conditions and standards in a conditional district shall follow the same process for approval as are applicable to zoning map amendments. If multiple parcels of land are subject to a conditional zoning, the owners of individual parcels may apply for modification of the conditions so long as the modification would not result in other properties failing to meet the terms of the conditions. Any modifications approved apply only to those properties whose owners petition for the modification.~~

(b1) Limitations. – For parcels where multifamily structures are an allowable use, a local government may not impose a harmony requirement for permit approval if the development contains affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.

(c) Uniformity Within Districts. – Except as authorized by the foregoing, all zoning regulations shall be uniform for each class or kind of building throughout each district but the zoning regulations in one district may differ from those in other districts.

(d) Standards Applicable Regardless of District. – A zoning regulation or unified development ordinance may also include development standards that apply uniformly jurisdiction-wide rather than being applicable only in particular zoning districts.

(e) Staff Approvals. – ~~Development approvals for a development that is a permitted use in the zoning district where the development is located shall be made only by the designated staff member as described in G.S. 160D-402.~~

(f) Basis for Conditional District. – ~~In exercising its authority under subsection (b) of this section, a local government shall support its determinations with facts and information, other than mere personal preferences or speculation, that a reasonable person would accept in support of a conclusion that there is a rational and substantial relationship between the conditional district and the actual and legitimate needs of the community."~~

SECTION 13. Article 7 of Chapter 160D of the General Statutes is amended by adding a new section to read:

"§ 160D-707. Review period for rezoning decisions.

Within 14 calendar days of the filing of an application for amendment of a zoning map or zoning regulations, a local government or its designated administrative staff, as described under G.S. 160D-402, shall (i) determine whether the application is complete and notify the applicant of the application's completeness and, (ii) if the local government or its designated administrative staff determines the application is incomplete, specify all the deficiencies in the notice to the applicant. The applicant may file an amended application or supplemental information to cure the deficiencies identified by the local government or its designated administrative staff for a completeness review, which shall be completed within 14 calendar days after receiving an amended application or supplemental application from the applicant. Upon the date the application is deemed complete, the local government or its designated administrative staff shall issue a receipt letter or electronic response stating that the application is complete and that a 90-calendar day review period has started as of that date. The local government shall approve or deny the application within 90 calendar days of the date the application was deemed complete by the local government or its designated administrative staff, except that if the applicant requests a continuance of the application, the review period shall be tolled for the duration of any continuance. The time period for review may be extended only by agreement with the applicant if the application cannot be reviewed within the specified time limitation due to circumstances beyond the control of the local government. The extension shall not exceed six months. Failure of the local government or its designated administrative staff to act before the expiration of the time period allowed for review shall constitute an approval of the application, and the local government shall issue a written approval upon demand by the applicant."

SECTION 14. G.S. 160D-803 reads as rewritten:

"§ 160D-803. Review process, filing, and recording of subdivision plats.

(a) Any subdivision regulation adopted pursuant to this Article shall contain provisions setting forth the procedures and standards to be followed in granting or denying approval of a subdivision plat prior to its registration.

(b) A subdivision regulation shall provide that the following agencies be given an opportunity to make recommendations concerning an individual subdivision plat before the plat is approved:

- (1) The district highway engineer as to proposed State streets, State highways, and related drainage systems.
- (2) The county health director or local public utility, as appropriate, as to proposed water or sewerage systems.
- (3) Any other agency or official designated by the governing board.

(c) The subdivision regulation ~~may shall~~ provide that final decisions on preliminary plats and final plats are administrative and to be made by any of the following:

- ~~(1) The governing board.~~
- ~~(2) The governing board on recommendation of a designated body.~~
- ~~(3) A designated planning board, technical review committee of local government staff members, or other designated body or staff person.~~

~~If the final decision on a subdivision plat is administrative, the decision may be assigned to a staff person or committee comprised entirely of staff persons, and notice of the decision shall be as provided by G.S. 160D-403(b). If the final decision on a subdivision plat is quasi-judicial, the decision shall be assigned to the governing board, the planning board, the board of adjustment, or other board appointed pursuant to this Chapter, and the procedures set forth in G.S. 160D-406 shall apply.~~

(d) After the effective date that a subdivision regulation is adopted, no subdivision within a local government's planning and development regulation jurisdiction shall be filed or recorded until it shall have been submitted to and approved by the governing board or appropriate body, a staff person or committee comprised entirely of staff persons, as specified in the subdivision

regulation, and until this approval shall have been entered on the face of the plat in writing by an authorized representative of the local government. Within 10 days after approving a preliminary or final plat, an authorized representative of the local government shall enter the approval on the face of the preliminary or final plat. The review officer, pursuant to G.S. 47-30.2, shall not certify a subdivision plat that has not been approved in accordance with these provisions nor shall the clerk of superior court order or direct the recording of a plat if the recording would be in conflict with this section.

(e) Notwithstanding G.S. 160D-403(c), once approval has been entered on the face of the plat in accordance with this section, the approval shall be valid and not expire unless the landowner applies for, and receives, a subsequent development approval."

SECTION 15. G.S. 160D-804 reads as rewritten:

"§ 160D-804. Contents and requirements of regulation.

(a) Purposes. – A subdivision regulation may provide for the orderly growth and development of the local government; for the coordination of transportation networks and utilities within proposed subdivisions with existing or planned streets and highways and with other public facilities; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions that substantially promote ~~public health, safety, and general welfare.~~ the actual and legitimate needs of the community.

...
(d) Recreation Areas and Open Space. – The regulation may provide for the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision or, alternatively, for payment of funds to be used to acquire or develop recreation areas serving residents of the development or subdivision or more than one subdivision or development within the immediate area. All funds received by ~~cities~~ a local government pursuant to this subsection shall be used only for the acquisition or development of recreation, park, or open space sites. ~~All funds received by counties pursuant to this subsection shall be used only for the acquisition of recreation, park, or open space sites.~~ Any formula enacted to determine the amount of funds that are to be provided under this subsection shall be based on the value of the development or subdivision for property tax purposes. The regulation may allow a combination or partial payment of funds and partial dedication of land when the governing board determines that this combination is in the best interests of the citizens of the area to be served.

...."

SECTION 16. G.S. 160D-944 reads as rewritten:

"§ 160D-944. Designation of historic districts.

(a) Any local government may, as part of a zoning regulation adopted pursuant to Article 7 of this Chapter or as a development regulation enacted or amended pursuant to Article 6 of this Chapter, designate and from time to time amend one or more historic districts within the area subject to the development regulation. Historic districts established pursuant to this Part shall consist of areas that are deemed to be of special significance in terms of their history, prehistory, architecture, or culture and to possess integrity of design, setting, materials, feeling, and association.

A development regulation may treat historic districts either as a separate use district classification or as districts that overlay other zoning districts. Where historic districts are designated as separate use districts, the ~~zoning~~ development regulation may include as uses by right or as special uses those uses found by the preservation commission to have existed during the period sought to be restored or preserved or to be compatible with the restoration or preservation of the district.

(b) No historic district or districts shall be designated under subsection (a) of this section until all of the following occur:

(1) An investigation and report describing the significance of the buildings, structures, features, sites, or surroundings included in the proposed district and a description of the boundaries of the district have been prepared.

(2) The Department of Natural and Cultural Resources, acting through the State Historic Preservation Officer or his or her designee, has made an analysis of and recommendations concerning the report and description of proposed boundaries. Failure of the Department to submit its written analysis and recommendations to the governing board within 30 calendar days after a written request for the analysis has been received by the Department relieves the governing board of any responsibility for awaiting the analysis, and the governing board may at any subsequent time take any necessary action to adopt or amend its zoning regulation.

(3) Seventy-five percent (75%) of the property owners in the proposed district sign a petition requesting designation of the district.

(c) The governing board may also, in its discretion, refer the report and proposed boundaries under subsection (b) of this section to any local preservation commission or other interested body for its recommendations prior to taking action to amend the ~~zoning-development~~ regulation. With respect to any changes in the boundaries of a district, subsequent to its initial establishment, or the creation of additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of subsection (b) of this section shall be prepared by the preservation commission and shall be referred to the planning board for its review and comment according to procedures set forth in the ~~zoning-development~~ regulation. Changes in the boundaries of an initial district or proposal for additional districts shall also be submitted to the Department of Natural and Cultural Resources in accordance with the provisions of subdivision (2) of subsection (b) of this section.

On receipt of these reports and recommendations, the local government may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate ~~zoning regulation-development~~ regulation, except that the governing board shall unanimously approve the adoption of the district.

(d) G.S. 160D-914 applies to ~~zoning or other~~ development regulations pertaining to historic districts, and the authority under that statute for the ordinance to regulate the location or screening of solar collectors may encompass requiring the use of plantings or other measures to ensure that the use of solar collectors is not incongruous with the special character of the district."

SECTION 17. Article 9 of Chapter 160D of the General Statutes is amended by adding the following two new sections to read:

"§ 160D-974. Tiny houses in residential districts in certain cities.

(a) Tiny Housing in Residential Zones. – A city shall allow tiny housing in areas zoned for residential or mixed-use residential, including those that allow for the development of detached single-family dwellings.

(b) Regulation and Scope. – Nothing in this section affects the validity or enforceability of private covenants or other contractual agreements among property owners relating to dwelling type restrictions. Any development regulation adopted pursuant to this section shall not apply to an area designated as a local historic district (i) pursuant to Part 4 of this Article or (ii) on the National Register of Historic Places, unless approved by the local historic preservation authority. For septic systems, a city may require a new system or an upgrade to an existing system if it is determined that the existing system is incapable of handling increased capacity.

(c) Definitions. – As used in this section, the term "tiny housing" means a detached single-family dwelling unit that is no greater than 600 square feet, built to standards applicable to the North Carolina Residential Code, and is either constructed or mounted on a foundation and is connected to utilities. The term does not include a recreational vehicle or manufactured home that has not been affixed to real property.

(d) Applicability. – This section applies only to cities with a population of 125,000 or more, according to the most recent decennial federal census.

"§ 160D-975. Accessory dwelling units in certain cities.

(a) A city shall allow the development of at least one accessory dwelling unit which conforms to the North Carolina Residential Code, including applicable provisions from the North Carolina Fire Code, for each detached single-family dwelling that is greater than 600 square feet, in areas zoned for residential use that allow for development of detached single-family dwellings. An accessory dwelling unit may be built or sited concurrently with the primary dwelling or after the primary dwelling has been constructed or sited. Nothing in this section shall prohibit a local government from permitting accessory dwelling units in any area not otherwise required under this section.

(b) Development and permitting of an accessory dwelling unit shall not be subject to any of the following requirements:

(1) Owner-occupancy of any dwelling unit, including an accessory unit.

(2) Minimum parking requirements or other parking restrictions, including the imposition of additional parking requirements where an existing structure is converted for use as an accessory dwelling unit.

(3) Conditional use zoning.

(c) In permitting accessory dwelling units under this section, a city shall not do any of the following:

(1) Prohibit the connection of the accessory dwelling unit to existing utilities serving the primary dwelling unit.

(2) Charge any fee, other than a building permit fee, that exceeds the amount charged for any single-family dwelling unit similar in nature.

(d) Except as otherwise provided in this section, a city may regulate accessory dwelling units pursuant to this Chapter, provided that the development regulations do not act to discourage development or siting of accessory dwelling units through unreasonable costs or delay. Nothing in this section shall affect the validity or enforceability of private covenants or other contractual agreements among property owners relating to dwelling type restrictions.

(e) A city may impose a setback minimum for accessory dwelling units of 5 feet or the setback minimum imposed generally upon lots in the same zoning classification, whichever is less.

(f) For the purposes of this section, the term "accessory dwelling unit" means an attached or detached residential structure that is used in connection with or that is accessory to a primary single-family dwelling and that has less total square footage than the primary single-family dwelling.

(g) This section applies only to cities with a population of 125,000 or more, according to the most recent decennial federal census."

SECTION 18. G.S. 160D-905 reads as rewritten:

"§ 160D-905. Amateur radio antennas.

A local government ordinance based on ~~health, safety, the actual and legitimate needs of the~~ community or aesthetic considerations that regulates the placement, screening, or height of the antennas or support structures of amateur radio operators must reasonably accommodate amateur radio communications and must represent the minimum practicable regulation necessary to accomplish the purpose of the local government. A local government may not restrict antennas or antenna support structures of amateur radio operators to heights of 90 feet or lower unless the restriction is necessary to achieve a clearly defined health, safety, or aesthetic objective of the local government."

SECTION 19. G.S. 160D-1006(a)(6) reads as rewritten:

"(6) A description, where appropriate, of any conditions, terms, restrictions, or other requirements ~~for the protection of public health, safety, or welfare that reflect the actual and legitimate needs of the community.~~"

SECTION 20. G.S. 160D-1102(c) reads as rewritten:

"(c) No later than October 1 of ~~2023, 2024, and 2025, each year,~~ every local government shall publish an annual financial report on how it used fees from the prior fiscal year for the support, administration, and implementation of its building code enforcement program as required by G.S. 160D-402(d). This report is in addition to any other financial report required by law."

SECTION 21. G.S. 160D-1110(d) is amended by adding a new subdivision to read:

"(3) Require more than a shell permit for the construction of a multifamily development. Upon the request of the permittee, the local government shall issue certificates of occupancy for individual units in a multifamily development permitted under a shell permit as the units meet the criteria for issuance of a certificate of occupancy. For purposes of this subdivision, "shell permit" means a permit that allows for the structural construction of a building but does not result in the issuance of a certificate of occupancy."

SECTION 22. G.S. 160D-1208(b) reads as rewritten:

"(b) The housing appeals board shall fix a reasonable time for hearing appeals, shall give due notice to the parties, and shall render its decision within a reasonable time. Any party may appear in person or by agent or attorney. The board may reverse or affirm, wholly or partly, or may modify the decision or order appealed from, and may make any decision and order that in its opinion ought to be made in the matter, and, to that end, it has all the powers of the public officer, but the concurring vote of four members of the board is necessary to reverse or modify any decision or order of the public officer. The board also has power in passing upon appeals, when unnecessary hardships would result from carrying out the strict letter of the ordinance, to adapt the application of the ordinance to the necessities of the case to the end that the spirit of the ordinance is observed, ~~public safety and welfare~~ the actual and legitimate needs of the community secured, and substantial justice done."

SECTION 23. G.S. 160D-1403 reads as rewritten:

"§ 160D-1403. Appeals of decisions on subdivision plats.

(a) ~~When a subdivision regulation adopted under this Chapter provides that the decision whether to approve or deny a preliminary or final subdivision plat is quasi-judicial, then that decision of the board is subject to review by the superior court by a proceeding in the nature of certiorari. G.S. 160D-406 and this section apply to those appeals.~~

(b) ~~When a subdivision regulation adopted under this Chapter provides that the decision whether to approve or deny a preliminary or final subdivision plat is administrative, or for~~ For any other administrative decision implementing a subdivision regulation, the following applies:

(1) ~~If made by the governing board or planning board, the decision is subject to review by filing an action in superior court seeking appropriate declaratory or equitable relief within 30 days from receipt of the written notice of the decision, which shall be made as provided in G.S. 160D-403(b).~~

(2) ~~If made by the staff or a staff committee, the decision is subject to appeal as provided in G.S. 160D-405.~~

(c) ~~For purposes of this section, a subdivision regulation is deemed to authorize a quasi-judicial decision if the decision-making entity under G.S. 160D-803(c) is authorized to decide whether to approve or deny the plat based not only upon whether the application complies with the specific requirements set forth in the regulation but also on whether the application complies with one or more generally stated standards requiring a discretionary decision to be made."~~

SECTION 24.(a) G.S. 160D-1403.1 reads as rewritten:

"§ 160D-1403.1. Civil action for declaratory relief, injunctive relief, other remedies; joinder of complaint and petition for writ of certiorari in certain cases.

(a) Civil Action. – Except as otherwise provided in this section for claims involving questions of interpretation, in lieu of any remedies available under G.S. 160D-405 or G.S. 160D-108(h), a person with standing, as defined in subsection (b) of this section, may bring an original civil action seeking declaratory relief, injunctive relief, damages, or any other remedies provided by law or equity, in superior court or federal court to challenge the enforceability, validity, or effect of a ~~local land~~ development regulation or development approval for any of the following claims:

- (1) The ~~ordinance, development regulation,~~ either on its face or as applied, is unconstitutional.
- (2) The ~~ordinance, development regulation,~~ either on its face or as applied, is ultra vires, preempted, arbitrary or capricious, or is otherwise in excess of statutory authority.
- (3) The ~~ordinance, development regulation,~~ either on its face or as applied, constitutes a taking of property.
- (4) The development approval is ultra vires, preempted, in excess of its statutory authority, made upon unlawful procedure, made in error of law, arbitrary and capricious, or an abuse of discretion.

(a1) Appeals of Administrative Decisions. – If the ~~decision~~ development approval being challenged under subsection (a) of this section is from an administrative official charged with enforcement of a ~~local land~~ development regulation, the party with standing must first bring any claim that the ~~ordinance development regulation~~ was erroneously interpreted to the applicable board of adjustment pursuant to G.S. 160D-405. An adverse ruling from the board of adjustment may then be challenged in an action brought pursuant to this subsection with the court hearing the matter de novo together with any of the claims listed in this subsection.

(b) Standing. – Any of the following criteria provide standing to bring an action under this section:

- (1) The person has an ownership, leasehold, or easement interest in, or possesses an option or contract to purchase the property that is the subject matter of a final and binding decision made by an administrative official charged with applying or enforcing a ~~land~~ development regulation.
- (2) The person was a development permit applicant before the decision-making board whose decision is being challenged.
- (3) The person was a development permit applicant who is aggrieved by a final and binding decision of an administrative official charged with applying or enforcing a ~~land~~ development regulation.
- (4) An association, organization, society, or entity whose membership is comprised of an individual or entity identified in subdivision (2) or (3) of this subsection.

...

(g) Definitions. – The ~~definitions~~ definition of "development permit" in G.S. 143-755 shall apply in this section."

SECTION 24.(b) G.S. 143-755(e) reads as rewritten:

"(e) For purposes of this section, the following definitions apply:

- (1) Development. – Without altering the scope of any regulatory authority granted by statute or local act, any of the following:
 - a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
 - b. Excavation, grading, filling, clearing, or alteration of land.

- 1 c. The subdivision of land as defined in G.S. 160D-802.
- 2 d. The initiation of substantial change in the use of land or the intensity
- 3 of the use of land.
- 4 (2) Development permit. – An ~~administrative~~ administrative, legislative, or
- 5 quasi-judicial approval that is written and that is required prior to commencing
- 6 development or undertaking a specific activity, project, or development
- 7 proposal, including any of the following:
- 8 a. Zoning permits.
- 9 b. Site plan approvals.
- 10 c. Special use permits.
- 11 d. Variances.
- 12 e. Certificates of appropriateness.
- 13 f. Plat approvals.
- 14 g. Development agreements.
- 15 h. Building permits.
- 16 i. Subdivision of land.
- 17 j. State agency permits for development.
- 18 k. Driveway permits.
- 19 l. Erosion and sedimentation control permits.
- 20 m. Sign permit.
- 21 n. Conditional zoning.
- 22 (3) Land development regulation. – Any State statute, rule, or regulation, or local
- 23 ordinance affecting the development or use of real property, including any of
- 24 the following:
- 25 a. Unified development ordinance.
- 26 b. Zoning regulation, including zoning maps.
- 27 c. Subdivision regulation.
- 28 d. Erosion and sedimentation control regulation.
- 29 e. Floodplain or flood damage prevention regulation.
- 30 f. Mountain ridge protection regulation.
- 31 g. Stormwater control regulation.
- 32 h. Wireless telecommunication facility regulation.
- 33 i. Historic preservation or landmark regulation.
- 34 j. Housing code.
- 35 k. Conditional zoning."

36 **SECTION 25.** Article 14 of Chapter 160D of the General Statutes is amended by

37 adding a new section to read:

38 **"§ 160D-1403.3. Private remedies.**

39 In addition to any other remedy otherwise provided by law, any person with standing under

40 subdivision (2), (3), or (4) of G.S. 160D-1403.1(b) may bring a civil action to enforce the

41 provisions of this Chapter and recover damages, costs, and disbursements, including costs of

42 investigation and reasonable attorneys' fees, and receive other equitable relief as determined by

43 the court."

44 **SECTION 26.** G.S. 6-21.7 reads as rewritten:

45 **"§ 6-21.7. Attorneys' fees; cities or counties acting outside the scope of their authority.**

46 (a) In any action in which a city or county is a party, upon a finding by the court that the

47 city or county violated a statute or case law setting forth unambiguous limits on its authority, the

48 court shall award reasonable attorneys' fees and costs to the party who successfully challenged

49 the city's or county's action. In any action in which a city or county is found to be liable under

50 G.S. 160D-1403.1, the court shall award reasonable attorneys' fees and costs to the party who

51 successfully challenged the acts of the city or county under G.S. 160D-1403.1.

(b) In any action in which a city or county is a party, upon finding by the court that the city or county took action inconsistent with, or in violation of, G.S. 160D-108(b) or G.S. 143-755, the court shall award reasonable attorneys' fees and costs to the party who successfully challenged the local government's failure to comply with any of those provisions.

(c) In all other ~~matters~~, matters not covered by subsection (a) or (b) of this section, the court may award reasonable attorneys' fees and costs to the prevailing private litigant.

(d) For purposes of this section, "unambiguous" means that the limits of authority are not reasonably susceptible to multiple constructions."

SECTION 27. Article 11 of Chapter 130A of the General Statutes is amended by adding a new section to read:

"§ 130A-343.5. Wastewater systems for property within service area of a public or community wastewater system.

(a) Notwithstanding G.S. 130A-55(16), 153A-284, 160A-317, 162A-6(a)(14d), and 162A-14(2), a property owner may install a wastewater system in accordance with this Article to serve any undeveloped or unimproved property located so as to be served by a public or community wastewater system.

(b) Notwithstanding G.S. 130A-55(16), 153A-284, 160A-317, 162A-6(a)(14d), and 162A-14(2), a property owner of developed or improved property located so as to be served by a public or community wastewater system may install a wastewater system in accordance with this Article if the public or community wastewater system has not yet installed sewer lines directly available to the property or otherwise cannot provide wastewater service to the property at the time the property owner desires wastewater service.

(c) Upon compliance with this Article, the property owner installing a wastewater system pursuant to subsection (a) or (b) of this section shall not be required to connect to the public or community wastewater system for so long as the wastewater system installed in accordance with this Article remains compliant and in use. A property owner may opt to connect to the public or community wastewater system if the property owner so desires.

(d) Nothing in this section shall require a property owner to install a wastewater system in accordance with this Article if the property is located so as to be served by a public or community wastewater system and the public or community wastewater system is willing to provide wastewater service to the property.

(e) This section shall not apply, and a public or community wastewater system may mandate connection to that public or community wastewater system, in any of the following situations:

- (1) The wastewater system in accordance with this Article serving the property has failed and cannot be repaired.
- (2) The public authority or unit of government operating the public water system is being assisted by the Local Government Commission.
- (3) The public authority or unit of government operating the public or community wastewater system is in the process of expanding or repairing the public or community wastewater system and is actively making progress to having wastewater lines installed and directly available to provide wastewater service to that property within the 24 months of the time the property owner applies for a permit under this Article."

SECTION 28. G.S. 136-102.6 is amended by adding a new subsection to read:

"(c1) Notwithstanding anything to the contrary in this section, the Division of Highways shall accept a performance guarantee as provided under G.S. 160D-804.1 to ensure completion of streets that are required by a development regulation under Chapter 160D of the General Statutes. On receipt of the performance guarantee, the Division of Highways shall issue a certificate of approval to the municipality or county as to those streets."

SECTION 29. G.S. 160A-307 reads as rewritten:

"§ 160A-307. Curb cut regulations.

(a) ~~A-Except as expressly permitted by Chapter 160D of the General Statutes, a city may not regulate by ordinance regulate the size, location, direction of traffic flow, and manner of construction of driveway connections into any street or alley. The-To the extent allowed by Chapter 160D of the General Statutes, the ordinance may require the construction or reimbursement of the cost of construction and public dedication of medians, acceleration and deceleration lanes, and traffic storage lanes for driveway connections into any street or alley if all of the following apply:~~

- (1) ~~The city has shown through substantial evidence the need for such-the improvements is reasonably attributable to the traffic using the driveway.~~
- (2) ~~The city has shown through substantial evidence the improvements serve the traffic of the driveway.~~

(b) No street or alley under the control of the Department of Transportation may be improved without the consent of the Department of Transportation. A city shall not require the applicant to acquire right-of-way from property not owned by the applicant. However, an applicant may voluntarily agree to acquire such right-of-way.

(c) For purposes of this section, "substantial evidence" means facts and information, other than mere personal preferences or speculation, that a reasonable person would accept in support of a conclusion."

SECTION 30.(a) Chapter 162A of the General Statutes is amended by adding a new Article to read:

"Article 12.

"Water and Sewer Allocation.

"§ 162A-1000. Short title and purpose.

(a) This Article shall be known and may be cited as the "Water and Sewer Capacity Allocation and Planning Act."

(b) The purpose of this Article is to require all public water and sewer service providers to plan for future growth and allocate water and wastewater system capacity in a fair, transparent, and accountable manner. This act will ensure that sufficient water supply and wastewater treatment capacity is available for anticipated development and that capacity is allocated without discrimination or abuse.

"§ 162A-1001. Definitions.

For the purposes of this Article, the following definitions apply:

- (1) Allocation or capacity allocation. – A reservation of a specific quantity of water or sewer capacity for a particular project.
- (2) Applicant. – Any person, business, developer, property owner, or entity that has received preliminary or final site plan approval, as defined under G.S. 160D-102(29), for a project and submits an application for allocation for a new development or expansion of an existing development to a public water or sewer provider.
- (3) Approved applicant. – An applicant whose application for allocation has been approved.
- (4) Available capacity. – The portion of a facility's capacity that is not currently being used by existing customers and is not already reserved by prior allocations. Available capacity is determined by establishing a facility's capacity minus the sum of (i) current actual usage, (ii) any local government project allocation, and (iii) any outstanding allocations for projects in their reservation period.
- (5) Capacity or system capacity. – The actual capacity of a facility. For wastewater systems, actual capacity refers to hydraulic capacity, meaning the maximum volume of wastewater that can be collected, conveyed, and treated

under the facility's permit limits without violation. For water systems, actual capacity refers to the actual available water supply, meaning the reliable quantity of water that can be treated and delivered, accounting for permitted withdrawal limits and treatment plant output, wells, or other sources, including any contractual or bulk supply capacity available to the local governmental unit.

(6) Department. – The Department of Environmental Quality.

(7) Facility. – As defined in G.S. 162A-201(4).

(8) Local government project. – Any of the following:

a. A project that serves a bona fide public purpose.

b. An economic development project that is reasonably likely to increase employment opportunities or support growth of manufacturing or commerce within the facility's service area.

c. An interlocal agreement between local governments to provide water or sewer allocation under G.S. 160A-461, 160A-462, or 162A-88.1.

(9) Local government project allocation. – The amount of allocation a local governmental unit can demonstrate through competent and reliable evidence is minimally necessary to serve a local government project within the facility's service area for which preliminary or final approval has been granted by the governing body of a local government served by the facility.

(10) Local governmental unit. – As defined in G.S. 162A-201(5) and any third-party persons who own or operate a facility on behalf of a local governmental unit.

(11) Project. – A development, as defined by G.S. 160D-102(12), for which water or sewer service is requested and is within the facility's service area. This includes new developments, and expansion or additions to existing developments, that require new or additional water or sewer service.

(12) Substantial expenditure. – A significant or considerable outlay of money, resources, or financial investment, viewed in light of the stage in which the project exists, that is not merely nominal or trivial.

"§ 162A-1002. Allocation process.

(a) Allocation Request. – A local governmental unit shall approve capacity allocation requests in accordance with this Article. Once approved, a capacity allocation guarantees the local governmental unit shall provide water service or sewer service for that project up to the approved allocation amount.

(b) Form of Application. – A local governmental unit may request only the following information from an applicant, and may not require any other information that is not necessary for the local governmental unit to determine whether it has available capacity to serve the project:

(1) The name, address, and other relevant contact information of the applicant.

(2) Documentation evidencing that the applicant has received preliminary or final approval for a site plan, as defined under G.S. 160D-102(29), for the project.

(3) The amount of capacity allocation requested in gallons per day or other similarly objective measurement.

(4) The anticipated date the project will begin utilizing the capacity allocation.

(c) Approval of Allocation Request. – Not later than 10 days after receiving an application for allocation, a local governmental unit shall approve the allocation if available capacity exists and the application is complete. Upon approving the allocation, the local governmental unit shall provide the applicant with written documentation specifying (i) the amount of allocation reserved, (ii) the project for which the allocation has been reserved, (iii) the date of the allocation approval, and (iv) the date the reservation period expires. The local

governmental unit shall approve or deny applications for allocation according to the following process:

- (1) The local governmental unit shall approve the total allocation requested by the applicant unless the request for allocation exceeds the local governmental unit's available capacity, in which case the local governmental unit shall, within 10 days after receiving the application for allocation, offer to provide the applicant with allocation equivalent to the available capacity, if any. The local governmental unit shall reserve the reduced allocation for a project under this subsection provided the applicant agrees, in writing, to the reduced allocation.
- (2) Except as expressly provided in this section, a local governmental unit may not deny, reduce, or otherwise modify the amount of an allocation requested through an application if available capacity exists sufficient to accommodate an application's allocation request.
- (3) A local governmental unit shall not require an applicant to agree to any condition not otherwise authorized by this section, or to accept any offer by the applicant to consent to any condition not otherwise authorized by law. These conditions include, without limitation, any of the following:
 - a. Payment of taxes, impact fees, or other fees or contributions to any fund.
 - b. Adherence to any restrictions related to development regulations under Chapter 160D of the General Statutes, including those within the scope of G.S. 160D-702(c).
 - c. Adherence to any restriction related to building design elements within the scope of G.S. 160D-702(b).
- (4) A local governmental unit shall not implement a scoring or preference system to allocate water service or sewer service among applicants, except as specifically authorized by this section.

(d) Reservation Period. – The initial reservation period shall be for 24 months after the date the allocation is approved. A local governmental unit shall extend the initial reservation period or extension reservation period for an additional 12 months provided (i) the applicant notifies the local governmental unit that it requires an extension of the initial reservation period or extension reservation period not later than 90 days prior to the expiration of the initial reservation period or extension reservation period and, (ii) concurrent with its notification, the applicant provides the local governmental unit with documentation demonstrating that the applicant has made substantial expenditure towards the completion of the project or the applicant provides documentation of a valid building permit.

(e) Allocations Approved in Chronological Order. – Except for requests to reserve capacity in accordance with G.S. 115C-521 and under subsection (k) of this section, allocations shall be granted in the chronological order that completed applications are received by the local governmental unit.

(f) Denial of Allocation Request. – A local governmental unit shall deny an application for allocation, within 10 days after receiving an application for allocation, only if one of the following applies:

- (1) The applicant cannot demonstrate approval of a preliminary or final site plan, as defined in G.S. 160D-102(29).
- (2) The local governmental unit does not have any available capacity.
- (3) The applicant has rejected, in writing, the local governmental unit's offer to provide allocation equivalent to its available capacity as provided in subdivision (1) of subsection (c) of this section, if any.

(g) Modification of Allocation. – In the event an approved applicant determines that the allocation necessary to serve the project increases or decreases by more than ten percent (10%) of the approved allocation, the approved applicant shall immediately notify the local governmental unit, and the following shall apply:

(1) If the allocation approved by the local governmental unit decreases by more than ten percent (10%), the local governmental unit shall adjust its available capacity accordingly and the local governmental unit shall honor the approved allocation, less the decrease in necessary allocation.

(2) If the allocation approved by the provider increases by more than ten percent (10%), the local governmental unit shall increase the allocation provided available capacity exists. In the event available capacity does not exist, the local governmental unit shall notify the approved applicant that the local governmental unit does not have available capacity and extend an offer to the approved applicant to increase the allocation in an amount equivalent to the available capacity. If the approved applicant determines that the existing allocation or the offer by the local governmental unit to increase the allocation in an amount equivalent to the local governmental unit's available capacity does not meet the needs of the project, the approved applicant shall immediately notify the local governmental unit that it intends to terminate the allocation.

(3) In the event the allocation is terminated by the applicant, the provider shall adjust its available capacity accordingly.

(h) Expiration or Termination of Allocation. – Upon expiration or termination of allocation, including allocations that are not used in full, the local governmental unit shall return the expired, terminated, or unused capacity to its available capacity balance. Upon a return of the expired, terminated, or unused capacity to the local governmental unit's available capacity balance, the local governmental unit shall recalculate its available capacity and shall make it available to future applicants for allocation.

(i) Vested Right. – Allocation approved under this section shall be deemed a vested element of the project for the duration of the reservation period. The vested right to allocation during the reservation period shall be in addition to any other vested rights the project may have by law and shall run with the land for the benefit of the project. During the vesting period, the local governmental unit may not revoke or reduce the allocation except by request of the applicant or as described in this section.

(j) Transferability of Allocation. – Allocation shall be provided to the project described in the application. An approved applicant may not transfer an unused allocation to a different project. If the project for which an allocation has been reserved is sold or the development rights are assigned to a successor in interest, the allocation shall transfer to the successor in interest and the allocation and reservation period shall be honored and may not be terminated or revoked by the local governmental unit. In the event the project for which the allocation was reserved is sold or transferred to a successor in interest, the approved applicant shall immediately notify the local governmental unit of the sale or transfer.

(k) Emergency Allocations. – Notwithstanding any other provision of this section, a local governmental unit shall provide priority in allocation to applications demonstrating a substantial threat to public health, safety, or welfare that can be mitigated only by the immediate provision of water service or sewer service. An applicant seeking an emergency allocation must present competent evidence to the local governmental unit of the risk to the public health, safety, or welfare. Upon verifying that the application constitutes an emergency, the local governmental unit shall approve allocation in the minimum amount necessary to abate the emergency on a priority basis.

(l) Use of Allocation. – A local governmental unit shall not unreasonably delay an approved applicant's ability to connect the approved applicant's project to the local governmental unit's infrastructure. A local governmental unit shall begin providing water service or sewer service to an approved applicant within 90 days after receiving a request from the approved applicant to begin providing water service or sewer service, provided (i) the project is connected to the local governmental unit's infrastructure and (ii) the request is made within the reservation period described in subsection (d) of this section.

"§ 162A-1003. Planning and reporting.

(a) Each local governmental unit shall prepare an annual report not later than October 1 of each year documenting facility capacity and available capacity. The report shall include, at a minimum, all of the following information for each facility of the local governmental unit:

- (1) The current system capacity.
- (2) The current available capacity.
- (3) The amount of capacity allocated to approved developments or projects not yet connected to the local governmental unit's infrastructure.
- (4) The remaining available capacity for new allocations.
- (5) Any changes in capacity since the last report.
- (6) Any planned improvements or expansions and the expected impact on capacity.
- (7) The current actual usage of the facility, including average daily demand and peak daily demand over the year immediately preceding the preparation of the report.
- (8) If the local governmental unit receives State or federal funding for water or sewer infrastructure, a description of efforts to expand capacity to meet growth, including progress on any State-funded projects.

(b) The Department shall make the annual reports available to the public. Each local governmental unit shall also post the annual report on the website of that local governmental unit, if any.

"§ 162A-1004. Enforcement and remedies.

(a) State Enforcement Authority. – If the Department finds that a local governmental unit has violated any requirement of this Article, the Department may take appropriate preventive or remedial enforcement action authorized by Part 1 of Article 21 of Chapter 143 of the General Statutes.

(b) Civil Penalties. – A local governmental unit that fails to comply with the provisions of this Article or willfully fails to administer or enforce the provisions of this Article shall be subject to a civil penalty pursuant to G.S. 143-215.6A(e).

(c) Judicial Review. – Any applicant whose application was denied by a local governmental unit, or who is otherwise aggrieved or injured by the action of a local governmental unit, may file an action in the superior court of the county where the local governmental unit is located or where the project is located. In any civil action brought under this section, the court may award reasonable attorneys' fees to a prevailing plaintiff who brought the action."

SECTION 30.(b) G.S. 162A-900, as enacted by S.L. 2024-45 and S.L. 2024-49, is repealed.

SECTION 30.(c) For applicants that, on or after July 31, 2020, received a service commitment from a public water system, public sewer system, or public water and sewer system confirming availability of capacity for the applicant's development project, but whose capacity needs have not been provided, the system shall reserve, allocate, and provide those applicants with the capacity assured in the system's service commitment in the chronological order that the service commitment was issued before the system reserves, allocates, or provides capacity to another applicant.

1 **SECTION 30.(d)** The annual report required by G.S. 162A-1003, as enacted by this
2 act, shall be due October 1, 2026.

3 **SECTION 30.1.(a)** G.S. 143-215.3D(a)(10)b. reads as rewritten:

4 "b. The fee for coverage under a construction or industrial NPDES general
5 permit is one hundred ~~twenty~~twenty-five dollars
6 (~~\$120.00~~)(\$125.00)."

7 **SECTION 30.1.(b)** This section becomes effective July 1, 2025, and applies to
8 permit applications received on or after that date.

9 **SECTION 31.** If any provision of this act or the application thereof to any person or
10 circumstances is held invalid, such invalidity shall not affect other provisions or applications of
11 this act that can be given effect without the invalid provision or application and, to this end, the
12 provisions of this act are declared to be severable.

13 **SECTION 32.** Except as otherwise provided, this act becomes effective October 1,
14 2025, and applies to applications, approvals, and actions filed on or after that date. Any local
15 government ordinance in effect on, or adopted subsequent to, October 1, 2025, that is inconsistent
16 with this section is void and unenforceable. Unless expressly stated otherwise, the provisions of
17 this act do not affect any right accrued or vested prior to its enactment.



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: May 13, 2025

FROM: Lisa Strickland, Finance Director

PREPARED BY: Bethany Hawver, Revenue Manager

SUBJECT: Ordinance Adopting the Fiscal Year 2025 – 2026 Fee Schedule.

SUMMARY STATEMENT

Staff requests Council consideration to adopt the Fiscal Year 2025 – 2026 Fee Schedule.

REVIEW

In Chapter I. Administrative: Staff proposes increases in utility related deposits & fees to be in line with that of similar municipalities and to cover the cost of services.

In Chapter II. Building Standards: Staff recommends removing programs no longer in effect, simplifying tables and clarifying descriptions. The increase in fees will bring current fees more in line with those charged in cities similar in size throughout NC.

In Chapter IV. Charlotte-Monroe Executive Airport: In an effort to make the Airport self-sufficient & gain efficiency, the following changes are proposed.

- Increase Callout Fee from \$150 to \$175 to allow (2) linemen at airport for safety and support.
- For Monthly Tie Down Spot / Ramp Parking, moving from a sq. ft. to a flat rate fee ranging from \$92 to \$199 depending on single, twin or jet turbo prop.

- Changing daily fees (ramp fees, daily aircraft parking, overnight fees changed) to Facility Fee shown on newly added Section 2. Schedule of Daily Fees applicable to all non-Airport Based aircraft.

In Chapter V. Downtown Monroe: Staff recommends this decrease in hopes to allow more artist to show their work in the gallery space. Prior the idea was to have shorter shows where artists can show their work. With this lowered commission, we hope to have art in the gallery year round and attract more artists.

In Chapter VI. Electric: Staff recommends the updating of REPS Rider rates to match Wholesale Rate Rider as approved by the NCMPA1 Rate Committee and updating the Types of Service to reflect the new industry lighting standard and relate monthly charges.

In Chapter VII. Engineering / Public Works: Staff recommends increasing the “Stormwater Reviews and Inspections” fee. The purpose of this increase is recover costs incurred during multiple review cycles for more complex construction plan submittals. A flat rate fee is proposed for up to three review cycles, by which time most review comments are typically resolved. A re-review fee is proposed for the 4th and each subsequent review until approval. New review fees for floodplain development permit applications are also proposed. Solid Waste recommends proposed fee increases to cover cost of services provided including landfill increases and consumer price index increases.

In Chapter VIII. Fire: Staff proposes increases in order to align more with what comparable fire departments are charging. The cost increase for the flow tests and permits reflect the time and personnel required to conduct such inspections and tests. The increase in address sign costs is strictly due to the increased costs of materials.

In Chapter XI. Parks and Recreation Fees: Staff recommends an increase in monthly fees and amendment to the definition of “children” as paying members from 5-21 to 3-21 years to cover operating cost and be more in line with the dues of comparable facilities. These changes would result in an increased revenue of \$325K annually.

In Chapter XII. Planning and Zoning: Staff recommends an increase the “Conditional District and Planned Development Amendment” fee from \$500 to \$1,000. The purpose of this increase is due to amendment applications being processed in the same manner as “original” submittals. The cost associated with an amendment is no different than an “original” submittal in terms of packets being printed and providing legal notices.

In Chapter XIII. Water and Sewer: Staff recommends the following:

- Water rate increase = 5.50% pursuant to 15-year rate model except the following items rate increase = 8.0%:
 - Article B Water Rates,

- Section 1 Water Rates – line items for Fire Hydrant Bulk Rate per 1,000 gallons and Reclaimed Water Bulk Rate per 1,000 gallons (only)
- Section 2. Resale Water Rate - Union County – entire section
- Section 3. Fire-Line Availability Charges – entire section
- Sewer rate increase = 5.50% pursuant to 15-year rate model
- Consumer Price Index - increase for administrative and non-construction fees = 2.74% (based on US Bureau of Labor, South Urban region)
- Construction Cost Index – increase for construction related fees = 3.18% (based on Engineering News Record statistics)

RECOMMENDATION

City Staff requests City Council adopt Ordinance O-2025-16 to adopt the Fiscal Year 2025 – 2026 Fee Schedule and be made effective July 1, 2025.

Attachment(s): Ordinance O-2025-16
Fee Schedule

**ORDINANCE TO ADOPT
CITY OF MONROE FEE SCHEDULE
FISCAL YEAR 2025-2026
O-2025-16**

BE IT ORDAINED by the City Council of the City of Monroe that the City of Monroe Fee Schedule adopted May 14, 2024, and effective July 1, 2024, is hereby rewritten as shown on the attached Schedule entitled City of Monroe Fee Schedule and incorporated herein by reference.

Effective Date: July 1, 2025

Adopted this 13th day of May, 2025.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

CITY OF MONROE

**FEE SCHEDULE
ORDINANCE**



ADOPTED: May 13, 2025
EFFECTIVE: July 1, 2025

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CHAPTER I. ADMINISTRATIVE

ARTICLE A. MISCELLANEOUS

Section 1. City Code of Ordinances/History Books/Public Notice of Special Meetings/Standard Specifications and Detail Manual/Administrative Manual - Stormwater Management Ordinance.

Description	Fee
Annual Supplement to City Code of Ordinances	\$25
City Code of Ordinances Book	\$75
City of Monroe Standard Specifications and Detail Manual	\$50
City of Monroe Standard Specifications and Detail Manual on CD Rom	\$20
Update to City of Monroe Standard Specifications and Detail Manual (CD Rom and copies)	\$20
"Looking Back at Monroe" History Books	\$15
Public Notice of Special Meetings of City Council (Annually)	\$10
Administrative Manual – Stormwater Management Ordinance	\$25
Returned Item Charge – Tax Payments	*(a)

*(a) Maximum allowed by North Carolina Law (G.S. 105-357)

Section 2. Copying Fees.

Description	Fee
Certified	
First Page	\$3
Each Additional Page	\$1
Police Records	\$1 per page
Media on CD Rom	\$2/CD
Uncertified	
Up to 10 Pages	No Charge
11 Pages and Above	\$0.10 per page

Section 3. Tax on Gross Receipts Derived from Retail Short-Term Lease or Rental of Vehicles.

One and one-half percent (1.5%) of the gross receipts derived from the short-term lease or rental of vehicles at retail to the general public.

Section 4. Tax on Gross Receipts Derived from Retail Short-Term Lease or Rental of Heavy Equipment.

Eight-tenths percent (0.8%) on the gross receipts from the short-term lease or rental of heavy equipment by a person whose principal business is the short-term lease or rental of heavy equipment at retail.

Section 5. Credit Card, Debit Cards, and eCheck Convenience Fees.

An applicable convenience fee may be charged on credit card, debit card, and eCheck payment transactions.

Effective July 1, 2020.

Section 6. Cemeteries.

Description	Fee
Cremation and Infant Vault Burials	
Resident	\$250
Non-Resident	\$400
Deed Recording Fee	\$30
Grave Spaces – Full Plots	
Resident	\$650
Non-Resident	\$950
Grave Spaces – Available Half Plots	
Resident	\$325
Non-Resident	\$425
Opening and Closing	
Resident-Weekdays	\$650
Non-Resident-Weekdays	\$850
Resident-Weekends and Holidays	\$800
Non-Resident-Weekends and Holidays	\$1,000

Section 7. Residential Utility Deposits.

Description	Fee
Electric	\$300
Gas	\$150
Sewer	\$100
Sewer Only – Inside Rates	\$135
Sewer Only – Outside Rates	\$250
Water	\$75

Effective July 1, 2025

Section 8. Commercial and Industrial Utility Deposits.

Commercial and Industrial customers in good credit standing shall pay a deposit equal to the estimated average monthly bill for the past 13-month period (available history), or a comparable business, or a minimum of:

Description	Fee
Electric	\$350
Gas	\$200
Sewer	\$200
Water	\$150

Effective July 1, 2025

The Customer Service Manager, or his or her designee, may require a deposit equal to two (2) times the average monthly charges for a location if they feel that the minimum deposit as listed above is excessive. Commercial and Industrial customers in “not good” credit standing shall pay a deposit equal to two (2) times estimated average charges for the past 13 month period.

Section 9. Miscellaneous Utility Fees.

Description of Service	Fee
Utility Application Fee	\$35
Credit Reporting Fee – Commercial/Industrial/Non-Profit	\$25
Credit Reporting Fee – Residential	\$5
Delinquent Utility Payment Penalty Per Month (for balances over \$10.00)	1% or Min. of \$5
Existing Natural Gas Seasonal Reconnect Fee	8 Times Monthly Basic Charge Plus \$50
Field Tech Visit by Request	\$30
Meter Re-read – After Initial Visit	\$30
Meter Reset Fee (per occurrence)	\$300
Meter Test – AMR	\$75
Meter Test – Lab – Non AMR	\$50
Meter Test – On-Site – Non AMR	\$25
Restore Service – After 4:00 p.m.	\$55
Restore Service – At Pole or Underground after 4:00 p.m.	\$90
Restore Service – At Pole or Underground before 4:00 p.m.	\$70
Restore Service – At Pole or Underground on Weekends/City Holidays	\$110
Restore Service – Weekends/City Holidays	\$75
Returned Item Charge	*(a)
Same-Day Connection	\$30
Subject to Disconnection Fee	\$30

*(a) Maximum allowed by North Carolina Law (G.S. 25-3-506)

Effective July 1, 2025

Section 10. Map (Plot) Copies.

Description – Black and White Including Topographic and Planimetric	Fee
8 ½” x 11” Photocopy	First Copy Free *
8 ½” x 14” Photocopy	First Copy Free *
11” x 17” Photocopy	First Copy Free **
18” x 24” Photocopy	\$0.50
24” X 36” Maps	\$0.75
30” X 42” Maps	\$1

*First copy free, \$0.10 for additional copies

**First copy free, \$0.15 for additional copies

Description – Color	Fee
8 ½” x 11” Print	First Print Free*
8 ½” x 14” Print	First Print Free*
11” x 17” Print	First Print Free **
18” x 24” Maps	Cost for 3 rd Party
24” X 36” Maps	Cost for 3 rd Party
30” X 42” Maps	Cost for 3 rd Party
34” X 44” Maps	Cost for 3 rd Party

*First print free, \$0.15 for additional prints

**First print free, \$0.20 for additional prints

Section 11. Digital Mapping.

Description	Fee
Additional Utility Layer (Electric, Gas, Water or Sewer)	Cost of Copy Medium
City Standard Details	Cost of Copy Medium
City Topographic Map	Cost of Copy Medium
Special Requests	To Be Determined
Street Base Map	Cost of Copy Medium

Notes: 1) Street Base Map required for use with utility layer.

2) Requesting party has option of providing copy medium.

3) Hourly rates for Special Requests to be determined at time services are requested.

CHAPTER II. BUILDING STANDARDS

ARTICLE A. BUILDING STANDARDS

Note: Effective July 1, 2017, a permit fee increase of 10% shall be assessed to support technology development and implementation. Funds from the increase will serve to provide increased customer service for permitting, plan review, inspections, and planning. No technology fee will be charged for the following: Re-inspection, After-hours Inspections, Temporary Certificate of Occupancy, Plan Submittal Fee or Small Cell Wireless Permits.

Section 1. Residential.

- Permits/new and additions (attached, heated, or unheated and heated detached): Permit fees for building, electrical, plumbing, and mechanical permits shall be determined by multiplying the total gross building floor area, (under roof) by a cost per square foot of \$0.5175. Minimum permit fee is \$75.
- Permits/new and additions (detached, unheated): Permit fees for building and electrical permits shall be determined by multiplying the total gross building floor area by a cost per square foot of \$0.1890. Minimum permit fee is \$75. Other standalone permits may apply.
- Permits for swimming pools determined by multiplying gross area of pool and concrete or decking around pool by a cost per square foot of dollars \$0.1439. Minimum permit fee is \$75.
- These permits will be affected by a \$10 surcharge effective August 1, 2003 as mandated by the N.C. General Assembly Senate Bill 324 ratified on July 18, 2003 – “Homeowners Recovery Fund” (G.S. 87-15.6(b)), for all new single family residential dwelling unit construction, or additions and alterations (no technology fee will be applied).

Effective July 1, 2024.

Section 2. Commercial.

Permit fees for building, electrical, plumbing and mechanical permits shall be determined by multiplying the total gross building floor area by the cost per square foot for each trade as shown below:
(minimum permit fee is \$150)

Table A. City of Monroe Square Foot Multiplier

OCCUPANCY GROUP	12,000 SF & LESS	>THAN 12,000 SF
Assembly	.19	.17
Business	.21	.19
Educational	.13	.11
Factory/Industrial	.11	.09
Hazardous	.19	.17
Institutional	.19	.17
Mercantile	.07	.06
Residential	.17	.15
Storage	.10	.08
Utility	.05	.04

Building Permits will be affected by a \$10 surcharge effective August 1, 2003 as mandated by Senate Bill 321 "Homeowners Recovery Fund" (G.S. 87-15.b).

Effective July 1, 2025

GRADUATED FEE. Permit fees for structures and repairs not able to be permitted by square footage, including aesthetic renovations:

\$0 to \$100,000	.0126 x cost of project
\$100,001 to \$500,000	\$1,000 PLUS .00126 x cost of project
\$500,001 to \$1,000,000	\$1,500 PLUS .00080 x cost of project
Over \$1,000,000	\$2,250 PLUS .0009 x cost of project

Effective July 1, 2025

Section 3. Electrical Schedule.

NEW POWER SERVICE or SUB PANEL

Description	1 & 2 Family Dwelling	Commercial
0 – 200 AMPS	\$85	\$150
201 – 600 AMPS	\$160	\$185
601 – 1200 AMPS	\$185	\$260
1201 – 2000 AMPS	\$210	\$310
2001 – Above AMPS	\$235	\$410

Separately derived power systems based on panel size (generator, solar, etc.).

Effective July 1, 2025.

OTHER ELECTRICAL SERVICE

Description	Fee
Minimum Residential Electrical Fee	\$75
Minimum Commercial Fee	\$150
Alarm System, Special Door Locking Systems	\$150
Load Control Devices (per dwelling unit)	\$75
Pools: Commercial or 1 & 2 Family Dwelling	\$150
Temporary Saw Pole – New Commercial/Residential (existing buildings and farm buildings)*	Commercial-\$150 Residential -\$75

*This is a separate fee from the main structural electrical fees.

Solar Farms	Fee
Per Megawatt up to 5MW	\$1,000
Per Megawatt over 5MW to 10MW	\$850
Per Megawatt greater then 10MW	\$775

Effective July 1, 2024.

Section 4. Mechanical Schedule.

Description	Fee
Minimum 1 & 2 Family Dwelling Fee & Townhouses	\$75
Minimum Commercial Fee	\$150
Mechanical Unit Change Out Residential (\$25 each additional unit, same trip)	\$75
Mechanical Unit Change Out Commercial (\$25 each additional unit, same trip)	\$150
Radiant Heat Systems, Wall Furnace, Unit Heater, Fireplace Insert, Gas Logs, Gas Light, Gas Grill, etc. (Residential)	\$75
Range Hood (Commercial)	\$150
Refrigeration (\$25 each additional unit, same trip)	\$150

Effective July 1, 2024.

Section 5. Plumbing Schedule.

Description	Fee
Minimum 1 & 2 Family Dwelling Fee	\$75
Minimum Commercial Fee	\$150
Gas Line (Only)	Minimum Residential Fee
Water Heater-1 & 2 Family Dwelling (Change Out) (\$25 each additional unit, same trip)	\$75
Water Heater-Commercial (Change Out) (\$25 each additional unit, same trip)	\$150

Effective July 1, 2024.

Section 6. Schedule of Permit Fees.

Description	Fee
Archive Research	\$30
ABC License Inspection	\$150
Temporary Certificate of Occupancy	30 day - \$170, 60 day - \$270, 90 day - \$370
Change of Occupancy Permit (Change of Use)	\$150
Change of Occupant/Use without a permit	Double Permit Fee
Change of Contractor	\$100
Commercial Plan Submittal 5000 sq. ft. or above	\$150 *Non-refundable
Commercial Renovations	Square feet of renovated area times the fee of occupancy determined (as per commercial table fee schedule) times 75%
Conditional Power Service Fee	
Commercial	\$125
Residential	\$60
Day Care, Therapeutic Home and Group Home Inspections	\$150
Demolition Permit	1&2 Family Dwelling - \$125, Commercial - \$250
After Hours Inspection Flat Rate Fee – Commercial or Residential (when available)	\$300 per trip* \$400 Weekend / Holidays
Homeowners Recovery Fund Charged N.C.G.S. 87-15.6(b)	\$10
Modular Home (Residential)	(75% of Res. Schedule)
Mobile Home Setup: Single	\$210
Double	\$260
Modular Units (Commercial)	[Square feet times fee of occupancy determined, (as per commercial table fee schedule) times 75%] Commercial trailers/modular classrooms (Commercial) Minimum trades as applicable
Refunds (including technology fee) On Permits (No Inspections Made)	Minimum Fee held on 1 & 2 Family Dwelling Minimum Fee held on Commercial
Inspection Failed with Fee (Commercial / Residential)	\$150
Residential Renovations	[Square feet of existing Residence times .5175 times 65%]
Returned Check	Maximum allowed by N.C.G.S. 25-3-506
Shell Building (Initial Permit)	[Square feet times fee of Storage Occupancy, (as per commercial table fee schedule)] Minimum Commercial Fee per Trade Under Slab
Signs: Attached	\$75
Ground Supported	\$150
Small Cell Wireless	
First five in the same application	\$50 / each
Each additional unit in the same application listed	\$25 / each
Dock or Pier	Residential Minimum Fee \$75 Commercial Minimum Fee \$150
Roof Covering – Replacement (shingles, rubber roof, etc.)	Residential Minimum Fee \$75 Commercial Minimum Fee \$150
Kiosk	Commercial Minimum Fee \$150
Cell Tower	Graduated Fee
3rd Submittal up to Issuance of Permit	\$250 / submittal
Starting Work Without Permit	Double Permit Fee

Same Day Non-emergency inspection request	Residential Fee \$50 Commercial Fee \$100
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*Trip equal 3 hours.

Effective July 1, 2025

Section 7. General Information.

- Minimum fee for any permit is \$75 for Residential and \$150 for Commercial.
- A permit issued pursuant to G.S. 160D-1110 expires six months, or any lesser time fixed by ordinance of the City, after the date of issuance if the work authorized by the permit has not commenced. If after commencement the work is discontinued for a period of 12 months, the permit therefore immediately expires. No work authorized by a permit that has expired may thereafter be performed until a new permit has been secured. (G.S. 160D-1111)

Therefore, the following fees will be charged for permits that are allowed to expire:

- 1) Permit expiring after six (6) months:
 - a) A new second permit will be issued within six months of the expiration date of the first permit based on current minimum residential and commercial permit fees.
- 2) Permit expiring after twelve (12) months:
 - a) A new permit will be issued with fees assessed based on current minimum residential and commercial permit fees.

Effective July 1, 2025.

Section 8. Code Enforcement Division.

Description	Fee
OTHER ACTIONS	
Nuisance Abatement	Contractor Cost + \$150 Admin. Fee
Minimum Housing Abatement	Contractor Cost + \$300 Admin. Fee

Effective July 1, 2025

CHAPTER III. BUSINESS FEES

ARTICLE A. FEES AND LICENSE CHARGES

Section 1. Schedule of Fees

	Annual Fee
City Beer and Wine Licenses § 105-113.77	
Must have ABC permit for establishment.	
On-premises malt beverage	\$15.00
Off-premises malt beverage	\$5.00
On-premises unfortified wine, or both	\$15.00
Off-premises unfortified wine, off-premises fortified wine, or both	\$10.00
Taxicabs; limousines § 20-97	\$15.00
(Per cab or other vehicle for hire operating in City limits, and not pro-rated.)	

- * Upon satisfactory proof that a license or registration has been lost or destroyed, the tax collector will furnish a duplicate for a \$5 fee.

Effective July 1, 2015.

CHAPTER IV. CHARLOTTE-MONROE EXECUTIVE AIRPORT

ARTICLE A. FEES AND CHARGES

Section 1. Schedule of Fees

Description	Fee
Fuel Rates	
Fuel Price for Self Service	A minimum of \$1.30 above purchase price plus tax (at discretion of Airport Manager)
Fuel Price for Full Service (Minimum of 5 gallons required)	A minimum of \$2.10 above purchase price plus tax will be at discretion of Airport Manager. Additionally, the Airport Manager will establish discounts for “base” customers and communicate the schedule to the airport clients.
Monthly Lease Rates	
Bulk Hangar (schedule for existing customers) *New Customers – (Maximum square footage charged in each specific hangar)	\$1.50/sq. ft.
Office Space in Hangar (schedule for existing customers)	\$1.00/sq. ft.
T-Hangar (Standard)	\$455
T-Hangar with Extra Storage Space (T-Hangar A9 –B9 Only)	\$547
Non-Aircraft Storage	\$92
Terminal Office Space Lease	\$1.50/sq. ft.
Tie Down Spot / Ramp Parking	
Aircraft, Single Piston	\$92
Aircraft, Twin Piston	\$169
Aircraft, Jet/Turboprop	\$199
Line Service Fees	
Customs Processing	Cost/Bill from Customs and Border Patrol
Regulated Garbage Pickup Service	Cost/Bill from Customs and Border Patrol’s Contracted Service
Early Call Out or Late Arrival	
Per hour or any part thereof	\$175
Ground Handling Fee – Per Passenger	
Aircraft holding 10 passengers or greater	\$20
Ground Service Equipment	
Ground Power Unit - Per hour; minimum 1 hour	\$75
Large Lavatory	\$75
Wash Rack	\$20
Cold Weather Pre-heat	\$45
Miscellaneous Fees	
Change Burnt Out Obstruction Light	\$100
Delinquent Account Fees	
Delinquent Penalty	2% of past due balance/min \$5
Account Service Fee	\$25
Account Reinstatement Fee	\$100
Gate Access Card Fee	\$40/card
Returned Check Charge	***

Towing Fee per Tow	\$50
Aircraft Development Fee (Fee Paid Up-front with New Customer or changed aircraft.)	\$2,500
Office Rental	\$1.50/sq.ft./month plus utilities, as determined by Airport Manager
Conference Room Rental	Base Customers - 2 hrs. Free per week 2+ hrs. @ \$100/hr. or \$500/Day
	All Other Customers - 2 hr. Minimum @ \$100/hr. or \$600/Day
Other (TBD)	TBD At Discretion of the Airport Manager

**Volume discounts based on full service purchases, will be rebated at end of month after meeting volume threshold
(At the discretion of the Airport Manager)*

*** At the discretion of the Airport Manager*

**** Maximum allowed by North Carolina Law (G.S. 25-3-506).*

Effective July 1, 2025.

Section 2. Schedule of Daily Fees applicable to all non-Airport Based aircraft

Aircraft Type / Take-Off Weight	Facility Fee	Gallons of Fuel To Waive Facility Fee	Overnight Fee
Single Engine Piston Ramp Access <30 minutes*.	\$0	0	0
Single Engine Piston > 30 Minutes*	50.00	20	25.00
Multi Engine Piston	125.00	60	40.00
Single Engine Turbo Prop	250.00	100	50.00
Multi Engine Turbo Prop	350.00	135	80.00
Light Jet (Less than 12.5K T/O wt)	400.00	175	85.00
Medium Jet (12.5K-30K T/O wt)	550.00	200	125.00
Large Jet (30.1K-55K) T/O wt)	650.00	300	150.00
Heavy Corporate Jet (55.1K + T/O wt)	750.00	400	250.00

Effective July 1, 2025

CHAPTER V. DOWNTOWN MONROE

ARTICLE A. DOWD CENTER THEATRE

Section1. Facility Rental Fees

BASIC RENTAL (SUNDAY THROUGH THURSDAY)

A basic rental includes use of the theatre, lobby, and gallery space, catering kitchen, and basic technical and administrative support (single microphone w/ stand, single video hookup, sound system, and rep light plot).

Additional charges may apply for other services (see below).

	GALLERY/LOBBY	GALLERY/LOBBY & THEATRE
Corporate/Private	\$500 (4 hours) \$1,000 (day)	\$800 (4 hours) \$1,200 (day)
Monroe Resident (excluding weddings)	\$400 (4 hours) \$800 (day)	\$600 (4 hours) \$1,000 (day)
Union County Nonprofit	\$300 (4 hours) \$600 (day)	\$500 (4 hours) \$800 (day)

BASIC RENTAL (FRIDAY, SATURDAY, AND HOLIDAYS)

Half-Day Rental	\$1,000
Full-Day Rental	\$1,500

Please Note: The basic rental fees for non-ticketed events reflect Sunday through Thursday rates. Because the Dowd Center Theatre (“DCT”) is a multi-purpose presenting venue, rentals might preclude the booking of other forms of entertainment, especially on Friday, Saturday, and holidays, and so the rates are adjusted accordingly. In addition, the DCT requires a deposit of \$300 upon acceptance of a booking date, and 50% of the rental fee 90 days in advance of the rental date. The deposit can be applied to the cost of the rental, but the rental fee is non-refundable. The remaining 50% is due 7 days before the rental date and is also non-refundable. A damage deposit (see below) is also due at the time of the second payment.

COMMERCIAL THEATRE RENTAL (TICKETED EVENTS)

There are two kinds of ticketed event rentals. The first rental involves ticketing by an individual, community group, or nonprofit organization, to cover the basic costs of its event and/or to provide fundraising support for that entity. In this instance the basic rental rates (see above) still apply. However, if the rental involves the sale of tickets for profit (usually in the form of entertainment), the following rates apply:

COMMERCIAL THEATRE RENTAL (SINGLE-TICKETED EVENTS)

Commercial/Private	Sunday – Thursday: \$1,400 vs. 12% of potential gross (whichever is higher)
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	Friday - Saturday: \$2,000 vs. 12% of potential gross (whichever is higher)
Nonprofit Organization	Sunday – Thursday: \$800 vs. 12% of potential gross (whichever is higher)
	Friday - Saturday: \$1,500 vs. 12% of potential gross (whichever is higher)

COMMERCIAL THEATRE RENTAL (RESIDENCY/MULTIPLE EVENTS)

Fees and potential gross split are negotiated on an individual basis with each organization according to established rental rates, anticipated ticket revenue, and duration of residency. A residency is defined as two or more events or performances in consecutive days or three or more annual events or performances. Residency shall be awarded to an organization following consultation, recommendation of the Theater Division Manager and approval of City Council.

WEDDING RENTAL FEES

Monroe Residents	Full Day or Evening/Night Rental: \$1,500
Non-Residents	Full Day or Evening/Night Rental: \$2,000

Fees are based on a 6-hour block of time for the wedding and 2 hours for rehearsal. Scheduling of the wedding rehearsal is subject to the events calendar of The Dowd Center Theatre.

*A Monroe resident is defined as any individual or business owner residing within the city limits of Monroe.

AD HOC EXPENSES

Personnel*	
Technical Director (if event requires management and/or supervision)	\$400-\$600
Technical Director (Consultation beyond basic rental)	\$25 per hour
FOH Personnel: House Manager/Box Office Services/Ushers	\$15 per hour per person
Ad Hoc Personnel: Stagehands/Deck Crew/Board Ops	\$15 per person

*Please note: a complete quote for personnel for (concert) ticketed events provided only after review of Artist Contract and Rider.

ADDITIONAL EXPENSES

Additional Expenses	
Damage Deposit (based on scope of event and areas rented)	\$300 - \$500
Security (provided by the City of Monroe)	\$30-35 per person per hour
Cleaning (based on number of attendees)	\$100 (1-100 persons) \$200 (101-200 persons) \$300 (201 persons and up)
Alcohol Sales Buyout	\$250
Holiday Surcharge	\$200
Artist Merchandise Sales	15%
Event Page On Website	\$200
Marquee (based on availability)	\$50

Gallery Fees	
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Artist Commission	20%
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Effective July 1, 2025

Section 2. Internal Fee Schedule

- All rental fees and expenses are determined by the date scheduled, day of the week, time of day, the exact nature of the event, the anticipated attendance, and the requirements of the tenant or lessee.
- The prices below are basic fees and rates which may be adjusted as event details warrant. The Dowd Center Theatre reserves the right to adjust its rental policies and fees depending on the requirements and needs of the event. All dates are secured with a deposit.

Management reserves the right to refuse a rental request if the event is not appropriate to the mission of the theatre, or if the event conflicts with any other event planned by the theatre.

BASIC RENTAL (SUNDAY THROUGH THURSDAY)

\$50 PER HOUR, 4-HOUR MINIMUM. A basic rental includes use of the theatre, lobby, and gallery space, catering kitchen, and basic technical and administrative support (single microphone w/ stand, single video hookup, sound system, and rep light plot). Additional charges may apply for setup and tear down or for other services (see below).

BASIC RENTAL (FRIDAY, SATURDAY, & HOLIDAYS) *

Half-Day Rental	\$1,000
Full-Day Rental	\$1,500

Please Note: The basic rental fees reflect Sunday through Thursday rates. Because the Dowd Center Theatre is a multi-purpose presenting venue, rentals might preclude the booking of other forms of entertainment, especially on Friday, Saturday, and holidays, and so the public fee schedule rates will apply.

AD HOC EXPENSES

Personnel (as needed)	
Technical Director (consultation beyond basic rental)	\$30 per hour
FOH Personnel: House Manager /Box Office Services/Ushers	\$15 per person per hour
Ad Hoc Personnel: Stagehands/Deck Crew/Board Ops	\$15 per person per hour
Additional Expenses	
Cleaning (based on number of attendees)	\$100 (1-100 persons) \$200 (101-200 persons) \$300 (201 persons and up)
Marquee (based on availability)	\$50

FOOD & BEVERAGE SERVICES/CATERING

The Dowd Center Theatre has a catering kitchen with a commercial refrigerator and freezer, icemaker, and food warmer, where food may be prepared and served. Cooking on site is not allowed. The facility has a basic stock of table linens, skirts, and paper products. Renters should arrange for any additional table linens, skirts, or soft goods of any kind. Caterers must provide all kitchen and dining utensils, plates, and dishes.

Effective July 1, 2021.

ARTICLE B. MONROE SCIENCE CENTER HONORING DR. CHRISTINE MANN DARDEN

Section 1. Hours of Operations

Day	Time
Monday	Closed
Tuesday – Saturday	9:00 a.m. – 5:00 p.m.
Sunday	12:00 p.m. – 5:00 p.m.
Annual Closed Days	New Year's Day, Easter Sunday, July 4, Thanksgiving Day, December 24-26, New Year's Eve

Section 2. Admission

Type	Age	Cost
General Admission*	Everyone 2 and older	\$10 plus tax
School Group	North Carolina certified school, must have 1:10 ratio of child to student, 1 free child with purchase of 10 students, must have 15 students.	\$5 plus tax
General Group	15 or more, age 2 and up	\$7 plus tax

*10% discount for City employees, military and seniors

Section 3. Party Packages

Type	Description	Cost
Basic	• # of children/adults (waiting on capacity) • Party room available for 1 hour • Admission for all party guests • Basic birthday decorations which includes tablecovers, table decorations and napkins • Family games in party room • Dedicated staff to set up and clean up	\$200
Premium	• # of children/adults (waiting on capacity) • Party room available for 1.5 hours • Admission for all party guests • Themed party decorations which includes tablecovers, table decorations and napkins • Family games in party room • Dedicated staff to set up and clean up • Party t-shirt for birthday child	\$275
Add-Ons	• Goody bags (each • Chilled bottled water for guests (packs of 15)	\$5 \$5

Section 4. Party Times

Day	Time
Saturday	10:00 a.m. 12:30 p.m. 3:00 p.m.
Sunday	12:30 p.m. 3:00 p.m.

Section 5. After Hours Rentals

	Full Center	Exhibit Hall Only	Conference Room
Corporate/ Private	2.5 hours: \$1,000 4 hours: \$1,600	2.5 hours: \$250 4 hours: \$450	2.5 hours: \$150 4 hours: \$250
Monroe Resident*	2.5 hours: \$800 4 hours: \$1,400	2.5 hours: \$200 4 hours: \$400	2.5 hours: \$125 4 hours: \$225
Union County Nonprofit	2.5 hours: \$500 4 hours: \$1,200	2.5 hours: \$150 4 hours: \$350	2.5 hours: \$100 4 hours: \$200

*A Monroe resident is defined as any individual or business owner residing within the city limits of Monroe.

The Science Center rental includes either full center or the traveling exhibit hall only. The use of the exhibit hall will have no access to exhibits but will have access to the restrooms. Use of the catering kitchen is included with both. The catering kitchen has a commercial refrigerator, freezer and food warmer where food may be prepared and served. Cooking on site is not allowed. Renters should arrange for any table linens, skirts, or soft goods of any kind. Caterers must provide all kitchen and dining utensils, plates, and dishes.

Two to three staff will be onsite during an after-hours event depending on the number of people.

- All rental fees and expenses are determined by the date scheduled, day of the week, time of day, the exact nature of the event, the anticipated attendance, and the requirements of the tenant or lessee.
- The prices are basic fees and rates which may be adjusted as event details warrant. The Monroe Science Center reserves the right to adjust its rental policies and fees depending on the requirements and needs of the event. All dates are secured with a deposit.
- Management reserves the right to refuse a rental request if the event is not appropriate to the mission of the Science Center, or if the event conflicts with any other event planned by the Science Center.

Section 6. Additional Expenses

Item	Cost
Additional Staff	\$15 per hour
Special Programming depending on event	\$25-\$100
Damage Deposit (based on scope of event and areas rented)	\$400-\$600
Security (provided by the City of Monroe)	\$30-\$35 per hour per person
Holiday Surcharge	\$200
Cleaning (based on number of attendees)	
• 1-100 Persons	\$100
• 101-200 Persons	\$200
• 201 Persons and up	\$300

Effective July 1, 2021

CHAPTER VI. ELECTRIC

ARTICLE A. ELECTRIC SERVICE FEES

Section 1. Underground Electric Service Charges - Service Installed by City of Monroe.

New Residential Service	No Charge
Convert Existing Residential Overhead	Estimated Cost
New Commercial Service	No Charge
Convert Existing Commercial Overhead	Estimated Cost*

*Charge for this type of service will be the actual labor equipment and materials cost to the City of Monroe. Special consideration will be given to waive charges if determined that converting existing service will benefit the City of Monroe.

ARTICLE B. ELECTRIC RATES

LEGACY CUSTOMER LIGHTING SERVICE – SCHEDULE LL

AVAILABILITY. This schedule is available only to existing lighting customers. Service under the Legacy Customer Lighting Service will only be provided to facilities constructed in conformance with the City's specification, prior to November 9, 2022.

TYPE OF SERVICE. Legacy lighting units are being replaced by a new industry standard, Light Emitting Diodes (LED). LED lights are more energy efficient, brighter and more durable than legacy lights. Effective November 9, 2022, LED lights are the new standard of lighting for the City of Monroe. Legacy lighting units such as Mercury Vapor (MV), Metal Halide (MH) and High Pressure Sodium (HPS) are no longer available for new installations. Existing legacy lighting accounts that need to be serviced or replaced shall be replaced with equivalent LED units. The City of Monroe lighting service includes installation, maintenance, repair and the provision of electrical energy. Illumination for any lighting service provided by the City shall be from dusk to dawn. All items of material and equipment used to make the installation remain the property of the City.

Legacy Units*	Description: Power / Illumination / Energy	Rate Code	MONTHLY CHARGE
Area Light			
High Pressure Sodium Vapor (HPS)	100 Watts/9,500 Lumens/47 kWh	A04	\$13.55
	250 Watts/27,500 Lumens/104 kWh	A03	\$19.35
	250 Watts/27,500 Lumens/104 kWh – Mongoose Light	A18	\$28.46
	400 Watts Decorative/156 kWh	A15	\$34.37
Metal Halide Decorative Fixture (MH)	400 Watts/36,000 Lumens/156 kWh	A12	\$34.37
	400 Watts/50,000 Lumens/156 kWh – Mongoose Light	A19	\$34.37
	1,000 Watts/107,800 Lumens/250 kWh	A13	\$74.72
	100 Watts/9,500 Lumens/47 kWh	A17	\$17.65
Semi-enclosed Luminaire with Mercury Lamp	175 Watts/7,200 Lumens		\$13.66

Enclosed Luminaire with Mercury Lamp	175 Watts/7,200 Lumens/82 kWh		\$14.60
	400 Watts/21,000 Lumens		\$19.52
	1500 Watts		\$75.78
LED Fixture	213 Watts Input/17,679 Lumens/83 kWh	A16	\$37.25
Flood Light			
High Pressure Sodium Vapor (HPS)	250 Watts/27,500 Lumens/104 kWh	A10	\$28.46
	400 Watts/50,000 Lumens/156 kWh	A11	\$34.37
Metal Halide (MH)	400 Watts/34,000 Lumens/180 kWh	A08	\$34.37
	1,000 Watts/107,800 Lumens/250 kWh	A06	\$74.72

**Legacy Lighting Units Such as Mercury Vapor (MV), Metal Halide (MH) and High Pressure Sodium (HPS) are no longer available for new installations. Existing legacy lighting accounts that need to be serviced or replaced shall be replaced with equivalent LED units.*

Effective July 1, 2025

Pole Material	Description: Size and features	Rate Code	MONTHLY CHARGE
Steel	Standard	FCS	\$21.79
Aluminum	Black Smoother Fluted Finish / 14 ft	FCA	\$16.75
Fiberglass	Decorative / Over 20 ft.	FCF	\$8.41
Fiberglass	Decorative / 20 ft. and under	FCU	\$4.80
Aluminum	Black Smart Trac Pole, embedded / 17ft	FCE	\$19.04
Wood	Standard / Up to 35 ft.	FCW	No Charge

**Only available for City of Monroe Downtown area and other Facilities.*

Effective July 1, 2025

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RESIDENTIAL CUSTOMER LIGHTING SERVICE – SCHEDULE RL

AVAILABILITY. This schedule is available only to any individual Residential consumer. Service will only be provided to facilities constructed in conformance with the City's specifications.

TYPE OF SERVICE. Light Emitting Diode (LED) lights are the new standard of lighting for the City of Monroe. LED lights are more energy efficient, brighter and more durable than legacy lights. See table below for specific LED units available. The City of Monroe lighting service includes installation, maintenance, repair and the provision of electrical energy. Illumination for any lighting service provided by the City shall be from dusk to dawn. Standard installation includes the lighting unit on an existing pole. If the lighting request requires the installation of new pole(s) a revenue analysis will be performed to determine the contribution in aid amount required from the customer. The revenue analysis will be per the electric service policy. All items of material and equipment used to make the installation remain the property of the City of Monroe.

MONTHLY RATE.

Light Emitting Diode (LED) Unit	Description: Power / Illumination / Energy	Rate Code	MONTHLY CHARGE
Area Light	50 Watts/6,485 Lumens/18.3 kWh	<u>A25</u>	<u>\$13.55</u>
Flood Light	180 Watts/25,883 Lumens/65.7 kWh	<u>A31</u>	<u>\$28.46</u>

Pole Material	Description: Size and features	Rate Code		MONTHLY CHARGE
Wood	New / Standard / Up to 35 ft.		<u>NWP</u>	\$10.50
Wood ¹	Existing / Standard / Up to 35 ft.	FCW	EXP	No Charge

1- The existing wood pole rate is applicable to installations, including pole, prior to July 1st 2025. After this date, the existing wood pole rate is available only for light fixtures attached to poles which are not installed solely to support the light fixture.

**Mercury Vapor (MV), Metal Halide (MH) and High Pressure Sodium (HPS) legacy lights are no longer available for new installations. Existing legacy lighting accounts are still serviced; however, any legacy lighting units which need to be replaced shall be replaced with LED units.*

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

Effective for service as determined by meter readings on and after November 9, 2022.

Effective July 1, 2025

COMMERCIAL/INDUSTRIAL CUSTOMER LIGHTING SERVICE – SCHEDULE CIL

AVAILABILITY. This schedule is available only to any individual Commercial/Industrial consumer. Service will only be provided to facilities constructed in conformance with the City's specifications.

TYPE OF SERVICE. Light Emitting Diode (LED) lights are the new standard of lighting for the City of Monroe. LED lights are more energy efficient, brighter and more durable than legacy lights. See below for specific units. The City of Monroe lighting service includes installation, maintenance, repair and the provision of electrical energy. Illumination for any lighting service provided by the City shall be from dusk to dawn. Standard installation includes the lighting unit on an existing pole. If the lighting request requires the installation of new pole(s) a revenue analysis will be performed to determine the contribution in aid amount required from the customer. The revenue analysis will be per the electric service policy. All items of material and equipment used to make the installation remain the property of the City of Monroe.

All items of material and equipment used to make the installation remain the property of the City.

MONTHLY RATE

Light Emitting Diode (LED) Unit	Description: Power / Illumination / Energy	Rate Code	MONTHLY CHARGE
Area Light	50 Watts / 6,485 Lumens / 18.3 kWh	A25	\$13.55
Flood Light	180 Watts / 25,883 Lumens / 65.7 kWh	A31	\$28.46
	322 Watts / 46,802 Lumens / 117.5 kWh	A26	\$74.72
Parking/Street Lights	234 Watts / 30,161 Lumens / 85.4 kWh	A32	\$34.37
	200 Watts / 28,896 Lumens / 73.0 kWh	A36	\$37.25
	94 Watts / 11,664 Lumens / 34.3 kWh	A23	\$19.35
	40 Watts / 5,541 Lumens / 14.6 kWh	A24	\$13.55
	234 Watts / 30,616 Lumens / 85.4 kWh	A39	\$34.37
	151 Watts / 19,667 Lumens / 55.1 kWh	A38	\$28.46
Decorative Light	54 Watts / 6,559 Lumens / 19.7 kWh	A37	\$17.65
Decorative Light*	80 Watts / 9,210 Lumens / 29.2 kWh	A40	\$17.15

**Only available for City of Monroe Downtown area and other Facilities.*

Pole Material	Description: Size and features	Rate Code		MONTHLY CHARGE
Aluminum	Standard / 20 ft. and under		APU	\$18.03
Aluminum	Standard / Over 20 ft.		APO	\$27.84
Aluminum*	Smart Trac / 20 ft. and under		STU	\$27.83
Aluminum*	Smart Trac / Over 20 ft.		STO	\$47.81
Fiberglass	Decorative / 20 ft. and under		FPU	\$14.56
Fiberglass	Decorative / Over 20 ft.		FPO	\$15.40
Steel	Standard	FCS	SP	\$23.31
Wood	New / Standard / Up to 35 ft.		NWP	\$10.50
Wood ¹	Existing / Standard / Up to 35 ft.	FCW	EWP	No Charge

**Only available for City of Monroe Downtown area and other Facilities.*

1-The existing wood pole rate is applicable to installations, including pole, prior to July 1st 2025. After this date, the existing wood pole rate is available only for light fixtures attached to poles which are not installed solely to support the light fixture.

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

Effective for service as determined by meter readings on and after November 9, 2022.

Effective July 1, 2025

COMMERCIAL TIME OF USE SERVICE – SCHEDULE CTOU

AVAILABILITY. This rate schedule is available non-residential electric customers within the territory served by the City with a demand less than 500 Kw. The obligations of the City in regard to supplying electric service are dependent upon its securing and retaining all necessary rights-of-way, privileges and permits for the delivery of such service. The City shall not be liable to any customer or applicant for electric service in the event it is delayed in, or is prevented from, furnishing the electric service by its failure to secure and retain such rights-of-way, privileges and permits. If contract for service is made after July 1, 2006, then demand of the new load must not exceed 20,000 kW.

Once a qualified Customer elects service under this Rate Schedule, service will be provided under the terms and conditions of this Rate Schedule for a term extending through the following June 30. A Customer may, subject to the consent of the City, elect to discontinue service under this Rate Schedule and receive service under another applicable Rate Schedule by giving written notice to the City prior to March 1 of any year. Proper notice having been provided and written consent received from the City, the Customer shall discontinue service under this Rate Schedule effective the first July 1 following the notice.

APPLICABILITY. This rate schedule is applicable to non-domestic customers who operate twenty-four hours a day, seven days a week. Power delivered under this rate schedule shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other rate schedule of the City, except at the option of the City.

CHARACTER OF SERVICE. Service under this rate schedule shall be 60 Hertz through one meter, at one delivery point, at one of the approximate voltages:

- Single-phase, 120/240 volts;
- Three-phase, 208Y/120 volts, 460Y/265 volts, 480Y/277 volts;
- Three-phase voltages other than these listed may be available at the option of the City.

Where three-phase service is not available, it may be extended to the customer's premises at the City's discretion. The customer may be required to participate in the expense of extending such service. Motors of less than 5 H.P. may be single-phase. All motors of more than 5 H.P. must be equipped with starting compensatory. Customers receiving Three Phase service shall provide Three Phase protection. The City will not be liable for single phasing of any installation

SPECIAL CONDITIONS. Before wiring any premises or purchasing equipment for same, the customer shall give the City notice in writing of the location of the building, together with a list of electrical devices to be used thereon, and shall ascertain in the character of service available at such premises. They City shall specify the voltage and type of electrical service to be furnished as well as the location of the meter and the point where the service connections shall be made.

MONTHLY RATE

Basic Customer Charge	\$60.00
Demand Charge	
On-Peak Demand Charge per Month	\$17.25 per kW
Economy Demand Charge per Month	\$2.50 per kW
Energy Charge	
All On-Peak Energy per Month	\$0.07214 per kWh
All Off-Peak Energy per Month	\$0.04774 per kWh

SALES TAX. Any applicable sales tax will be added to the monthly bill as determined above.

Schedule CTOU

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PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DETERMINATION OF ON-PEAK AND OFF-PEAK HOURS

	<u>Summer Months (May – September)</u>	<u>Winter Months (October – April)</u>
On-Peak Period Hours	1:00 p.m. - 7:00 p.m. Monday – Friday	7:00 a.m. - 10:00 a.m. Monday – Friday
Off-Peak Period Hours	All other weekday hours and all Saturday and Sunday hours	

DEFINITION OF MONTH. The term “month” as used in this rate schedule means the period intervening between meter readings for the purpose of monthly billings. Readings are taken each month at intervals of approximately thirty days.

CONTRACT DEMAND. The City will require contracts to specify the maximum demand to be delivered to the customer, which shall be the Contract Demand. Where the customer can restrict on-peak demand to levels considerably below that of the Contract Demand, the City may also contract for a limited On-Peak Contract Demand in addition to the Contract Demand.

DETERMINATION OF BILLING DEMAND

- A. The On-Peak Billing Demand each month shall be the maximum integrated thirty minute demand during the on-peak period during the month for which the bill is rendered.
- B. The Economy Demand shall be the difference between the off-peak and on-peak integrated thirty-minute demands.

MINIMUM CHARGE. The minimum charge shall be the bill calculated on the rate above including the Basic Customer Charge, Demand Charge and Energy Charge. If the customer’s measured demand exceeds the Contract Demand, the City may at any time establish the minimum based on the maximum integrated demand in the previous twelve months including the month for which the bill is rendered.

POWER FACTOR CORRECTION. Where the power factor of the Consumer’s installation is less than 85%, the City may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

SERVICE CONTRACT. Application and contract in writing shall be required which, when accepted by the City, shall constitute the contract between the customer and the City. No promises, agreements, statements of representations of any agent or employee of the City shall be of any binding force or effect unless the same be incorporated in writing in such contract. The contract shall not be transferable or assignable, without written consent of the City. The original term of this contract shall be one year, and thereafter from year to year upon the condition that either party can terminate the contract at the end of the original term, or at any time thereafter, by giving at least sixty days previous notice of such termination in writing; but the City may require a contract for a longer original term of years where the requirement is justified by the circumstance.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

COORDINATED PEAK DEMAND – SCHEDULE CP

AVAILABILITY. This schedule is available only to commercial or industrial consumers for service supplied to the individual establishment purchasing all of its power requirements from the City and whose monthly demand exceeds 600 kW or whose energy usage is at least equivalent to a 600 kW demand with a 40% load factor, and for whom facilities are installed to coordinate reduction of power requirements on the City's electrical system during system peak periods. If contract for service is made after July 1, 2006, then demand of the new load must equal or exceed 600 kW, but not exceed 20,000 kW.

Once a qualified Customer elects service under this Rate Schedule, service will be provided under the terms and conditions of this Rate Schedule for a term extending through the following June 30. A Customer may, subject to the consent of the City, elect to discontinue service under this Rate Schedule and receive service under another applicable Rate Schedule by giving written notice to the City prior to March 1 of any year. Proper notice having been provided and written consent received from the City, the Customer shall discontinue service under this Rate Schedule effective the first July 1 following the notice.

TYPE OF SERVICE. The City will furnish 60 cycle service through one meter, at one delivery point, at one of the following voltages.

- Three Phase 208/120 4-wire Grounded Wye connected circuit
- Three Phase 480/277 4-wire Grounded Wye connected circuit
- Three Phase 7.6 13.2 or 19.9/34.5 kV, 4-wire Grounded Wye connected circuit. (Prospective consumers should ascertain the available type of service by inquiry at the City Hall before purchasing equipment).

Motors in excess of 5 HP must be three phase; however, all motors must be of a type approved by the City and the City may require devices to control the motor starting current.

Customers receiving Three Phase service shall provide Three Phase protection. The City will not be liable for single phasing of any installation.

MONTHLY RATE

A.	Basic Customer Charge	\$500.00
B.	Demand Charge	
	Annual Coincident Peak Demand-All kW	\$1.50 per kW
	Excess Demand	\$2.45 per kW
	Monthly Coincident Peak Demand	
	June through September	\$19.75 per kW
	October through May	\$11.15 per kW
C.	Energy Charge	
	June-September On-Peak Energy	\$0.06668 per kwh
	Off-Peak Energy	\$0.04118 per kwh
	October-May: On-Peak Energy	\$0.05568 per kwh
	Off-Peak Energy	\$0.03538 per kwh

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DEMAND BILLING QUANTITIES. Coincident Peak Billing Demand shall be the average kW demand measured

Schedule CP

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in the on peak period used by the North Carolina Municipal Power Agency Number 1 for wholesale billing purposes during the corresponding month of Customer's billing. Excess Demand shall be the highest 30-minute demand recorded during the current billing month, less the Monthly Coincident Peak Demand for the current billing month. The Annual Coincident Peak Demand shall be the customer's average kW demand measured in the on peak period used by the North Carolina Municipal Power Agency Number 1 to determine the City of Monroe's Annual Peak Demand.

ON-PEAK ENERGY For billing purposes in any month the on-peak energy shall be the metered energy during the On-Peak Energy Period, whereby the On-Peak Energy Period is defined as weekdays from 7:00 AM to 11:00 PM EPT.

OFF-PEAK ENERGY For billing purposes in any month the off-peak energy shall be the total energy metered for the month less the on-peak energy.

NOTIFICATION BY CITY. The City will use diligent efforts to predict each monthly system peak and notify the Customer in advance; however, the City is not able to guarantee an accurate prediction, and notice will be provided. Notification by the City will be provided to the customer by direct telephone communications or automatic signal, as mutually agreed. The Customer will hold the City harmless in connection with its response to notification.

POWER FACTOR CORRECTION. Where the power factor of the Consumer's installation is less than 85%, the City may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor.

EXTRA FACILITIES. The City will furnish and install facilities not normally required for service under this rate schedule upon reimbursement by the Customer or agreement from the Customer to pay a facilities charge of 1.7% of the total installed cost per month. Customer will pay a facilities charge of 1.7% of the total installed cost of special demand metering required by this schedule. This special demand metering requires that a telephone circuit be provided for each meter for remote meter reading via modem. This telephone circuit can be provided by the Customer or by the City, subject to a facilities charge.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

COORDINATED PEAK DEMAND RATE-NEW CONSTRUCTION – SCHEDULE CPNC

AVAILABILITY. This rate is available only to commercial or industrial loads resulting from new construction which begin receiving service after August 1, 2004 and before June 1, 2014. This service is not available to existing buildings or premises that have had electric service from the City prior to August 1, 2004. The demand of the new load must equal or exceed 250 kW during at least three months of a twelve-month period. If contract for service is made after July 1, 2006, then demand of the new load must equal or exceed 250 kW during at least three months of a twelve-month period, but not exceed 20,000 kW. Service under this Schedule shall be used solely by the contracting customer in a single enterprise, located entirely on a single contiguous site or premises. This Schedule is not available for auxiliary or breakdown service and power delivered hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the Customer. The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, franchises, and permits for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event the City is delayed in, or is prevented from furnishing the power by its failure to secure and retain such rights-of-way, rights, privileges, franchises, and/or permits.

TYPE OF SERVICE. The City will furnish 60-Hertz service through one meter, at one delivery point, at one of the following approximate voltages where available:

- Single-phase, 120/240 volts; or
- 3 phase, 208Y/120 volts, 480Y/277 volts; or
- 3 phase, 3 wire, 240, 480, 575, or 2400 volts, or
- 3 phase 4160Y/2400, 13200Y/7620, or 34500Y/19920 volts.

The type of service supplied will depend upon the voltage available at or near the Customer's location. Prospective customers should ascertain the available voltage by inquiry at the office of the City before purchasing equipment. Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators and all motors of more than 25 HP must be of the slip ring type except that the City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

MONTHLY RATE

A.	Basic Customer Charge	\$500.00
B.	Demand Charge	
	Annual Coincident Peak Demand-All kW	\$0.75 per kW
	Excess Demand (all months)	\$2.35 per kW
	Monthly Billing Demand	
	Summer (June through September)	\$18.37 per kW
	Winter (October through May)	\$10.37 per kW
C.	Energy Charges	
	June-September: On-Peak Energy	\$0.06379 per kWh
	Off-Peak energy	\$0.03829 per kWh
	October-May On-Peak Energy	\$0.05279 per kWh
	Off-Peak Energy	\$0.03249 per kWh

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DEFINITION OF “MONTH.” The term “month” as used in the Schedule means the period intervening between meter readings for the purposes of monthly billing, such readings being taken once a month.

DETERMINATION OF BILLING DEMAND

On-Peak Demand: Billing Demand shall be the average of the integrated clock hour kW demands measured during the hours of the On-Peak Period on the day identified as the Peak Management Day used by the North Carolina Municipal Power Agency Number 1 (NCMPA1) for wholesale billing purposes during the corresponding month of Customer's billing.

On-Peak Periods: On-peak periods are non-holiday weekdays during the following times:

June-September	2 p.m. – 6 p.m.
December-February	7 a.m. – 9 a.m.
All other months	7 a.m. – 9 a.m. and 2 p.m. – 6 p.m.

Holidays: The following days of each calendar year are considered holidays: New Year's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday following Thanksgiving Day, and Christmas Day. In the event that any of the foregoing Holidays falls on a Saturday, the preceding Friday shall be deemed to be the Holiday. In the event any of the foregoing Holidays falls on a Sunday, the following Monday shall be deemed to be the Holiday.

Peak Management Days: Peak Management Days are the days on which NCMPA1 notifies its Participants to activate their peak management programs during On-Peak periods. The Peak Management Day used to establish the city's wholesale billing demand is the one Peak Management Day during the month on which NCMPA1 experienced the greatest average load (determined as the average of NCMPA1's integrated hourly loads during the hours of the On-Peak Period).

EXCESS DEMAND- Excess demand shall be the difference between the maximum integrated clock hour kW demand recorded during the current billing month and the Billing Demand for the same billing month.

ON-PEAK ENERGY- For billing purposes in any month the on-peak energy shall be the metered energy during the On-Peak Energy Period, whereby the On-Peak Energy Period is defined as weekdays from 7:00 AM to 11:00 PM EST.

OFF-PEAK ENERGY- For billing purposes in any month the off-peak energy shall be the total energy metered for the month less the on-peak energy.

NOTIFICATION BY CITY- The City will use diligent efforts to provide advance notice to the Customer of Peak Management Days if requested. However, the City does not guarantee that advance notice will be provided. Notification by the City will be provided to the Customer by direct telephone communications or automatic signal, as mutually agreed. The Customer will hold the City harmless in connection with its response to notification.

DETERMINATION OF ENERGY- The kWh of energy shall be the sum of all energy used during the current billing month as indicated by watts-hour meter readings.

POWER FACTOR CORRECTION- Where the power factor of the Consumer's installation is less than 85%, the City may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor.

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SALES TAX- Applicable North Carolina sales tax shall be added to the customer's total charges for each month, determined in accordance with the above electric rates.

PURCHASED POWER ADJUSTMENT- The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

INDUSTRIAL COORDINATED PEAK DEMAND – SCHEDULE ICP

AVAILABILITY. This schedule is available only to industrial consumers for service supplied to the individual establishment purchasing all of its power requirements from the City and whose monthly demand exceeds 1000 kW, and for whom facilities are installed to coordinate reduction of power requirements on the City's electrical system during system peak periods. If contract for service is made after July 1, 2006, then demand of the new load must equal or exceed 1000 kW, but not exceed 20,000 kW.

Once a qualified Customer elects service under this Rate Schedule, service will be provided under the terms and conditions of this Rate Schedule for a term extending through the following June 30. A Customer may, subject to the consent of the City, elect to discontinue service under this Rate Schedule and receive service under another applicable Rate Schedule by giving written notice to the City prior to March 1 of any year. Proper notice having been provided and written consent received from the City, the Customer shall discontinue service under this Rate Schedule effective the first July 1 following the notice.

TYPE OF SERVICE. The City will furnish 60 cycle service through one meter, at one delivery point, at one of the following voltages.

- Three Phase 208/120 4-wire Grounded Wye connected circuit
- Three Phase 480/277 4-wire Grounded Wye connected circuit
- Three Phase 7.6 13.2 or 19.9/34.5 kV, 4-wire Grounded Wye connected circuit. (Prospective consumers should ascertain the available type of service by inquiry at the City Hall before purchasing equipment).

Motors in excess of 5 HP must be three phase; however, all motors must be of a type approved by the City and the City may require devices to control the motor starting current. Customers receiving Three Phase service shall provide Three Phase protection. The City will not be liable for single phasing of any installation.

MONTHLY RATE

A.	Basic Customer Charge	\$500.00
B.	Demand Charge	
	Annual Coincident Peak Demand-All kW	\$1.50 per kW
	Excess Demand	\$2.35 per kW
	Monthly Coincident Peak Demand	
	June through September	\$19.75 per kW
	October through May	\$11.15 per kW
C.	Energy Charge	
	June-September On-Peak Energy	\$0.06330 per kWh
	Off-Peak Energy	\$0.03960 per kWh
	October-May On-Peak Energy)	\$0.05250 per kWh
	Off-Peak Energy	\$0.03350 per kWh

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DEMAND BILLING QUANTITIES. Coincident Peak Billing Demand shall be the average kW demand measured in the on peak period used by the North Carolina Municipal Power Agency Number 1 for wholesale billing purposes during the corresponding month of Customer's billing. Excess Demand shall be the highest 30-minute demand recorded during the current billing month, less the Monthly Coincident Peak Demand for the current

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billing month. The Annual Coincident Peak Demand shall be the customer's average kW demand measured in the on peak period used by the North Carolina Municipal Power Agency Number 1 to determine the City of Monroe's Annual Peak Demand.

ON-PEAK ENERGY- For billing purposes in any month the on-peak energy shall be the metered energy during the On-Peak Energy Period, whereby the On-Peak Energy Period is defined as weekdays from 7:00 AM to 11:00 PM EPT.

OFF-PEAK ENERGY- For billing purposes in any month the off-peak energy shall be the total energy metered for the month less the on-peak energy.

NOTIFICATION BY CITY- The City will use diligent efforts to predict each monthly system peak and notify the Customer in advance; however, the City is not able to guarantee an accurate prediction, and notice will be provided. Notification by the City will be provided to the customer by direct telephone communications or automatic signal, as mutually agreed. The Customer will hold the City harmless in connection with its response to notification.

POWER FACTOR CORRECTION- Where the power factor of the Consumer's installation is less than 85%, the City may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor.

EXTRA FACILITIES- The City will furnish and install facilities not normally required for service under this rate schedule upon reimbursement by the Customer or agreement from the Customer to pay a facilities charge of 1.7% of the total installed cost per month. Customer will pay a facilities charge of 1.7% of the total installed cost of special demand metering required by this schedule. This special demand metering requires that a telephone circuit be provided for each meter for remote meter reading via modem. This telephone circuit can be provided by the Customer or by the City, subject to a facilities charge.

SERVICE REGULATIONS- The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD- The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

INDUSTRIAL SERVICE – SCHEDULE IND

AVAILABILITY. This schedule is available only to industrial consumers for manufacturing processes and other power service supplied to the individual industrial establishment purchasing all of its power requirements from the City and having a demand greater than 1,000 kW. If contract for service is made after July 1, 2006, then demand of the new load must equal or exceed 1000 kW, but not exceed 20,000 kW.

TYPE OF SERVICE. The City will furnish 60 cycle service through one meter, at one delivery point, at one of the following voltages.

- Three Phase 208/120 4-wire Grounded Wye connected circuit
- Three Phase 480/277 4-wire Grounded Wye connected circuit
- Three Phase 7.6/13.2 or 19.9/34.5 kW, 4-wire Grounded Wye connected circuit. (Prospective consumers should ascertain the available type of service by inquiry at the City Hall before purchasing equipment).

Motors in excess of 5 HP must be three phase; however, all motors must be of a type approved by the City and the City may require devices to control the motor starting current. Customers receiving Three Phase service shall provide Three Phase protection. The City will not be liable for single phasing of any installation.

MONTHLY RATE

A.	Basic Customer Charge	\$500.00
B.	Demand Charge	
	First 50 kW	\$10.25 per kW
	Over 50 kW	\$10.25 per kW
C.	Energy Charge	
	First 100 kWh/kW	
	First 150,000 kWh	\$0.06974 per kWh
	Over 150,000 kWh	\$0.06394 per kWh
	Next 200 kWh/kW	\$0.05864 per kWh
	Over 300 kWh/kW	\$0.05524 per kWh

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DETERMINATION OF BILLING DEMAND. The Billing Demand shall be the highest 30-minute demand recorded during the current billing month.

POWER FACTOR CORRECTION. Where the power factor of the consumer's installation is less than 85%, the city may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

LARGE COMMERCIAL TIME OF USE SERVICE – SCHEDULE LCTOU

AVAILABILITY. This rate schedule is available non-residential electric customers within the territory served by the City with a demand of 500 Kw or greater. The obligations of the City in regard to supplying electric service are dependent upon its securing and retaining all necessary rights-of-way, privileges and permits for the delivery of such service. The City shall not be liable to any customer or applicant for electric service in the event it is delayed in, or is prevented from, furnishing the electric service by its failure to secure and retain such rights-of-way, privileges and permits. If contract for service is made after July 1, 2006, then demand of the new load must not exceed 20,000 kW.

Once a qualified Customer elects service under this Rate Schedule, service will be provided under the terms and conditions of this Rate Schedule for a term extending through the following June 30. A Customer may, subject to the consent of the City, elect to discontinue service under this Rate Schedule and receive service under another applicable Rate Schedule by giving written notice to the City prior to March 1 of any year. Proper notice having been provided and written consent received from the City, the Customer shall discontinue service under this Rate Schedule effective the first July 1 following the notice.

APPLICABILITY. This rate schedule is applicable to non-domestic customers who operate twenty-four hours a day, seven days a week. Power delivered under this rate schedule shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for, under any other rate schedule of the City, except at the option of the City.

CHARACTER OF SERVICE. Service under this rate schedule shall be 60 Hertz through one meter, at one delivery point, at one of the approximate voltages:

- Single-phase, 120/240 volts;
- Three-phase, 208Y/120 volts, 460Y/265 volts, 480Y/277 volts;
- Three-phase voltages other than these listed may be available at the option of the City.

Where three-phase service is not available, it may be extended to the customer's premises at the City's discretion. The customer may be required to participate in the expense of extending such service. Motors of less than 5 H.P. may be single-phase. All motors of more than 5 H.P. must be equipped with starting compensatory. Customers receiving Three Phase service shall provide Three Phase protection. The City will not be liable for single phasing of any installation

SPECIAL CONDITIONS. Before wiring any premises or purchasing equipment for same, the customer shall give the City notice in writing of the location of the building, together with a list of electrical devices to be used thereon, and shall ascertain in the character of service available at such premises. They City shall specify the voltage and type of electrical service to be furnished as well as the location of the meter and the point where the service connections shall be made.

MONTHLY RATE

Basic Customer Charge	\$300.00
Demand Charge	
On-Peak Demand Charge per Month	\$16.70 per kW
Economy Demand Charge per Month	\$2.50 per kW
Energy Charge	
All On-Peak Energy per Month	\$0.06832 per kWh
All Off-Peak Energy per Month	\$0.04612 per kWh

SALES TAX. Any applicable sales tax will be added to the monthly bill as determined above.

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PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DETERMINATION OF ON-PEAK AND OFF-PEAK HOURS

	<u>Summer Months (May – September)</u>	<u>Winter Months (October – April)</u>
On-Peak Period Hours	1:00 p.m. - 10:00 p.m. Monday – Friday	7:00 a.m. - 1:00 p.m. Monday – Friday
Off-Peak Period Hours	All other weekday hours and all Saturday and Sunday hours	

DEFINITION OF MONTH. The term “month” as used in this rate schedule means the period intervening between meter readings for the purpose of monthly billings. Readings are taken each month at intervals of approximately thirty days.

CONTRACT DEMAND. The City will require contracts to specify the maximum demand to be delivered to the customer, which shall be the Contract Demand. Where the customer can restrict on-peak demand to levels considerably below that of the Contract Demand, the City may also contract for a limited On-Peak Contract Demand in addition to the Contract Demand.

DETERMINATION OF BILLING DEMAND

- A. The On-Peak Billing Demand each month shall be the maximum integrated thirty minute demand during the on-peak period during the month for which the bill is rendered.
- B. The Economy Demand shall be the difference between the off-peak and on-peak integrated thirty-minute demands.

MINIMUM CHARGE. The minimum charge shall be the bill calculated on the rate above including the Basic Customer Charge, Demand Charge and Energy Charge. If the customer’s measured demand exceeds the Contract Demand, the City may at any time establish the minimum based on the maximum integrated demand in the previous twelve months including the month for which the bill is rendered.

POWER FACTOR CORRECTION. Where the power factor of the Consumer’s installation is less than 85%, the City may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

SERVICE CONTRACT. Application and contract in writing shall be required which, when accepted by the City, shall constitute the contract between the customer and the City. No promises, agreements, statements of representations of any agent or employee of the City shall be of any binding force or effect unless the same be incorporated in writing in such contract. The contract shall not be transferable or assignable, without written consent of the City. The original term of this contract shall be one year, and thereafter from year to year upon the condition that either party can terminate the contract at the end of the original term, or at any time thereafter, by giving at least sixty days’ previous notice of such termination in writing; but the City may require a contract for a longer original term of years where the requirement is justified by the circumstance.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

LARGE GENERAL SERVICE – SCHEDULE LG

AVAILABILITY. This schedule is available only to commercial or industrial consumers for service supplied to an individual store, commercial, or industrial establishment purchasing all of its power requirements from the City and having a demand equal to or greater than 30 kW but less than 100 kW within the last 12 consecutive months. Service will only be provided to facilities constructed in conformance with the City's specifications.

TYPE OF SERVICE. The City will furnish 60 cycle service through one meter, at one delivery point, at one of the following voltages.

- Single Phase 120/240
- Three Phase 208/120 4-wire Grounded Wye connected circuit
- Three Phase 480/277 4-wire Grounded Wye connected circuit
- Three Phase 7.6/13.2 or 19.9/34.5 kW, 4-wire Grounded Wye connected circuit. (Prospective consumers should ascertain the available type of service by inquiry at the City Hall before purchasing equipment).

Motors in excess of 5 HP must be three phase; however, all motors must be of a type approved by the City and the City may require devices to control the motor starting current. Customers receiving Three Phase service shall provide Three Phase protection. The City will not be liable for single phasing of any installation.

MONTHLY RATE

A.	Basic Customer Charge	\$95.00
B.	Demand Charge	
	First 30 kW	\$4.50 per kW
	Over 30 kW	\$6.75 per kW
C.	Energy Charge	
	First 100 kWh/kW	\$0.08829 per kWh
	Next 200 kWh/kW	\$0.07319 per kWh
	Over 300 kWh/kW	\$0.06259 per kWh

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DETERMINATION OF BILLING DEMAND. The Billing Demand shall be the highest 30-minute demand recorded during the current billing month.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

LARGE INDUSTRIAL COORDINATED PEAK DEMAND RATE-NEW CONSTRUCTION SCHEDULE LICPNC

AVAILABILITY. This rate is available only to new industrial loads which contract for service after July 1, 2005 and before June 1, 2014. This service is not available to existing buildings or premises that have had electric service from the City prior to July 1, 2005. The demand of the new load must equal or exceed 5,000 kW during at least three months of a twelve-month period and have a load factor of 60% or greater. If contract for service is made after July 1, 2006, then demand of the new load must equal or exceed 5,000 kW during at least three months of a twelve-month period, but not exceed 20,000 kW, and have a load factor of 60% or greater. Service under this Schedule shall be used solely by the contracting customer in a single enterprise, located entirely on a single contiguous site or premises. This Schedule is not available for auxiliary or breakdown service and power delivered hereunder shall not be used for resale or exchange or in parallel with other electric power, or as a substitute for power contracted for or which may be contracted for under any other schedule of the City, except at the option of the City, under special terms and conditions expressed in writing in the contract with the Customer. The obligations of the City in regard to supplying power are dependent upon its securing and retaining all necessary rights-of-way, privileges, franchises, and permits for the delivery of such power, and the City shall not be liable to any customer or applicant for power in the event the City is delayed in, or is prevented from furnishing the power by its failure to secure and retain such rights-of-way, rights, privileges, franchises, and/or permits.

TYPE OF SERVICE. The City will furnish 60-Hertz service through one meter, at one delivery point, at one of the following approximate voltages where available:

- Single-phase, 120/240 volts; or
- 3 phase, 208Y/120 volts, 480Y/277 volts; or
- 3 phase 4160Y/2400 volts, 13200Y/7620 volts, 34500Y/19920 volts, or
- 3 phase voltages other than the foregoing, but only at the City's option, and provided that the size of the Customer's load and the duration of the Customer's contract warrants a substation solely to serve that Customer, and further provided that the Customer furnish suitable outdoor space on the premises to accommodate a ground-type transformer installation, or substation, or a transformer vault built in accordance with the City's specifications.

The type of service supplied will depend upon the voltage available at or near the Customer's location. Prospective customers should ascertain the available voltage by inquiry at the office of the City before purchasing equipment. Motors of less than 5 HP may be single-phase. All motors of more than 5 HP must be equipped with starting compensators and all motors of more than 25 HP must be of the slip ring type except that the City reserves the right, when in its opinion the installation would not be detrimental to the service of the City, to permit other types of motors.

MONTHLY RATE

A. Basic Customer Charge	\$500.00
B. Demand Charge	
Annual Coincident Peak Demand-All kW	\$1.50 per kW
Excess Demand (all months)	\$2.35 per kW
Monthly Billing Demand	
Summer (June – September)	\$19.75 per kW
Winter (October – May)	\$11.15 per kW

Schedule – LICPNC

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MONTHLY RATE (Continued)

C. Energy Charges

June-September

On-Peak Energy \$0.06264 per kWh

Off-Peak Energy \$0.03894 per kWh

October-May

On-Peak Energy \$0.05184 per kWh

Off-Peak Energy \$0.03284 per kWh

DEFINITION OF "MONTH". The term "month" as used in the Schedule means the period intervening between meter readings for the purposes of monthly billing, such readings being taken once a month.

DETERMINATION OF BILLING DEMAND

On-Peak Demand: Billing Demand shall be the average of the integrated clock hour kW demands measured during the hours of the On-Peak Period on the day identified as the Peak Management Day used by the North Carolina Municipal Power Agency Number 1 (NCMPA1) for wholesale billing purposes during the corresponding month of Customer's billing.

On-Peak Periods: On-peak periods are non-holiday weekdays during the following times:

June-September 2:00 p.m. – 6:00 p.m.

December-February 7:00 a.m. – 9:00 a.m.

All other months 7:00 a.m. – 9:00 a.m. and 2:00 p.m. – 6:00 p.m.

Excess Demand: Excess demand shall be the highest 30-minute demand recorded during the current billing month, less the Monthly Coincident Peak Demand for the current billing month.

Holidays: The following days of each calendar year are considered holidays: New Year's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday following Thanksgiving Day, and Christmas Day. In the event that any of the foregoing Holidays falls on a Saturday, the preceding Friday shall be deemed to be the Holiday. In the event any of the foregoing Holidays falls on a Sunday, the following Monday shall be deemed to be the Holiday.

Peak Management Days- Peak Management Days are the days on which NCMPA1 notifies its Participants to activate their peak management programs during On-Peak periods. The Peak Management Day used to establish the city's wholesale billing demand is the one Peak Management Day during the month on which NCMPA1 experienced the greatest average load (determined as the average of NCMPA1's integrated hourly loads during the hours of the On-Peak Period).

ON-PEAK ENERGY- For billing purposes in any month the on-peak energy shall be the metered energy during the On-Peak Energy Period, whereby the On-Peak Energy Period is defined as weekdays from 7:00 AM to 11:00 PM EPT.

OFF-PEAK ENERGY- For billing purposes in any month the off-peak energy shall be the total energy metered for the month less the on-peak energy.

Schedule – LICPNC

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NOTIFICATION BY CITY: The City will use diligent efforts to provide advance notice to the Customer of Peak Management Days if requested. However, the City does not guarantee that advance notice will be provided. Notification by the City will be provided to the Customer by direct telephone communications or automatic signal, as mutually agreed. The Customer will hold the City harmless in connection with its response to notification.

DETERMINATION OF ENERGY. The kWh of energy shall be the sum of all energy used during the current billing month as indicated by watts-hour meter readings.

POWER FACTOR CORRECTION. Where the power factor of the Consumer's installation is less than 85%, the City may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor.

CONTRACT PERIOD. Each customer shall enter into a contract to purchase electricity from the City for a minimum original term of one (1) year, and thereafter from year to year upon the condition that either party can terminate the contract at the end of the original term, or at any time thereafter, by giving at least sixty (60) days prior notice of such termination in writing; but the City may require a contract for a longer original term of years where the requirement is justified by the circumstances.

SALES TAX. Applicable North Carolina sales tax shall be added to the customer's total charges for each month, determined in accordance with the above electric rates.

PURCHASED POWER ADJUSTMENT The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

LARGE POWER SERVICE – SCHEDULE LP

AVAILABILITY. This schedule is available only to commercial or industrial consumers for service supplied to an individual store, commercial, or industrial establishment purchasing all of its power requirements from the City and having a demand equal to or greater than 500 kW within the last 12 consecutive months. Service will only be provided to facilities constructed in conformance with the City's specifications.

TYPE OF SERVICE. The City will furnish 60-cycle service through one meter, at one delivery point, at one of the following voltages.

- Single Phase 120/240
- Three Phase 208/120 4-wire Grounded Wye connected circuit
- Three Phase 480/277 4-wire Grounded Wye connected circuit
- Three Phase 7.6/13.2 or 19.9/34.5 kW, 4-wire Grounded Wye connected circuit. (Prospective consumers should ascertain the available type of service by inquiry at the City Hall before purchasing equipment).

Motors in excess of 5 HP must be three phase; however, all motors must be of a type approved by the City and the City may require devices to control the motor starting current. Customers receiving Three Phase service shall provide Three Phase protection. The City will not be liable for single phasing of any installation.

MONTHLY RATE

A.	Basic Customer Charge	\$300.00
B.	Demand Charge	
	First 50 kW	\$9.75 per Kw
	Over 50 kW	\$9.75 per Kw
C.	Energy Charge	
	First 100 kWh/kW	\$0.06621 per kWh
	Next 200 kWh/kW	\$0.05871 per kWh
	Over 300 kWh/kW	\$0.05191 per kWh

SALES TAX. Current North Carolina utility sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DETERMINATION OF BILLING DEMAND. The Billing Demand shall be the highest 30-minute demand recorded during the current billing month.

POWER FACTOR CORRECTION. Where the power factor of the consumer's installation is less than 85%, the city may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

MEDIUM POWER SERVICE – SCHEDULE MP

AVAILABILITY. This schedule is available only to commercial or industrial consumers for service supplied to an individual store, commercial, or industrial establishment purchasing all of its power requirements from the City and having a demand equal to or greater than 100 kW and less than 500 kW within the last 12 consecutive months. Service will only be provided to facilities constructed in conformance with the City's specifications.

TYPE OF SERVICE. The City will furnish 60-cycle service through one meter, at one delivery point at one of the following voltages.

- Single Phase 120/240
- Three Phase 208/120 4-wire Grounded Wye connected circuit
- Three Phase 480/277 4-wire Grounded Wye connected circuit
- Three Phase 7.6/13.2 or 19.9/34.5 kW, 4-wire Grounded Wye connected circuit. (Prospective consumers should ascertain the available type of service by inquiry at the City Hall before purchasing equipment).

Motors in excess of 5 HP must be three phase; however, all motors must be of a type approved by the City and the City may require devices to control the motor starting current. Customers receiving Three Phase service shall provide Three Phase protection. The City will not be liable for single phasing of any installation.

MONTHLY RATE

A.	Basic Customer Charge	\$180.00
B.	Demand Charge	
	First 50 kW	\$8.75 per kW
	Over 50 kW	\$8.75 per kW
C.	Energy Charge	
	First 100 kWh/kW	\$0.07468 per kWh
	Next 200 kWh/kW	\$0.06388 per kWh
	Over 300 kWh/kW	\$0.05618 per kWh

SALES TAX. Current North Carolina utility sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DETERMINATION OF BILLING DEMAND. The Billing Demand shall be the highest 30-minute demand recorded during the current billing month.

POWER FACTOR CORRECTION. Where the power factor of the consumer's installation is less than 85%, the city may correct kWh consumption for the month by multiplying by .85 and dividing by the actual power factor

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

RESIDENTIAL TIME OF USE SERVICE – SCHEDULE RTOU

AVAILABILITY. This rate schedule is available to all residential customers within the territory served by the City. The obligations of the City in regard to supplying electric service are dependent upon its securing and retaining all necessary rights-of-way, privileges and permits for the delivery of such service. The City shall not be liable to any customer or applicant for electric service in the event it is delayed in, or is prevented from, furnishing the electric service by its failure to secure and retain such rights-of-way, privileges and permits.

APPLICABILITY. This rate schedule is applicable to all electric service exclusively for domestic purposes to individual (single-family) private residences, condominiums, mobile homes, individually metered apartment units and farm homes. This rate schedule is not applicable to businesses, licensed boarding or rooming houses, fraternity or sorority houses advertised as such, educational institutions or facilities, or apartment houses if served by a single meter. Standby or resale service is not permitted under this rate schedule.

CHARACTER OF SERVICE. Service under this rate schedule shall be alternating current, 60 Hertz, single phase, at the City's option of standard available voltages

MONTHLY RATE

Basic Customer Charge	\$18.80
Energy Charge	
All On-Peak Energy per Month	\$0.14975 per kWh
All Off-Peak Energy per Month	\$0.04905 per kWh

SALES TAX. Any applicable sales tax will be added to the monthly bill as determined above.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

DETERMINATION OF ON-PEAK AND OFF-PEAK HOURS

	<u>Summer Months (May – September)</u>	<u>Winter Months (October – April)</u>
On-Peak Period Hours	7:00 a.m. - 11:00 p.m. Monday – Friday	7:00 a.m. - 11:00 p.m. Monday – Friday
Off-Peak Period Hours	All other weekday hours and all Saturday and Sunday hours	

MINIMUM CHARGE. The minimum monthly charge shall be the Basic Customer Charge.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

RESIDENTIAL SERVICE – SCHEDULE R

AVAILABILITY. This schedule is available only to residential customers in residences, condominiums, mobile homes, or individually metered apartments. Service will only be provided to facilities constructed in conformance with the City’s specifications.

TYPE OF SERVICE. The City will furnish 60 cycle service through one meter, at one delivery point, at the following approximate voltage:

- Single Phase 120/240

MONTHLY RATE

A.	Basic Customer Charge	\$14.00
B.	Energy Charge	
	First 300 kWh	\$0.10590 per kWh
	Next 700 kWh	\$0.09880 per kWh
	Over 1,000 kWh	\$0.09880 per kWh

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

SMALL COMMERCIAL SERVICE – SCHEDULE SC

AVAILABILITY. This schedule is available only to commercial consumers for service supplied to an individual store or commercial establishment purchasing all of its power requirements from the City and having a demand less than 30 kW within the last 12 consecutive months. Service will only be provided to facilities constructed in conformance with the City’s specifications.

TYPE OF SERVICE. The City will furnish 60-cycle service through one meter, at one delivery point, at one of the following voltages:

- Single Phase 120/240 or
- Three Phase 208/120 or 480/277 volts from a 4 wire Wye connected circuit. (Prospective consumers should ascertain the available type of service by inquiry at the City Hall before purchasing equipment).

Motors in excess of 5 HP must be three phase; however, all motors must be of a type approved by the City and the City may require devices to control the motor starting current. Customers receiving 3-phase service shall provide 3-phase protection. The City will not be liable for single phasing of any installation.

MONTHLY RATE

A.	Basic Customer Charge	\$26.00
B.	Energy Charge	
	First 1,250 kWh	\$0.12241 per kWh
	Next 1,750 kWh	\$0.10171 per kWh
	Over 3,000 kWh	\$0.08411 per kWh

SALES TAX. Current North Carolina utility sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

RENEWABLE ENERGY PORTFOLIO STANDARD: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

TRAFFIC SIGNAL SERVICE – SCHEDULE TS

AVAILABILITY. This schedule is available only to local governments and authorities for traffic signal and control service. Service will only be provided to facilities constructed in conformance with the City's specifications.

TYPE OF SERVICE. The City will furnish 60 cycle service through one meter, at one delivery point, at single phase 120/240 volts.

MONTHLY RATE

- | | | |
|----|-----------------------|-------------------|
| A. | Basic Customer Charge | \$10.50 |
| B. | Energy Charge | |
| | All kWh | \$0.08023 per kWh |

SALES TAX. Current North Carolina utilities sales tax shall be added to the above charges.

PURCHASED POWER ADJUSTMENT. The current Purchased Power Adjustment Rate Rider PP-1 shall apply to all service provided under this schedule.

SERVICE REGULATIONS. The applicable provisions of the current Service Regulations are made a part of this Schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

ARTICLE C. ELECTRIC RATE RIDERS

PP-1 PURCHASED POWER ADJUSTMENT RIDER

The proposed electric rate rider listed below is to adjust the individual electric rates tariffs by the increase in the wholesale price of purchase power.

AVAILABILITY: This rate rider applicable to all City of Monroe Electric Service Schedules.

BILLING: The monthly bill computed under all the City's Electric Service Schedules will be increased or decreased by an amount equal to the result of multiplying the kwh used in the current billing cycle by the purchased power adjustment factor. The purchased power adjustment factor shall be calculated so that any projected over or under collection of purchased power costs would be returned or collected through these charges within the following 12 months projected energy sales. The purchased power adjustment factor shall be calculated and approved by the City Council as frequently as deemed necessary but at a minimum shall be calculated and approved at least once per fiscal year.

PURCHASED POWER ADJUSTMENT FACTOR.

Purchased Power Adjustment \$0.00/kwh

Renewable Energy Portfolio Standard: The current Renewable Energy Portfolio Standard Rate Rider REPS shall apply to all service provided under this schedule.

Effective for service as determined by meter readings on and after July 1, 2024.

RENEWABLE ENERGY PORTFOLIO STANDARDS (REPS) CHARGE

APPLICABILITY:

The Renewable Energy Portfolio Standards Charge set forth in this Rider is applicable to all customer accounts receiving electric service from the City of Monroe ("City"), except as provided below. These charges are collected for the expressed purpose of enabling the City to meet its Renewable Energy Portfolio Standards compliance obligations as required by the North Carolina General Assembly in its Senate Bill 3 ratified on August 2, 2007.

MONTHLY RATE:

Monthly electric charges for each customer account computed under the City's applicable electric rate schedule will be increased by an amount determined by the table below:

	Monthly Rates		
	Renewable	DSM/Energy	Total REPS
<u>DEFINITIONS:</u>	<u>Efficiency</u>	<u>Charge</u>	
Residential Account	\$ 0.87	\$ 0.00	\$ 0.87
Commercial Account	\$ 4.72	\$ 0.00	\$ 4.72
Industrial Account	\$48.67	\$ 0.00	\$48.67

ELIGIBILITY REQUIREMENTS:

Industrial and Commercial Customer Opt-out: All industrial customers, regardless of size, and large commercial customers with usage greater than one million kWh's per year can elect not to participate in City's demand-side management and energy efficiency measures in favor of its own implemented demand-side management and energy efficiency measures by giving appropriate written notice to the City. In the event such customers "opt-out", they are not subject to the DSM/Energy Efficiency portion of the charges above. All customers are subject to the Renewable Resources portion of the charges above.

AUXILIARY SERVICE ACCOUNTS:

The following service schedules will not be considered accounts because of the low energy use associated with them and the near certainty that customers served under these schedules already will pay a per account charge under another residential, commercial or industrial service schedule:

- Schedule LL – Legacy Lighting Service
- Schedule RL – Residential Lighting Service
- Schedule CIL – Commercial Industrial Lighting Service
- Schedule TS – Traffic Signal Service

SALES TAX: Current North Carolina utilities sales tax shall be added to the above charges.

Effective for service rendered after July 1, 2025.

NC GREENPOWER PROGRAM – RIDER GP-1

AVAILABILITY. This Rider is available on a voluntary basis in conjunction with any of the Municipality's Schedules for Customer who contracts with Municipality for a block or blocks of electricity produced from Renewable Resources provided through the statewide NC GreenPower Program. The maximum number of customers participating under this Rider shall be determined by the maximum number of blocks of electricity available through the NC GreenPower Program. This Rider is not for temporary service or for resale service. The provisions of the Schedule with which this Rider is used are modified only as shown herein.

MONTHLY RATE. In addition to all other charges stated in the Monthly Rate of the Schedule with which this Rider is used, the following charge shall also apply to each block Customer purchases:

\$4 per block

This Rider's Monthly Rate shall be applied to Customer's billing regardless of Customer's actual monthly kilowatts-hour consumption. Customer may change the number of monthly blocks purchased once during each year unless otherwise authorized by Municipality.

DEFINITIONS.

1. Block of Electricity: A block of electricity is equal to 100 kWh.
2. Renewable Resources: For purposes of this tariff, Renewable Resources are those renewable resources included in the NC GreenPower Program, which include such renewable resources as solar, wind, small hydro, and biomass placed in service after January 1, 2001 and used to generate electricity delivered to the electric grid in North Carolina.

SPECIAL CONDITIONS. The actual amount of electricity provided by Renewable Resources under this Rider to the statewide electricity grid in North Carolina during any specific month may vary from the number of blocks customers have purchased. However, a true-up of the delivery of the blocks to the purchase of blocks shall be completed within two years of the purchase. The electricity purchased from the Renewable Resources may not be specifically delivered to Customer, but will displace electricity that would have otherwise been produced from traditional generating facilities for delivery to customers within the State of North Carolina. This electricity shall be provided to the electricity grid.

DISTRIBUTION OF RIDER FUNDS. Charges under this Rider will be used to offset the higher cost of producing, purchasing, and/or acquiring the Renewable Resources. The funds collected from customers under this Rider will be distributed as follows:

1. To the North Carolina Advanced Energy Corporation, hereafter called "NCAEC", a nonprofit corporation, for the operational and administrative costs of the NCAEC necessary to administer and promote the statewide NC GreenPower Program, and
2. To the NCAEC who will provide incremental payments to the generators of the Renewable Resources selected by the NCAEC for the participation in the NC GreenPower Program.

NC GreenPower Program - Rider GP-1
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CONTRACT PERIOD. Customer or Municipality may terminate service under this Rider by giving the other party at least thirty (30) days prior notice.

GENERAL. Service rendered under this Rider is subject to the provisions of the most current Municipality's Customer Service Policies, as adopted by its Governing Board. Circumstances and/or actions which may cause the Municipality to terminate the availability of this Rider include but are not limited to: the retail supply of electric generation is deregulated; Municipality's participation in the statewide NC GreenPower Program is terminated; the statewide NC GreenPower Program is terminated; or other regulatory and/or legislative action which supersedes or contravenes the Rider or the NC GreenPower Program.

Effective for bills rendered on and after September 7, 2004.

NC GREENPOWER PROGRAM – RENEWABLE RIDER REN-1

AVAILABILITY. This Rider is available on a voluntary basis in conjunction with any of Municipality's Schedules for Customer who contracts with Municipality for a block or blocks of electricity produced from Renewable Resources provided through the statewide NC GreenPower Program. The maximum number of customers participating under this Rider shall be determined by the maximum number of blocks of electricity available through the NC GreenPower Program. This Rider is not available for temporary, for resale service, or for Customer purchases of less than 100 blocks of electricity under this Rider. Further, Customer's average monthly electric consumption must be equal or greater to 10,000 kWh. The provisions of the Schedule with which this Rider is used are modified only as shown herein.

MONTHLY RATE. In addition to all other charges stated in the Monthly Rate of the Schedule with which this Rider is used, the following charge shall also apply to each block Customer purchases:

\$2.50 per block

The minimum monthly charge shall be a charge for 100 blocks of electricity. This Rider's Monthly Rate shall be applied to Customer's billing regardless of Customer's actual monthly kilowatts-hour consumption.

DEFINITIONS.

1. Block of Electricity: A block of electricity is equal to 100 kWh.
2. Renewable Resources: For purposes of this tariff, Renewable Resources are those renewable resources included in the NC GreenPower Program used to generate electricity delivered to the electric grid in North Carolina, which include such renewable resources as solar, wind, small hydro and biomass.

SPECIAL CONDITIONS. The actual amount of electricity provided by Renewable Resources under this Rider to the statewide electricity grid in North Carolina during any specific month may vary from the number of blocks customers have purchased. However, a true-up of the delivery of the blocks to the purchase of blocks shall be completed within two years of the purchase. The electricity purchased from the Renewable Resources may not be specifically delivered to Customer, but will displace electricity that would have otherwise been produced from traditional generating facilities for delivery to customers within the State of North Carolina. This electricity shall be provided to the electricity grid.

DISTRIBUTION OF RIDER FUNDS. Charges under this Rider will be used to offset the higher cost of producing, purchasing, and/or acquiring the Renewable Resources. The funds collected from customers served under this Rider will be distributed as follows:

1. To the North Carolina Advanced Energy Corporation, hereafter called "NCAEC", a nonprofit corporation, for the operational and administrative costs of the NCAEC necessary to administer and promote the statewide NC GreenPower Program, and
2. To the NCAEC who will provide incremental payments to the generators of the Renewable Resources selected by the NCAEC for the participation in the NC GreenPower Program.

NC GreenPower Program - Renewable Rider REN-1

Page 2

CONTRACT PERIOD. The Contract Period under this Rider shall be for one (1) year. After the initial period, Customer or Municipality may terminate service under this Rider by giving the other party at least thirty (30) days previous written notice.

GENERAL. Service rendered under this Rider is subject to the provisions of the most current Municipality's Customer Service Policies, as adopted by its Governing Board. Circumstances and/or actions which may cause the Municipality to terminate the availability of this Rider include but are not limited to: the retail supply of electric generation is deregulated; Municipality's participation in the statewide NC GreenPower Program is terminated; the statewide NC GreenPower Program is terminated; or other regulatory and/or legislative action which supersedes or contravenes the Rider or the NC GreenPower Program.

Effective for bills rendered on and after September 7, 2004.

RIDER LM-1 FOR LARGE COMMERCIAL ELECTRIC CUSTOMERS WITH NON-PARALLEL GENERATION

AVAILABILITY. This electric rate rider is available to City of Monroe electric customers:

- 1) Using the any Commercial or Industrial rate, except Schedule CP or Schedule ICP, and
- 2) Which have a stand-by or emergency generator for non-parallel operation with a capacity of 45 kilowattss or greater.

The customer agrees to actively participate in the Load Management Program of the City of Monroe. The provisions and rates of the applicable rate schedule are modified only as shown herein. This rider is not available for short-term or temporary service, nor is it available for customers on other rate schedules of the City of Monroe.

Billing Credit. A billing credit will be applied to the monthly bill for customer-generated power as follows:
Billing Credit = Generated Power x Demand Charge Rate.

Definition of Terms.

- 1) Demand Charge Rate: \$7.96 per kW June through September.
- 2) Generated Power: The average amount of power (in kilowattss) generated by the customer during the on peak period of the given month.
- 3) Monthly Coincident Peak: The on peak period during each June through September which determines the monthly billing demand of the City of Monroe under the appropriate all-requirements rate schedule of its wholesale power supplier – North Carolina Municipal Power Agency #1.

Eligibility Requirements and Restrictions

- 1) In order to receive the billing credit, the customer must operate its generation equipment during the monthly coincident on peak period as requested by the City.
- 2) If the City of Monroe does not notify the customer of the load management period or if the customer does not operate his generator the on peak period of a given month there will be no billing credit.
- 3) Because the monthly coincident on peak period cannot be determined until the month is over, the credit on any given monthly bill will be the credit earned during the preceding month.
- 4) The City of Monroe will contact the customer by telephone or other means to notify the customer of time and length of load management periods. The City will attempt to provide as much prior notice as possible.
- 5) The customer assumes all costs associated directly or indirectly with the operation of the generator(s) and all other customer owned facilities used in conjunction with this program. The customer assumes all costs associated with any modifications required to its facilities in order to participate in this program.
- 6) The generated power used in determining the billing credit cannot exceed the customer's billing demand.

Rider LM-1
Page 2

Contract Period. The contract period shall be on a month to month basis and shall continue until either party gives the other thirty (30) days' notice.

Metering. The City will install and own at a mutually agreed upon point all metering and recording equipment to determine the customer's generator output during the monthly coincident peak. The City's representatives shall have reasonable right of ingress and egress to the customer's property at any time for the purpose of reading, inspecting, or servicing these metering facilities. If required, the customer will provide the City a 120 V, 60 HZ single phase 15 AMP service for this metering facility.

Effective for service rendered on and after July 1, 2010.

WH-1 WATER HEATER REBATE FOR RESIDENTIAL/BUSINESS CUSTOMERS

AVAILABILITY. This rate rider is available to all City of Monroe electric customers receiving or applying for permanent electric service under any applicable rate schedule.

ELIGIBILITY REQUIREMENTS. A \$150 rebate will be paid to the City of Monroe electric customers installing an electric water heater. The rebate is available to a customer installing an electric water heater:

- 1) In a new dwelling/business; or
- 2) To replace an existing water heater. (Existing water natural gas, propane, fuel oil, etc.)

In addition, the following standards must be met:

- 1) The hot water heater will be at least a 30-gallon tank. There is no limit to the maximum size.
- 2) Each water heater should have a load management switch attached; this however, is not required if the switch cannot physically be installed or if the City is not currently providing an electric water heater load control program.
- 3) The customer will choose the plumbing contractor of their choice to install the new water heater. All future service requirements can be arranged with that contractor or any other of the customer's choice.
- 4) The customer should expect to pay the contractor the fair market price for installation costs. The City will inspect the final installation.
- 5) Since the water heater remains the customer's property, all future service is at the customer's expense. The City makes no guarantee, express or implied, about the quality of the water heater or its installation.
- 6) The manufacturer, not the City, guarantees the tank against leakage and defects.
- 7) After the customer has the water heater installed, a representative from the City will inspect the installation of the water heater (and attach a switch, if necessary). The customer will use a paid receipt to apply for his rebate on an existing dwelling. A visual inspection of any new home will serve as verification.
- 8) The water heater rebate will be \$150 per unit installed with no maximum number of units to customer/builder/developer. The water heater may cost less than \$150.

Request for Proposal (RFP) for Energy Efficiency Programs Commercial/Industrial Customers

AVAILABILITY This rate rider is available to all City of Monroe retail commercial and industrial customers receiving or applying for permanent electric service under Commercial/Industrial rate schedule.

APPLICABILITY This program is available to all retail commercial and industrial customers, served by City of Monroe. Customers that choose to undertake energy efficiency project as a result of the financial incentives awarded through this RFP process will benefit from the reduced electricity consumption and associated power bills from City of Monroe. All projects will be reviewed and ranked by the City of Monroe, NCMPA1 Staff and its consultants. The highest-ranking proposals in all NCMPA1's Member Cities will be first, until available funds are depleted.

- 1) Participation is open to any commercial, industrial or institutional electric customer of City of Monroe with a peak annual billing demand of at least 250 kW.
- 2) All proposed projects must be located at facilities that are receiving electric service from the City of Monroe.
- 3) A qualifying customer must specify the amount of incentive required to implement the project. Funding of the incentives is intended to cover a portion, but not all, of the cost of an energy efficiency project.
- 4) Projects may be submitted in partnership with an equipment vendor, consultant, contractor or other third party service provider.
- 5) Energy efficiency projects that produce, in the aggregate, savings of 100,000 kWh (or more) per year will receive preference.
- 6) All kWh savings provided by an energy efficiency project must be produced in a manner that will allow City of Monroe to measure, verify and apply the savings toward its REPS compliance obligations under the provisions of Senate Bill 3.
- 7) It is acceptable to aggregate energy efficiency measures at multiple facilities (all of which must receive electric service from the City of Monroe) so long as the facilities are owned by the same parent company and operated by the same corporate management.
- 8) All projects will be reviewed and ranked by City of Monroe, NCMPA1 staff and its consultants. The highest ranking proposals in all NCMPA1's Member Cities will be funded first until available funds are gone.
- 9) Eligible energy efficiency projects must provide savings that are measurable and verifiable any may be related to projects that include, but are not limited to, high efficiency lighting, refrigeration and HVAC systems; improved building envelopes; energy management systems; variable speed drives on motors; and measures that are unique to a customer's business or physical process.

Rider RFP

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10) Measure that are not eligible include new construction projects, used or rebuilt equipment, non-cogeneration power production applications such as standby generation, fuel switching and repair/maintenance projects.

Contract Period Eligibility is limited to projects that are undertaken and installed during the calendar year period January 1, 2009 through December 31, 2009.

Effective after March 24, 2009

RHP RESIDENTIAL HIGH EFFICIENCY HEAT PUMP REBATE PROGRAM

AVAILABILITY. This rate rider is available to all City of Monroe electric customers receiving or applying for permanent electric service under residential rate schedule.

ELIGIBILITY REQUIREMENTS. A rebate will be paid to the City of Monroe residential electric customers installing an energy efficiency heat pump. The minimum Seasonal Energy Efficiency Ratio (SEER) of 15 and minimum size of 1 ton, up to maximum of 5 tons. Rebates will be paid for the following qualifying installations:

- 1) **In a new installation.** For new installations (new construction), the rebate is \$400 for air source heat pumps 15 – 17+ SEER.
- 2) **To replace an existing heating/air conditioning system.** (Existing heating air-conditioning system can be any energy source, i.e., electric, natural gas, propane, fuel oil, etc.). For replacing an existing heating/air conditioning system, the rebate is \$300 for air source heat pumps 15 – 16.9 SEER and \$400 for air source heat pumps of 17+ SEER.
- 3) For installation of **new or replacing an existing Geothermal Heat Pumps**, the rebate will be \$500.

In addition, the following standards must be met:

- 1) The heat pump will have at least 15 SEER rating. There is no maximum to the SEER rating.
- 2) The heat pump must be residentially sized (five tons and under, minimum size of 1 ton), but may be installed in any type of dwelling.
- 3) The customer will choose the HVAC contractor of their choice to install the new heat pump. All future service requirements can be arranged with that contractor or any other of the customer's choice.
- 4) The customer should expect to pay the contractor the fair market price for the purchase and installation costs. The City will verify the unit (s) qualifies per the rebate program.
- 5) Since the heat pump remains the customer's property, all future service is at the customer's expense. The city makes no guarantee, express or implied, about the quality of the heat pump or its installation.
- 6) The manufacturer, not the city, guarantees the customer's heat pump against defects.
- 7) After the customer has the heat pump installed, a representative from the city will inspect the installation of the heat pump. The customer will use a paid receipt to apply for his heat pump on an existing dwelling. A visual inspection of any new home will serve as verification.
- 8) The heat pump rebate will be per unit installed with no maximum number of units to a customer/builder/developer. The program is subject to continued annual approval.
- 9) A customer may be denied rebate under these and other conditions determined by the city:
 - a. Incomplete rebate application,
 - b. No copy of dated sales invoice included with application,
 - c. Manufacturer documentation of efficiency ratings is not correct or unavailable.

The city will list on the application form any reason a rebate is denied.

Effective July 1, 2019.

Commercial Solar Thermal Rebate for Energy Efficiency Programs Commercial/Industrial Customers

AVAILABILITY. Commercial customers whose electric service is provided by the City of Monroe are eligible to receive a rebate in the amount of \$700 per certified solar thermal panel (typically 4 ft. x 10 ft. each) purchased and installed after January 1, 2009.

ELIGIBILITY REQUIREMENTS. The purpose of the Commercial Solar Thermal Rebate program is to promote the use of solar technology and help commercial and industrial customers minimize hot water costs by investing in a solar thermal energy system.

- Must be located at facilities that are receiving electric service from the City of Monroe.
- Purchase and install solar thermal panel (converting sunlight to hot water), typically 4 ft. x 10 ft. each.
- Solar thermal panels are less expensive, quicker payback.
- Potential Commercial/Industrial Customers for Solar Thermal:
Customers with a large cafeteria, need hot water for processes, restaurants, laundry, Hotels with laundry facilities and any customer with large hot water needs.
- For commercial and industrial customers only.
- Projects installed after January 1, 2009.
- **Contractor/Installer Requirements:**
 1. Must provide contractor license numbers
 - a) Board certified plumbing contractor's license
 - b) Board certified electrical contractors license
 - c) Board certified plumbing, heating, and fire sprinkler license
 2. Must provide references for at least two solar thermal jobs of at least 64 square feet of solar panel area; or
 3. Verify they have passed the North American Board of Certified Energy Practitioners test or provide letter from NABCEP showing they are qualified to sit for the test.

Must satisfy requirement 1 and either requirement 2 or 3 above.

- **Equipment certification:**
 1. Collectors must meet the standards of the national SSRC* (Solar Ratings and Certification Corporation), a third party, ANSI approved testing agent for solar thermal collectors.

*SRCC certification is required for NC solar tax credit eligibility.

Commercial Solar Thermal Rebate – Rider
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- **Equipment/System Warranties**

1. Registered contractor to warranty the system, including labor, to the customer for 12 months.
2. Solar collectors to have a warranty for at least 5 years.

- One page Application Checklist attached to Vendor Proposal.
Customer submits signed application (application available on www.ncpublicpower.com website) checklist to ElectriCities to be attached to vendor proposal.

Vendor proposal must include:

- Project scope, schedule, costs, savings, assumptions
 - Contractor Certifications/licenses
 - Equipment certifications and warranties
- Upon acceptance of application by ElectriCities, project may move forward with the understanding that if project is installed, that a \$700 per panel rebate will be paid.

Effective July 21, 2009

Energy Star™ Home Rebate Program Energy Efficiency Programs Residential Customers

AVAILABILITY. The purpose of the Energy Star™ Home Rebate Program Energy is to promote the use of EPA's Energy Star building practices in the construction of new residential homes through a rebate incentive; upon final certification by an independent Home Energy Rater (HERS)

ELIGIBILITY REQUIREMENTS. Single-family residential homes constructed after January 1, 2009 and whose electric service is provided by the City of Monroe is eligible for the Energy Star™ Home Rebate.

- Must be an electric customer of the City of Monroe;
- Construction after January 1, 2009;
- Homeowners and builders;
- \$500 will be paid to homeowners for customer homes and builders for speculation homes;
- Rebates are offered on a first-come, first-served basis as funding is available each fiscal year;
- Qualifying residential electric customers that have a certified Home Energy Rater (HERS) qualify their home as Energy Star rated;
- Certified HERS rater can be found on www.natresnet.org. Raters must belong to Energy and Environment Rating Alliance. All HERS raters listed on this website are certified rater members.
- Customer must fill out application;
- Provide copy of Energy Star Certificate;
- Provide copy of Thermal Bypass Inspection Checklist.

Program Criteria:

Builders can choose from a variety of energy efficiency features to meet Energy Star™ performance guidelines:

Effective Insulation – properly installed and inspected insulation in floors, walls, and attics.

Tight Construction and Ducts – advanced techniques for sealing holes and cracks in the home's "envelop" and cooling ducts.

Energy Star TM Home Rebate
Page 2

Efficient Heating and Cooling Equipment – energy-efficient heating and cooling systems can be quieter, reduce indoor humidity, and improve overall comfort.

High Performance Windows – energy-efficient windows employ advanced technologies, such as protective coatings and improved frame assemblies, to help reduce drafts into the house.

Third-Party Testing – an independent Home Energy Rate conducts onsite inspections and testing to verify the energy efficiency measures.

Optional Features – qualified homes may also be equipped with Energy Star TM qualified products such as lighting fixtures, compact fluorescent bulbs, ventilation fans, appliances and washing machines.

Qualifying Energy Star TM homes will be paid \$500.00.

Effective July 21, 2009.

RENEWABLE ENERGY CREDIT RATE RIDER Electric Rate Rider RECR-1

AVAILABILITY

This rate rider is available to customers on any City of Monroe (“City”) rate schedule who operate solar photovoltaic generating system, with or without battery storage, located and utilized at the customer’s primary residence or business. To qualify for this rate rider, the customer must have complied with the City’s Interconnection Standards and obtain an approved Interconnection Request Form and an approved Purchase Power Agreement. As part of the Interconnection Request Form approval process, the City retains the right to limit the number and size of renewable energy generating systems installed on the City’s System. The generating system that is in parallel operation with service from the City and located on the customer’s premises must be manufactured, installed, and operated in accordance with all governmental and industry standards, in accordance with all requirements of the local code official, and fully conform with the City’s applicable renewable energy interconnection interface criteria. Qualified customers must be generating energy for purposes of an inflow/outflow arrangement to receive credits under this rate rider. That is, the City agrees to buy energy delivered to the utility and the customer agrees to sell their energy output and associated energy from the renewable energy resource. Customers with qualified systems may also apply for NC GreenPower credits or North Carolina Municipal Power Agency 1 (“NCMPA1”) Renewable Energy Certificate (“REC”) credits.

Qualified customers must be generating energy for purposes of a “net billing” arrangement to receive credits under this rate rider.

MONTHLY CREDIT

Solar arrays below 20kW of installed capacity (DC) – Applicable to Rate (R) and (SC)*

- The customer will be billed according to their retail rate schedule on metered electricity delivered to the customer with the following modifications:
 - Additional metering costs \$2.43/month
- Credited 6.18 cents per kWh for energy delivered by the customers to the City.

Solar arrays between 20kW – 100kW (DC) – Not Applicable to Rate (R)**

- The customers will be billed according to their retail rate schedule on metered electricity delivered to the customer with an additional meter charge of \$2.43/month and credited at a fixed amount at the rates listed below:
 - On-Peak Energy \$0.0583
 - Off-Peak Energy \$0.0311

Solar arrays between 100kW – 500kW (DC) – Not Applicable to Rate (R) and (SC)**

- The customers will be billed according to their retail rate schedule on metered electricity delivered to the customer with an additional meter charge of \$2.43/month and credited at a fixed amount at the rates listed below:
 - On-Peak Energy \$0.0374
 - Off-Peak Energy \$0.0311

For larger facilities contact the electric department.

**For generation less than 20 kW the on-peak energy avoided cost credit rate can be applied to all hours.*

*** These energy credits include a capacity component.*

ON-PEAK ENERGY

On-Peak Energy shall be the metered energy during the On-Peak Energy Period of the current calendar month, whereby the On- Peak Energy Period is defined as non-holiday weekdays from 7:00 AM to 11:00 PM EST.

Effective September 14, 2022

ECONOMIC DEVELOPMENT RIDER - Electric Rate Rider EDR1

AVAILABILITY

This rider is available only to new commercial or industrial loads which begin receiving service after July 1, 2014 and is available in conjunction with service under any of the City's commercial or industrial electric rate schedules. The demand of the new load must equal or exceed 125 kW during at least three months of a twelve-month period.

Any Customer desiring to receive service under this rider shall provide written notification to the City of such desire. Such notice shall provide the City with information concerning the load to be served and the Customer's facilities and shall provide the basis that the characteristics of the load will meet the minimum eligibility requirements of the electric rate schedule to which this rider applies.

All terms and conditions of the electric rate schedule applicable to the Customer shall apply to service supplied to the Customer except as modified by this Rider.

MONTHLY CREDIT

The Customer will receive a Monthly Credit on the bill calculated on the then-effective electric rate, whichever is applicable to the Customer. The schedule of Monthly Credits will be calculated as described below under the heading "Application of Credit".

APPLICATION OF CREDIT

Beginning with the date on which service under the then-effective electric rate is to commence for the eligible load, a Monthly Credit based on the following schedule will be applied to the total bill, including Basic Facilities Charge, Demand Charges, Energy Charges, Purchased Power Adjustment, or Minimum Bill, excluding other applicable riders and special charges, if any.

<u>PERIOD</u>	<u>DISCOUNT</u>
Months 1-12	30%
Months 13-24	25%
Months 25-36	20%
Months 37-48	10%
Months 49-60	5%
After Month 60	0%

CONTRACT PERIOD

Prior to receiving service under this rider the Customer must complete a service agreement to purchase electricity from the City. Either party can terminate the contract at the end of the original term upon sixty days' prior written notice.

EFFECTIVE DATE

The rider shall be effective for qualifying customers receiving permanent electrical service after July 1, 2014.

Effective July 1, 2014.

CHAPTER VII. ENGINEERING/PUBLIC WORKS

ARTICLE A. FEES

Section 1. Street Cleaning/Street Division. Cleaning and Flushing of City Maintained Streets Due to Dirt/Debris Being Tracked into The Street Right-of-Way from Private Property.

Description	Fee
Cleaning and Flushing of City Maintained Streets Due to Dirt/Debris Being Tracked Into The Street Right-of-Way From Private Property.	\$150 Mobilization Fee Plus \$125 Administrative Fee
Street Sweeping Fee – one hour minimum	\$300 per hour

Section 2. Street Signs/Street Division.

Installation of Street Signs and Stop Signs within New Subdivisions. Section 02.02.07 Street Name Identification Signs and Stop Signs of the City of Monroe Standard Specifications and Detail Manual provides for costs to be recovered from the subdivider. Also, the Street Division installs replacement signs of various sizes due to damage from accidents and vandalism. Standard cost for materials and installation of identification, stop signs and various sized sign blanks are provided.

Description	Fee
Stop Sign:	\$150/Installation
Street Identification	\$180/Installation
18" x 18" Blank	\$140/Installation
24" x 30" Blank	\$160/Installation
30" x 30" Blank	\$170/Installation

Section 3. Temporary Street Closings.

Providing street barricades and signs for temporary closing of a single street for special events in accordance with Section 77.09 of the Monroe City Code.

\$200 for single street
Fee includes installation, removal, and maintenance of barricades

Fees for closing of multiple streets will be based upon actual costs incurred. Costs may include but are not limited to preparation of traffic control plans, placement of signs for detour routes, installation, removal, and maintenance of barricades.

Requesting party has the option of providing required signage and barricades by private contractor, provided the traffic control plan is approved by the Engineering Department. Fee is waived for non-profit organizations and residential groups if the street closing is considered minor and the barricades can be delivered and picked-up at a designated location during normal working hours. In these cases, the requesting party is responsible for placing the barricades prior to the event and removal immediately after the event. The placement of barricades for major streets will require City Forces and payment of applicable fees. The fee is waived for events that are co-sponsored by the City of Monroe.

Section 4. Charges and Fees.

Description	Fee
Engineering Reviews and Inspections	
Erosion Control Permit Commercial above 12,000 sq. ft. disturbed, or any > 1 acre tract disturbed area	\$500 first acre disturbed or portion thereof plus \$200 for any additional acre disturbed, or portion thereof
Permanently Close Street or Alleyway	\$1,040
Re-Inspection Fee	\$500
Re-review fee for engineering plans (charged on the second submittal, and to increase incrementally by \$200 each submittal thereafter)	\$100 for 2 nd \$300 for 3 rd \$500 for 4 th Etc.
Revised Plan Review after Erosion Control Plan Approval	\$500
Single-family Residential Lot Inspection/Compliance with ESC Installation and Maintenance Agreement	\$50
Erosion Control Civil Penalty	
Administrative Fee for Civil Penalties	\$125
Per Day of Violation, beyond any applicable cure period per Notice of Violation. (Separate from any required re-inspection fee.)	Maximum of \$5,000 per day, based on the degree and extent of harm caused by the violation, the cost of rectifying the damage, the amount of money the violator saved by non-compliance, whether the violation was committed willfully, and the prior record of the violator in complying with or failing to comply with the ordinance.
Stormwater Reviews and Inspections	
Stormwater Permit Application (up to three(3) review cycles)	
Residential and Commercial with Detention For the first Acre Disturbed Each additional acres disturbed	\$2,500 \$100/acre
Non-Residential with No Detention For the first Acre Disturbed Each additional acres disturbed	\$1,650 \$100
Floodplain Development Permit No-Rise Certification CLOMR/LOMR	\$100 \$250
Re-review fee for stormwater plans (4 th submittal and each thereafter)	\$500
Revised Plan Review after Stormwater Permit Approval	\$500
Administrative Fee for Stormwater BMP Annual Maintenance Inspection by responsible party	\$300

Administrative Fee for Stormwater BMP's consisting of rainwater harvesting systems Annual Maintenance Inspection by responsible party	\$150
Recordation of Maintenance Agreement	Current Union County Fee

Effective July 1, 2025

Section 5. Cleaning of Storm Drain.

Description	Fee
Jet vacuuming of storm drainage systems due to dirt/debris entering system from private property.	Contactor costs plus \$125 Administrative Fee

Section 6. Stormwater Utility and Enterprise Fees.

Description	Fee
Residential Rate- Single Family and Other Residential (by dwelling unit)	
Tier – Impervious Area (square feet)	
0 to 1,500	\$3.68 per month
1,501 to 3,200	\$5.25 per month
3,201 and beyond	\$7.35 per month
Non-Residential Rate	
1 Equivalent Residential Unit (ERU) per Impervious Area	per ERU
Commercial	\$5.25 per month
Industrial	\$5.25 per month

Effective January 1, 2025

ARTICLE B. STORMWATER FEES

Section 1. Regional Wet Detention Facility in Vicinity of Dickerson Boulevard, Hanover Drive, and Williams Road Extension.

Description	Fee
Application for Watershed Development Permit	\$500
Capital Cost Fee	\$3,000 per acre not to exceed \$20,000 per development site

ARTICLE C. SANITATION SERVICE

Section 1. Sanitation Service.

The City of Monroe has contracted with Waste Pro for solid waste disposal.

Section 2. Customer Charges - Residential and Small Commercial Businesses.

Classification	Service	Monthly Charge
Recycling for Non Solid Waste Customers	Every other week recycling pick-up.	\$12.00 per cart
Additional Recycling Cart	Every other week recycling pick-up.	\$9.00 per cart
Outside City Residential	One time per week garbage pick-up (includes every other week recycling pick-up, weekly bulky pick-up, and one time per week yard waste pick-up).	\$40.50 per cart
Residential	One time per week garbage pick-up (includes every other week recycling pick-up, weekly bulky pick-up, and one time per week yard waste pick-up).	\$26.30 per cart
Outside City Small Commercial Businesses	One time per week garbage pick-up (includes every other week recycling pick-up).	\$39.50 per cart
Small Commercial Businesses	One time per week garbage pick-up (includes every other week recycling pick-up).	\$24.25 per cart

Effective July 1, 2025.

CHAPTER VIII. FIRE

ARTICLE A. FEES AND CHARGES

Section 1. General Inspection Use Permits.

All buildings required by the North Carolina Fire Code to be inspected shall obtain a General Inspection Use Permit. The frequency rates of the inspections are based upon the minimum inspection schedule required by the North Carolina Fire Code. Operational permits required by the North Carolina Fire Code will be included in the General Inspection Use Permit and will be listed on their permit as a provision(s). Departure from that type of operation would require another permit to be obtained. Operations or processes listed in the Fee Schedule as a Special Operational Use Permit are not included in the General Inspection Use Permit. The various General Inspection Use Permits and fees are as follows:

Six Month Inspection. The following occupancies are on a six month inspection schedule and the General Inspection Use Permit will be valid for a period of six months from the date of issuance:

Occupancy	Fee
Public and Private Schools	\$30

Twelve Month Inspection. The following occupancies are to be inspected once every year and the General Inspection Use Permit will be valid for a period of 12 months from the date of issuance:

Occupancy	Fee
Assembly	\$60
Foster Care	No Charge
Hazardous	\$140
High Rise	\$190
Institutional	\$60
Educational and Daycares	\$60
Residential	
10 Buildings or Less	\$60
11 to 20 Buildings	\$80
More than 20 Buildings	\$100
Residential Care Facility	\$60
Group Homes	\$60

Residential excludes one and two family dwellings and applies to the interior common areas of multifamily dwelling units. Interior common areas will include exit corridors, community rooms, offices, laundry rooms, etc.

Educational includes educational occupancies other than public and private schools included in six month inspections.

Twenty-Four Month Inspection. The following occupancies are to be inspected every two years and the General Inspection Use Permit will be valid for a period of 24 months from the date of issuance:

Occupancy	Fee
Factory/Industrial	\$115

Thirty-Six Month Inspection. The following occupancies are to be inspected every three years and the General Inspection Use Permit will be valid for a period of 36 months from the date of issuance:

Occupancy	Fee
Business	\$70
Churches/Synagogues	No charge
Mercantile	\$70
Multi-Tenant Buildings	*Will assess permit fee for each tenant individually based on type of occupancy
Storage (includes Garages/Car Repair/Car Services)	\$100

Other Not Listed. Buildings not fitting into one of the other General Inspection Use Permits will be classified as Other Not Listed. Based upon the degree of hazards, the General Inspection Use Permit will be valid for either 12, 24, or 36 months from the date of issuance.

Item	Fee
12 Month Inspection	\$60
24 Month Inspection	\$70
36 Month Inspection	\$80

Section 2. Special Operational Use Permit.

Operational permits are required by the North Carolina Fire Code to conduct the following types of operations. A permit fee will be charged for the following Special Operational Use Permits. These permits are not attached to normal procedures and are not covered under a General Inspection Use Permit or Fire Department Construction Permit. Tents and air supported structures requiring a construction permit will be included with the Special Operational Use Permit.

Item	Fee
Blasting Permit	
2 day permit (48 hours)	\$50
30 day permit	\$100
Burning Permit	
Commercial	\$40
Residential	No Charge
Exhibit and Trade Shows	\$40
Festivals (fairs, carnivals, etc.)	\$40
Firework Displays (pyrotechnics)	\$160
Fumigation or Thermal Insecticidal Fogging	\$40
Mall Kiosk	\$20
Special Amusement Building	\$40
Tent or Air Supported Structures	\$40
Air supported structure (Greater than 400 sq. ft.)	\$40
Tent with walls (Greater than 800 sq. ft.)	\$40
Tent without walls (Greater than 1,800 sq. ft.)	\$40
Tent Structure or Stand for Fireworks Sales	
7 day permit	\$235
21 day permit	\$475
Others not listed	\$40

Effective July 1, 2025

Section 3. Fire Department Construction Permits.

Construction permits are required by the North Carolina Fire Code to install or modify the following systems or equipment. A permit fee will be charged for the following Fire Department Construction Permit. Any person that commences any work before obtaining the necessary permit will be charged double permit fees and subject to civil citations and being reported to the NC State Board of Examiners.

Item	Fee
Automatic Fire Extinguishing Systems (Hood Systems, Computer Rooms, Spray Booth, Dip Tank, etc.)	
Installation	\$48
Renovation/Modification	\$48
Automatic Sprinkler Systems	
Installation	.50 cent per head over 100 heads/ (\$60 minimum)
Renovation/Modification	\$60
Compressed Gas Systems (Amounts exceed those listed in Table 105.6.9)	
Compressed Gas Systems (Amounts exceed those listed in Table 105.6.9)	\$48
Abandon, Remove, Place Temporarily out of Service or Close	\$40
Door Locking Devices (Access-controlled egress, delayed egress, and special locking devices)	
Installation	\$48
Renovation/Modification	\$40
Fire Alarm and Detection System (Includes devices tied into fire alarm system)	
Installation	\$60
Renovation/Modification	\$40
Fire Pumps and Related Equipment	
Installation	\$48
Renovation/Modification	\$40
Flammable and Combustible Liquid Storage Tanks	
*Tank Installation (*If electric circuitry is involved then an electrical permit must also be obtained from the Building Inspections Department)	\$48/tank
Removal or Place out of Service	\$40/tank
Hazardous Material Facility or Other Area	
Abandon, Remove, Place Temporarily out of Service or Close areas regulated by Chapter 27 when amounts listed in Table 105.6.21 are exceeded	\$40
Plan Review Fee- Building Construction- New / Addition / Renovation area only	
12,000 sq. ft. or less	\$.02/sq. ft./ (\$30 minimum)
12,001 sq. ft. or more	\$.015 sq. ft./ (\$30 minimum)
Private Fire Hydrants	
Installation	\$48
Renovation/Modification	\$40
Standpipe System (Not part of a sprinkler system)	
Installation	\$48
Renovation/Modification	\$40
Two-Way Communication System (Area of Rescue Assistance)	
Installation	\$48
Renovation/Modification	\$40

Effective July 1, 2014.

Section 4. Miscellaneous Test, Inspections, and Re-Inspections.

Item	Fee
ABC License (Inspection beyond the original inspection)	\$75
Fire Flow Test	\$100
Re-inspection Fees Construction Permit: Additional fees will be charged to the permit holder of a Fire Department Construction Permit for the following: Re-inspection due to work not being finished, corrections not being complete, or failure to cancel an inspection	\$50
Re-inspection Fees General Inspections: Additional fees will be charged to the permit applicant or holder of a General Inspection Use Permit beyond the first re-inspection when conducting inspections for fire code violations that have not been corrected.	
Second non-compliance re-inspection	\$35
All Subsequent non-compliance re-inspection	\$50 per re-inspection
Special Inspections (Requested by contractor outside normal work hours)	\$120/hour

Effective July 1, 2025

Section 5. Address Sign and Post.

Address Sign	Fee
Sign	\$14
Sign and Post	\$28

Effective July 1, 2025

City of Monroe Departments are required to obtain the proper permit(s) as defined within this ordinance; however, City of Monroe Departments operating under the City's General Fund Budget will be exempt from the permit fees.

CHAPTER IX. MONROE COUNTRY CLUB

ARTICLE A. GOLF COURSE.

	City Resident	Non City Resident
Annual Green Passes (Annual Pay)*		
Individual	\$1140/yr.	\$1260/yr.
Family (Not to exceed four individuals living at the same address.)	\$1320/yr.	\$1440/yr.
Add extra family member		
Age 23 years and older	\$230	\$290
Age under 23 years	\$116	\$174
Junior (Up to 23 years of age)	\$450	\$500
New Member Fee Waived		
Juniors Summer Membership (Jun – Aug)	\$100	\$150
New Member Fee Waived		
Full-Time City Employee/Eligible Retirees/Golf Course Rangers	\$510	\$560
Annual Green Passes (Monthly Bank Draft)*		
Individual	\$100	\$110
Family (Not to exceed four individuals living at the same address.)	\$115	\$125
Add extra family member		
Age 23 years and older	\$20	\$25
Age under 23 years	\$10	\$15
Junior (Up to 23 years of age)	\$40	\$45
Full-Time City Employee/Eligible Retirees/Golf Course Rangers	\$45	\$50
Cart Fees*		
Member 9 Holes	\$12	\$12
Member 18 Holes	\$23	\$23
Non-Member 9 Holes	\$12	\$12
Non-Member 18 Holes	\$22	\$22
Green Fees*		
9 Holes Weekday	\$18	\$18
18 Holes Weekday	\$28	\$28
9 Holes Weekend	\$23	\$23
18 Holes Weekend	\$43	\$43
Full-Time City Employees and Eligible Retirees		
receive complimentary green fees Mon. – Fri.		
Twilight Cart & Green Fees		
Nov. – March (After 12 p.m.)		
April – Oct. (After 2 p.m.)		
Mon. – Fri.	\$35	\$35
Saturday / Sunday / Holiday	\$40	\$40
Super Twilight Cart & Green Fees		
April – Oct. (After 4 p.m.)		
Mon. – Fri.	\$25	\$25
Saturday / Sunday / Holiday	\$30	\$30
Membership Reinstatement Fees		
(Applies only to previous members who rejoin within		
6 months of dropping membership.)		
Individual	\$250	\$300
Family (Children under 23 years of age)	\$350	\$400

New Member Fee*		
Individual	\$100	\$125
Family	\$150	\$175
Senior Rate / Active Civil Service - Police, Fire, Medic & Military (ID Required)		
(Mon. – Fri.) Cart and Green Fee		
9 Holes	\$20	\$20
18 Holes	\$35	\$35
Junior Rates (17 years of age and under) Green Fee		
9 Holes	Age x \$.50	Age x \$.50
18 Holes	Age x \$1	Age x \$1
Tournament Fees – All Full-Service		
Shotgun Start Tournaments (Min. 60 Players)		
Mon. – Thurs.	\$40	\$40
Fri.	\$45	\$45
Sat. & Sun. before 2 p.m.	\$55	\$55
Sat. & Sun. after 2 p.m.	\$45	\$45
Non-Profit/Charity Tournaments		
Mon. – Thurs.	\$35	\$35
Fri. Anytime	\$40	\$40
Sat. & Sun. before 2 p.m.	\$50	\$50
Sat. & Sun. after 2 p.m.	\$40	\$40
Tee-Time Tournaments / Self-Managed		
Mon. – Thurs.	\$30	\$30
Fri. – Sun. (After 12 pm)	\$35	\$35
Junior Tournaments **		
Tee-Time Tournaments / Self-Managed		
Mon. – Thurs.		
9 Holes	\$12	\$12
18 Holes	\$20	\$20
Fri – Sun after 12 p.m.		
9 Holes	\$15	\$15
18 Holes	\$25	\$25
Shotgun Start Tournaments (Min. 60 Players) 18 Holes		
Mon. – Thur.	\$30	\$30
Fri.	\$35	\$35
Sat. & Sun. before 2 p.m.	\$55	\$55
Sat. & Sun. after 2 p.m.	\$35	\$35
Spectator Cart Fee	\$20	\$20
School Team Usage Rate ***		
Mon. – Fri. Team Practice/Matches	\$350/season	\$350/season

*The monthly green fee passes may be adjusted for discount combinations and corporate membership packages. Regular cart and green fee rates may be adjusted based on demand and for special promotions not to exceed 30% off regular rates.

*The new member fee may be adjusted or waived for special promotions and joining specials during the year. Memberships include annual handicap fees, 1 bucket of range balls per day, free entry into Club Championship Tournament, and reduced cart rental fees.

** Non Profit/Charity Junior Tournaments will be provided with a 25% discount.

*** Only Union County School Teams Eligible
Effective May 1, 2024.

ARTICLE B. FACILITY RENTAL

	City Resident	Non-City Resident	Approved Non-Profit Rentals	Full Time City Employee Rate (Limit 1 Rental per Year)
Daily Rate	\$1,100	\$1500	50% discount off regular rate *	50% discount off regular rate**
Hourly Rate	\$140	\$165	NA	50% discount off regular rate**
Rental in conjunction with Golf Tournament:				
Mon. – Thurs.	\$350	\$350	NA	NA
Fri. – Sun.	\$500	\$500	NA	NA
China/Crystal/ Flatware	\$100	\$150		
Security Officer Fee†	\$35	\$35	\$35	\$35
Refundable Damage Deposit♦	½ Rental Fee	½ Rental Fee	½ Rental Fee	½ Rental Fee

*Approved Non-Profit rental rate not valid on Saturdays or during the month of December. Limited to one rental per year. All other rentals will be at regular pricing. Discount is only provided for Non-Profits located and operating in Union County.

**Employee discount not valid for Saturdays or during the month of December.

***Hourly rate limited to Monday – Thursday rentals.

†All rentals allowing alcohol must pay security officer fees.

♦ Damage deposits will be refunded in their entirety if all rental agreement rules and regulations are met.

Effective July 1, 2023.

ARTICLE C. DRIVING RANGE

Description	Fee
Driving Range Ball Tokens	\$4/ea.
Driving Range Balls - Buy 3 Tokens	\$10

Effective July 1, 2016.

CHAPTER X. NATURAL GAS

ARTICLE A. NATURAL GAS SERVICE FEES

Section 1. Residential Gas Connection Fees.

There is no connection fee for residential customers. The customer will be charged the Residential basic charge of \$10 per month beginning 30 days after the service is installed until the time is meter is set.

Service line footage fees may apply. For details, see Section 4.

Section 2. Qualifying Major Residential Gas Appliances.

- Vented space heating with minimum 40,000 BTU/h for use as primary heat
- Water heater – Storage Tank
- Water heater – Tankless
- Air conditioner

Section 3. Qualifying Minor Residential Gas Appliances.

- Dryer
- Range
- Grill
- Gas Logs
- Hybrid Split System (Dual Fuel)
- Any appliance not listed

Section 4. Residential Service Footages.

Section 4.1. Services Crossing Major Corridors

A major corridor is defined as a roadway with more than three (3) lanes of travel or a railroad.

If a service line requires crossing a major corridor, the cost of the service line will be evaluated per the eight (8) year revenue requirement. The City will estimate the cost of the service line installation and estimate the revenue from the customer over an eight (8) year period. All service line expenses that exceed the estimated revenues will require a contribution in aid from the customer.

Section 4.2. Services Crossing Minor Corridors or with No Corridor Crossing

A minor corridor is defined as a roadway with three (3) lanes of travel or less.

If a customer has at least one qualifying major gas appliance, 500' of service line will be installed at no cost. For each and every additional qualifying gas appliance (either major or minor) an additional 50' will be installed for free.

If a customer has only minor appliances, every qualifying minor appliance accounts for 50' of free service line installation.

All service line footages not qualified as free will require customer contribution in aid for construction expenses to meet the eight (8) year revenue requirement.

A residential economic feasibility study may be requested for services that do not meet the criteria defined for free installation.

Effective for service on and after July 1, 2020

Section 5. Non-Residential Gas Connection Fees.

There is no connection fee for non-residential customers including the commodity and the transportation rate classes.

Section 6. Non-Residential Commodity Service Footages.

Section 6.1. Services Crossing Major Corridors

A major corridor is defined as a roadway with more than three (3) lanes of travel or a railroad.

If a service line requires crossing a major corridor, the cost of the service line will be evaluated per the eight (8) year revenue requirement. The City will estimate the cost of the service line installation and estimate the revenue from the customer over an eight (8) year period. All service line expenses that exceed the estimated revenues will require a contribution in aid from the customer.

Section 6.2. Services Crossing Minor Corridors or with No Corridor Crossing

A minor corridor is defined as a roadway with three (3) lanes of travel or less.

For services with a minimum connected load of 200,000 BTU/h a total of 500' of service line will be installed at no cost.

An economic feasibility study may be requested for projects that do not meet the criteria defined for free installation. Some projects may require customer contribution in aid for construction expenses to move forward.

Effective for service on and after July 1, 2020.

Section 7. Extension Policy for Areas Not Included in the Current Capital Plan.

Any potential customer(s) requesting service which are not currently scheduled in the natural gas system capital improvement program may submit their request for consideration to the Energy Services Engineering Department. To find out if service to your area is included in the present capital improvement plans, you may contact Energy Services Engineering Department.

Project approval shall ultimately be based on results of an economic feasibility study.

Effective for service on and after September 1, 2012

Section 8. Excess Flow Valve or Curb Valve Installation Policy

New Residential Service	No Charge
Installation on Existing Residential Service	Estimated Cost*
New Commercial Service	No Charge
Installation on Existing Commercial Service	Estimated Cost*

*Charge for this type of installation will be the actual labor, equipment, and materials cost to the City of Monroe. Special consideration will be given to waive charges if determined that installation of the Excess Flow Valve, Curb Valve, or conversion of existing service line to new PE service line will benefit the City of Monroe.

Effective for service on and after July 1, 2017

ARTICLE B. NATURAL GAS RATES

Section 1. Residential Natural Gas Service.

A. Natural Gas Rate Schedule R-1.

AVAILABILITY. This schedule is available only to domestic gas customers within the territory served by the City. The Residential Rate is applicable to all gas service for domestic purposes to individual private residences or apartments. Natural gas furnished under this Schedule is firm commodity gas service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure of 7" water column. Delivery pressures in excess of 7" water column must be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$10.00
B.	Margin	\$.5430 per CCF
C.	Commodity Charge (per CCF)	<i>Note 1</i>

Note 1: The Commodity Charge is the weighted average cost of gas and gas transportation, computed monthly, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year. The Commodity Charge shall include allocated demand costs prorated over total energy use in the months of November-April.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule.

Effective for service as determined by meter readings on and after July 1, 2015.

Section 2. Non-Residential Commodity Gas Service.

A. Small General Service - Natural Gas Rate Schedule C-1.

AVAILABILITY. This schedule is available to all non-residential full requirements gas customers within the territory served by the City when average monthly use does not exceed 6,000 CCF. Natural gas furnished under this Schedule is firm commodity gas service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

When a farm residence is an integral part of an agricultural operation, the residence may be served jointly with the other use under this Schedule.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure of 7" water column. Delivery pressures in excess of 7" water column must be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$22.00
B.	Margin	\$.5181 per CCF
C.	Commodity Charge (per CCF)	Note 1

Note 1: The Commodity Charge is the weighted average cost of gas and gas transportation, computed monthly, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year. The Commodity Charge shall include allocated demand costs prorated over total energy use in the months of November-April.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule.

Effective for service as determined by meter readings on and after July 1, 2013.

B. Medium General Service - Natural Gas Rate Schedule M-1.

AVAILABILITY. This schedule is available to all qualifying non-residential full requirements gas customers within the territory served by the City. Average monthly gas use must be between 6,000 CCF and 20,000 CCF and be used for commercial purposes or industrial process, feedstock, plant protection, and/or boiler fuel. Natural gas furnished under this Schedule is firm commodity gas service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$75.00
B.	Margin	\$.3520 per CCF
C.	Commodity Charge (per CCF)	Note 1

Note 1: The Commodity Charge is the weighted average cost of gas and gas transportation, computed monthly, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year. The Commodity Charge shall include allocated demand costs prorated over total energy use in the months of November-April.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule.

Effective for service as determined by meter readings on and after July 1, 2013.

C. Large General Firm Gas Service - Natural Gas Rate Schedule I-1.

AVAILABILITY. This Schedule is available only to qualifying non-residential full requirements gas customers within the territory served by the City. Average monthly gas use must be over 20,000 CCF and be used for commercial purposes or industrial process feedstock, plant protection, and/or boiler fuel. Natural gas furnished under this Schedule is firm commodity gas service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$350.00
B.	Margin	\$.3508 per CCF
C.	Commodity Charge (per CCF)	<i>Note 1</i>

Note 1: The Commodity Charge is the weighted average cost of gas and gas transportation, computed monthly, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year. The Commodity Charge shall include allocated demand costs prorated over total energy use in the months of November-April.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule.

Effective for service as determined by meter readings on and after July 1, 2013.

D. Large General Interruptible Gas Commodity Service - Natural Gas Rate Schedule INT-1.

AVAILABILITY. This Schedule is available only to qualifying non-residential gas customers within the territory served by the City. Average monthly gas use must be over 20,000 CCF and be used for commercial purposes or industrial process feedstock, plant protection, and/or boiler fuel. The Customer must be able to switch from Natural Gas to an alternative fuel within two (2) hours of notification.

Once a qualified Customer elects service under this Rate Schedule, all services will be provided under the terms and conditions of this Rate Schedule for a term extending through the following June 30. A Customer may, subject to the consent of the City, elect to discontinue service under this Rate Schedule and receive service under another applicable Rate Schedule by giving written notice to the City prior to March 1 of any year. Proper notice having been provided and written consent received from the City, the Customer shall discontinue service under this Rate Schedule effective the first July 1 following the notice.

Natural gas furnished under this Schedule is interruptible commodity gas service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$350.00
B.	Margin	\$.1253 per therm
C.	Commodity Charge (per therm)	<i>Note 1</i>

Note 1: The Commodity Charge is the weighted average cost of gas and gas transportation, computed monthly, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year. The Commodity Charge shall include allocated demand costs prorated over total energy use in the months of November-April.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule.

Effective for service as determined by meter readings on and after July 1, 2013.

E. Negotiated Natural Gas Service - Natural Gas Rate Schedule NEG-1.

AVAILABILITY. This Schedule is available only to qualifying industrial gas customers within the territory served by the City. Service is available to industrial customers using 20,000 therms or more of gas per month for industrial process feedstock, plant protection, and/or boiler fuel, which have the capability to switch from Natural Gas to an alternative fuel. This rate is intended for use to displace fuels for which Natural Gas would otherwise be noncompetitive in price.

Natural gas furnished under this Schedule is interruptible commodity gas service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$350.00
B.	Minimum Margin	\$.0350 per therm
C.	Negotiated Commodity Charge (per therm)	<i>Note 1</i>

Note 1: The Negotiated Commodity Charge shall be the negotiated commodity cost of gas and gas transportation, including losses, to the Customer's point of delivery.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations and Utilities Customer Service Policy are made a part of this Schedule.

Effective for service as determined by meter readings on and after September 1, 2012.

F. Negotiated Natural Gas Service - Natural Gas Rate Schedule NEG-2.

AVAILABILITY. This Schedule is available only to qualifying industrial gas customers within the territory served by the City. This Schedule is available to industrial customers using 80,000 therms or more of gas per month for industrial process feedstock, plant protection, and/or boiler fuel, which have the capability to switch from Natural Gas to an alternative fuel. This rate is intended for use to displace fuels for which Natural Gas would otherwise be noncompetitive in price.

Natural gas furnished under this Schedule is interruptible commodity gas service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$350.00
B.	Minimum Margin	\$.0200 per therm
C.	Negotiated Commodity Charge (per therm)	Note 1

Note 1: The Negotiated Commodity Charge shall be the negotiated commodity cost of gas and gas transportation, including losses, to the Customer's point of delivery.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations and Utilities Customer Service Policy are made a part of this Schedule.
Effective for service as determined by meter readings on and after September 1, 2012.

G. Public Vehicle Fueling Service - Natural Gas Rate Schedule VF-1.

AVAILABILITY. This schedule is available to all qualifying non-residential full requirements gas customers within the territory served by the City. Average monthly gas use must be between 4,000 CCF and 20,000 CCF and be used exclusively for public delivery and resale of Compressed Natural Gas for vehicle fueling. Natural gas furnished under this Schedule is firm commodity gas service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$75.00
B.	Margin	\$.3520 per CCF
C.	Commodity Charge (per CCF)	Note 1

Note 1: The Commodity Charge is the weighted average cost of gas and gas transportation, computed monthly, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year. The Commodity Charge shall include allocated demand costs prorated over total energy use in the months of January-December.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule.
Effective for service as determined by meter readings on and after July 1, 2015.

Section 3. Natural Gas Transportation Service.

A. Interruptible Transportation Natural Gas Service - Natural Gas Rate Schedule TRN-1.

AVAILABILITY. This Schedule is available only to qualifying industrial gas customers within the territory served by the City. Service is available to industrial customers using 50,000 therms or more of gas per month for industrial process feedstock, plant protection, and/or boiler fuel, and all of the gas is supplied from a source other than the City of Monroe. The Customer shall have the capability to switch from Natural Gas to an alternative fuel within two (2) hours of notification.

Once a qualified Customer elects service under this Rate Schedule, service will be provided under the terms and conditions of this Rate Schedule for a term extending through the following June 30. A Customer may, subject to the consent of the City, elect to discontinue service under this Rate Schedule and receive service under another applicable Rate Schedule by giving written notice to the City prior to March 1 of any year. Proper notice having been provided and written consent received from the City, the Customer shall discontinue service under this Rate Schedule effective the first July 1 following the notice.

Service under this Schedule is interruptible transportation only service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$350.00
B.	Margin	
	First 200,000 therms	\$.0866 per therm
	Next 400,000 therms	\$.0326 per therm
	All over 600,000 therms	\$.0226 per therm
C.	Transport Charge (per therm)	Note 1

Note 1: The Transport Charge is the weighted average cost of gas transportation, computed annually, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule. Volumes are to be nominated on a month to month basis. The Customer must notify the appropriate City personnel or the City's marketer on or before the 15th of the month prior to which the gas volumes will be delivered. The Customer shall also abide by any applicable rules or regulations that an upstream supplier or the City's marketer may impose on the City. Nominations are to be made on a take-or-pay basis.

Effective for service as determined by meter readings on and after July 1, 2024.

B. Firm Transportation Natural Gas Service - Natural Gas Rate Schedule FTRN-1.

AVAILABILITY. This Schedule is available only to qualifying industrial gas customers within the territory served by the City for firm transportation of natural gas. Service is available to customers using 150,000 therms or more of gas per month for industrial process feedstock, plant protection, and/or boiler fuel, and all of the gas is supplied from a source other than the City of Monroe.

Once a qualified Customer elects service under this Rate Schedule, service will be provided under the terms and conditions of this Rate Schedule for a term extending through the following June 30. A Customer may, subject to the consent of the City, elect to discontinue service under this Rate Schedule and receive service under another applicable Rate Schedule by giving written notice to the City prior to March 1 of any year. Proper notice having been provided and written consent received from the City, the Customer shall discontinue service under this Rate Schedule effective the first July 1 following the notice.

Service under this Schedule is firm transportation only service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$350.00
B.	Margin	\$.535 per CCF
C.	Transport Charge (per CCF)	Note 1
D.	Demand Charge (per CCF)	Note 1

Note 1: The Transport Charge is the weighted average cost of intrastate gas transportation, computed annually, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year. The Demand Charge is allocated interstate pipeline transportation costs prorated over total energy use in the months of November-April.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule. Volumes are to be nominated on a month to month basis. The customer must notify the appropriate City personnel or the City's marketer on or before the 15th of the month prior to which the gas volumes will be delivered. The customer shall also abide by any applicable rules or regulations that an upstream supplier or the City's marketer may impose on the City. Nominations are to be made on a take-or-pay basis.

Effective for service as determined by meter readings on and after July 1, 2013.

C. Interruptible Gas Transportation Service – Electric Power Peaking Generation EPG-1

AVAILABILITY. This Schedule is available only to qualifying customers utilizing natural gas on an interruptible basis for generation of electric power within the territory served by the City. Service is available to customers with minimum electric generation output of 10,000 kilowattss and minimum annual deliveries of gas under this Schedule of 1,800,000 therms. This Schedule is for transportation only of gas supplied from a source other than the City of Monroe. The Customer shall have the capability to switch from Natural Gas to an alternative fuel within two (2) hours of notification.

Once a qualified Customer elects service under this Rate Schedule, service will be provided under the terms and conditions of this Rate Schedule for a term extending through the following June 30. A Customer may, subject to the consent of the City, elect to discontinue service under this Rate Schedule and receive service under another applicable Rate Schedule by giving written notice to the City prior to March 1 of any year. Proper notice having been provided and written consent received from the City, the Customer shall discontinue service under this Rate Schedule effective the first July 1 following the notice.

Service under this Schedule is interruptible transportation only service subject to Natural Gas Division General Rules and Regulations for all natural gas service from the City of Monroe.

TYPE OF SERVICE. Natural Gas with a nominal heating value of not less than 1,000 British Thermal Units (BTU's) per cubic foot, at a delivery pressure to be approved by the City on an individual basis.

MONTHLY RATE.

A.	Basic Customer Charge	\$730.00
B.	Margin	
	First 200,000 therms	\$.0866 per therm
	Next 400,000 therms	\$.0326 per therm
	All over 600,000 therms	\$.0226 per therm
C.	Transport Charge (per therm)	<i>Note 1</i>

Note 1: The Transport Charge is the weighted average cost of intrastate gas transportation, computed annually, plus any adjustment for over or under recovery of previous months' costs prorated over the remaining months of the fiscal year.

MINIMUM ANNUAL DELIVERIES. The minimum annual deliveries of natural gas under this Schedule shall be 1,800,000 CCF. If deliveries in any May- April period are less than 1,800,000 CCF, the deficiency will be added to the bill for April use.

SERVICE REGULATIONS. The applicable provisions of the current City of Monroe Natural Gas General Rules and Regulations are made a part of this Schedule. Volumes are to be nominated on a month to month basis. The Customer must notify the appropriate City personnel or the City's marketer on or before the 15th of the month prior to which the gas volumes will be delivered. The Customer shall also abide by any applicable rules or regulations that an upstream supplier or the City's marketer may impose on the City. Nominations are to be made on a take-or-pay basis.

Effective for service as determined by meter readings on and after July 1, 2013.

ARTICLE C. NATURAL GAS RATE RIDERS

Section 1. Natural Gas Water Heater Rebate Rate Rider.

CITY OF MONROE NATURAL GAS RATE RIDER – WH-2 WATER HEATER REBATE FOR RESIDENTIAL/BUSINESS CUSTOMERS

AVAILABILITY. This rate rider is available to all City of Monroe natural gas customers receiving or applying for permanent gas service under any applicable rate schedule.

ELIGIBILITY REQUIREMENTS. A \$200 rebate will be paid to the City of Monroe natural gas customers, building contractors, plumbers, or HVAC contractors installing a natural gas water heater. The rebate is available by installing a natural gas water heater:

- 1) In a new dwelling/business; or
- 2) To replace an existing water heater. (Existing water heater can be any energy source, i.e., electric, natural gas, propane, fuel oil, etc.).

In addition, the following standards must be met:

- 1) The water heater will be at least a 30-gallon storage tank. There is no limit to the maximum size;
- 2) A tankless water heater does not qualify for the rebate;
- 3) The customer will choose the plumbing contractor of their choice to install the new water heater. All future service requirements can be arranged with that contractor or any other of the customer's choices. The customer should expect to pay the contractor the fair market price for installation costs;
- 4) Applicable permits and inspection of the natural gas water heater installation is required as a qualification for the rebate. Inform the Permit Center that a City of Monroe Water Heater Rebate is being applied for.
- 5) Since the water heater remains the customer's property, all future service is at the customer's expense. The City makes no guarantees, express or implied, about the quality of the water heater or its installation;
- 6) The manufacturer, not the City, guarantees the tank against leakage and defects;
- 7) After the customer has the water heater installed, a representative from the City will verify the installation of the water heater. The customer will use a paid receipt to apply for their rebate on an existing dwelling. A visual inspection of any new home will serve as verification;
- 8) The water heater rebate will be \$200 per unit installed with no maximum number of units to a customer/builder/developer. The water heater may cost less than \$200. The City will list on the application form any reason a rebate is denied.

Effective for service on and after July 1, 2018.

Section 2. Natural Gas Conversion Rebate Rate Rider.

CITY OF MONROE NATURAL GAS CONVERSION RATE RIDER – NGC CONVERSION FROM PROPANE OR HEATING OIL REBATE FOR NEW NATURAL GAS RESIDENTIAL/BUSINESS CUSTOMERS

AVAILABILITY. This rate rider is available to new City of Monroe natural gas customers receiving or applying for permanent gas service under any applicable rate schedule.

ELIGIBILITY REQUIREMENTS. A \$200 rebate will be paid to the City of Monroe new natural gas customers changing from heating with propane or heating oil. This is a one-time rebate per each natural gas meter installed. This rebate may apply in addition to the natural gas water heater rebate, WH-2.

In addition, the following standards must be met:

- 1) The home or business must have been using propane or heating oil for primary heat for at least one year;
- 2) The natural gas heating equipment may be new or converted from using propane or heating oil;
- 3) The natural gas heating system must be vented with a minimum 40,000 BTU/h;
- 4) The Hybrid Split System (Dual Fuel) does not qualify for the rebate;
- 5) The natural gas heating system must be primary heat;
- 6) The installation or conversion must be performed by a licensed heating contractor of the customer's choice; all future service requirements can be arranged with that contractor or any other of the customer's choice;
- 7) Since the heating system remains the customer's property, all future service is at the customer's expense; the City makes no guarantee, express or implied, about the quality of the heating system or its installation;
- 8) No guarantee of the installation is expressed or implied by the City;
- 9) After the customer has the heating system operational, a representative from the City will inspect to confirm the installation is complete; the customer will provide a copy of an approved inspection to apply for this rebate;
- 10) The City will list on the application form any reason a rebate is denied;
- 11) Should the customer choose to terminate the natural gas service within the first two years of the service being installed, then the customer will be charged the Residential Heat-Only basic facilities charge of \$10 per month. This \$10 month charge will apply from the time of service termination through a date two years after service initiation.

Effective for service on and after January 17, 2012.

Section 3. Natural Gas HVAC Partner Conversion Customer Permit Rider.

**CITY OF MONROE NATURAL GAS HVAC PARTNER CONVERSION PERMIT FEE RIDER –
NGCP
PERMITTED LICENSED CONTRACTOR FOR CONVERSION OF EXISTING HOME FOR
NEW NATURAL GAS RESIDENTIAL CUSTOMERS**

AVAILABILITY. This fee rider is available to licensed contractors responsible for the permit to convert a residential unit to become a new City of Monroe natural gas customer for permanent gas service for natural gas heating or water heating.

ELIGIBILITY REQUIREMENTS. A \$50 fee will be paid to a licensed contractor converting an existing residential dwelling unit to become a City of Monroe new natural gas customer. This fee may be in addition to rate riders paid to the customer for the natural gas water heater rebate, WH-2, and/or a natural gas conversion for heating, NGC.

In addition the following standards must be met:

- 1) The contractor must be certified by the Natural Gas Division as a City of Monroe HVAC Partner;
- 2) The home must have been using any energy(ies) other than natural gas for heating and water heating for at least one year;
- 3) If natural gas will be used for heating, the heating equipment may be new or converted, must be vented, must have an input rating of at least 40,000 btu, and must be primary heat;
- 4) If natural gas will be used for water heating, the unit must have a minimum storage tank size of 30-gallons or be an instantaneous hot water unit;
- 5) No support for guarantee of the system or workmanship is expressed or implied by the City.

Effective for service on and after July 1, 2011.

CHAPTER XI. PARKS AND RECREATION FEES

ARTICLE A. FACILITY AND PROGRAM FEES

Section 1. Facility Rental Fees.

	City Resident	Non City Resident
Athletic Fields		
Adult Soccer Field		
Hourly rate after 10 hours	\$35	\$45
Up to 10 hours	\$250	\$275
Up to 5 hours	\$125	\$150
Adult Softball Field		
Hourly rate after 10 hours	\$35	\$45
Up to 10 hours	\$250	\$275
Up to 5 hours	\$125	\$150
Youth Baseball / Softball Field		
All day – 10 hours	\$100	\$125
Half day – 5 hours	\$50	\$65
Youth Soccer Field		
All day – 10 hours	\$80	\$100
Half day – 5 hours	\$40	\$50
Fields for Practice	\$15/1 hrs.	\$23/1 hrs.
Fields for Practice with Lights	\$25/1 hrs.	\$33/1 hrs.
Building Rental Fees		
Gym - Practice - Hourly rate, up to 3 hours*	\$40	\$50
Gym - Hourly rate after 5 hours	\$40	\$50
Up to 5 hours	\$200	\$250
Meeting Rooms - Hourly rate after 4 hours	\$10	\$20
Up to 4 hours	\$50	\$75
Belk Tonawanda Park Rental - Includes Amphitheater and Shelter		
Up to 8 hours	\$400	\$500
Picnic Shelters		
Full Day- Up to 8 hours	\$75	\$95
(Belk Tonawanda, Creft, Dickerson, Don Griffin, Sunset Park)		
Max Occupancy (60-75) Varies by Location		
Community Center Shelters**		
Sutton Park, Old Armory – Max Occupancy (60) – Includes Meeting		
Full Day (Up to 8 hours)	\$120	\$150
½ Day (Up to 4 hours)	\$70	\$90
Pool Rental	\$35/hr.	\$45/hr.
Active Adult Center Multi-Purpose – 4 hour block	\$300	\$400
Active Adult Center Multi-Purpose – 6 hour block	\$400	\$500
Splash Pad Shelter Rental – 2 hour block	\$125	\$200
Tennis Courts		
Day Use	N/C	N/C
With Lights	\$2/court	\$2.50/court
Winchester Pool Daily Fee		
6 – 15 Yrs.	\$1	\$5
16 & Up	\$2	\$8

*Gyms are available for practice rentals on a limited basis based on current programming and availability at the time of request.

**Neighborhood Associations or a Neighborhood HOA will be allowed to utilize their neighborhood Community Center or Park for two neighborhood family-oriented events per years at no charge.

***Athletic field rentals must end by 10:00 pm.

Effective July 1, 2023

Section 2. Program/Individual Use/Membership Fees.

	City Resident	Non City Resident
Individual Use Fees		
Gym Play - 19 & Up	\$1	\$1.50
Racquetball (Dickerson)	\$7/court/hr.	\$9/court/hr.
Fitness Room – 19 & Up	\$1	\$1.50
Membership Fees		
Gym Membership Fees – 19 & Up		
Gymnasiums (J. Ray Shute, Sutton Park, Winchester)	\$20/yr.	\$75/yr.
Dickerson Center (Gym and Weight Room Only)	\$65/yr. Ind \$100/yr. Family	\$100/yr. Ind \$150/yr. Family
Dickerson Center (Racquetball, Gym, and Weight Room)	\$135/yr. Ind \$200/yr. Family	\$190/yr. Ind \$250/yr. Family
Active Adult Center (Annual Fee)		
Individual	N/C	\$60
Couple (Two adults living at the same address. Both must be 55 yrs. old to qualify.*)	N/C	\$90
Fitness Rooms		
Winchester Center		
19 & Up	\$25	\$75
55 & Up	\$5	\$75
Program Fees		
Afterschool (Dickerson)**	\$50	\$50
Sibling Rate	\$45	\$45
Ceramics (Winchester)	N/C	\$25/yr.
Computer Class (Active Adult)	\$30 (6 sessions)	
Day Camp (Dickerson)**	\$80	\$80
Sibling Rate	\$75	\$75
Pottery Class (Active Adult)	\$60 (6 sessions)	

*Proof of residency required for couple membership; either driver's license, bank statement, voided check, or utility bill.

**Full-time employees are eligible for a \$10.00 discount per week.

Effective July 1, 2023

ARTICLE B. ATHLETIC TEAM FEES

	Team Entry Fee	Participant Fee Resident/Non- Resident	Participant Fee with Scholarship Resident/Non- Resident
Baseball*			
Coach Pitch, Rookies, Minors, Majors		\$35/\$70 (per person)	\$25/\$70 (per person)
Tee Ball		\$20/\$40 (per person)	
Basketball			
Adult Team	\$500		
3 vs 3 League (Adult)			
Youth League*		\$45/\$90 (per person)	\$32/\$90 (per person)
Soccer			
Youth*		\$60/\$120 (per person)	
Football			
Adult Flag	\$250		
Youth Flag*		\$35/\$70 (per person)	\$25/\$70 (per person)
Youth Tackle*		\$60/\$120 (per person)	
Track & Field (Youth)*		\$15/\$30	\$10.50/\$30
Softball Team (Adult)	\$450		
Pickleball Club Membership (Senior Adults 50+)	\$25	\$35	
Youth Sport Camps	\$25	\$50	
Late Registration Fee	\$10	\$10	

*City of Monroe resident youth athletic program participants meeting the eligibility requirements, per Union County Public Schools, for free lunch will receive a 30% discount on registration fees. Participant must provide eligibility verification and complete a scholarship application.

Effective July 1, 2023.

ARTICLE C. MISCELLANEOUS

- Cancellation Policy: Fees and deposits will be refunded for cancellations made at least two (2) weeks in advance. Cancellations made with less than two (2) weeks' notice, will forfeit the deposit. Cancellations are subject to a 10% administrative fee.
- Deposit: A deposit of 50% will be required with the reservation form in order to reserve the facility. The balance of the fee is due four (4) weeks prior to the event.
- Fees: All fees are based on regular operating hours of the facilities. For events requiring staffing after regular hours, a fee will be charged to cover overtime expenses.

ARTICLE D. AQUATICS AND FITNESS CENTER

Type	Monthly Fee*	Joining Fee*
Individual	\$50.00	\$125.00
Family (Up to 4 individuals living at the same address)	\$84.00	\$175.00
Adult/Child	\$58.00	\$125.00
Couple	\$65.00	\$125.00
Senior Couple (55 and Over)	\$43.00	\$100.00
Senior Individual (55 and Over)	\$58.00	\$100.00
Young Adult (14 – 21)	\$38.00	\$50.00
Extra Children	\$8.00 each	
Extra Grandchildren	\$15.00 each	
Extra Adult (Limit 1)	\$20.00 each	

*The joining fee may be adjusted for special promotions, for early membership, and corporate members during the year. The monthly membership fees may be adjusted for discount combination membership packages.

*Memberships may be paid though a monthly bank draft or one Annual Payment

*City of Monroe retirees are eligible for a 50% discount on their individual membership fees.

Membership Addition or Deletion Processing fee: \$5.00

*changes to current memberships

Membership Freeze Fee: \$10.00

*To put hold on account for 6mo to 1 year.

**Certain exemptions may apply to these fees as determined by the Aquatic Center Director.*

Note: Miscellaneous fees for programs, services, guests and rentals may be charged in accordance with the Parks and Recreation Customer Service Policy.

Effective July 1, 2025

Membership Category Descriptions

***FAMILY:**

Up to 4 People. Two adults **permanently** residing at the same address and up to two children.
(Children are defined as ages 3 – 21 residing at the same address)

ADDITIONAL MEMBERS

***EXTRA CHILDREN:**

Children age 3 through 21 **permanently** residing at the same address. To use in conjunction with Family, Adult/Child, & Senior memberships.

GRANDCHILD:

One child age 3 through 15 **NOT** residing at the same address. To use in conjunction with any membership.

***EXTRA ADULT:**

Adult age 22 and up **permanently** residing at the same address. To use in conjunction with Family, Couple, or Senior Couple memberships. **Limit (1)**

Effective July 1, 2025

ARTICLE E. OLD ARMORY

Section 1. Facility Rental.

	City Resident	Non City Resident
4-Hour Rental (Access to room 1 hour prior to rental.)	\$300	\$400
6-Hour Rental (Access to room 2 hours prior to rental.)	\$400	\$500
Hourly Rate (Additional hours.)	\$100	\$100
Approved Non-Profit Rental*	\$200	
Damage Deposit**	½ Rental Rate	½ Rental Rate
Additional Equipment Cost:		
Projector/Screen/ CD Player/Laptop	\$100	\$150
China/Crystal/Flatware	\$100	\$150

Note: Facility rental fees include the use of chairs and tables for 120 people, catering kitchen, podium and one (1) microphone.

*Approved Non-Profit rental rate not valid on Saturdays or during the month of December. Limited to one rental per year. All other rentals will be at regular pricing. Discount is only provided for Non-Profits located and operating in Union County.

** Damage deposits will be refunded in their entirety if all rental agreement rules and regulations are met.

Effective July 1, 2019

Section 2. Fitness Room.

	City Resident	Non City Resident
19 years & Up	\$25/yr.	\$75/yr.
55 years & Up	\$5/yr.	\$75/yr.

Effective July 1, 2018.

CHAPTER XII. PLANNING AND ZONING

ARTICLE A. FEE SCHEDULE

Note: Effective July 1, 2017, a permit fee increase of 10% shall be assessed to support technology development and implementation. Funds from the increase will serve to provide increased customer service for permitting, plan review, inspections, and planning. No technology fee will be charged for the following: Re-inspection, After-hours Inspections, Temporary Certificate of Occupancy, Plan Review Fee or Small Cell Wireless Permits

Section 1. Charges and Fees.

Description	Fee
Air Quality Letter	\$25
Zoning Text Amendment	\$500
Zoning Verification Letter	\$75
Annexation Applications	\$250
Board of Adjustment (BOA):	
Appeal of Zoning Officer's Decision	\$350
Special Use Permit Application Fee	\$400
Variance	\$350
Variance: After-the-fact	\$500
Request for Special BOA Meeting	\$1,000
Historic District Commission:	
Certificate of Appropriateness	
Major Work – Commission Level	\$100
Major Work-Commission Level: After-the-fact	\$200
Minor Work – Staff Level	\$25
Minor Work-Staff Level: After-the-fact	\$50
Historic Landmark Designation	\$75
Request for Special Historic Commission Meeting	\$1,000
Rezoning:	
Zoning Map Amendment (General Rezone)	\$500
Conditional District Rezoning Application (includes 3 reviews)	\$1,000
Planned Development Master Plans (PUD & PCD) (includes 3 reviews)	\$1,750
Conditional District and Planned Development Amendments	\$1000
Rezoning Plan Review Fee (Conditional District & Planned Developments) for each submittal beyond the third review	\$150
Rezoning (Conditional District & Planned Developments) Minor Modifications	\$250
Plan and Plat Review:	
Major Subdivisions (Preliminary Plan Review)	
Up to 50 Lots	\$300 + \$50 per Lot
51 + Lots	\$500 + \$50 per Lot
Major Subdivisions (Final Plat Review)	\$50 + \$5 per Lot
Minor Subdivisions (up to 4 lots created)	\$150 per Lot
Lot Line Revisions and Lot Recombinations	\$100
Residential Permits:	
Zoning Permit, Site Plan Required (new structures)	\$150
Zoning Permit, Site Plan Required (accessories, additions, pools, etc.)	\$75
Zoning Permit, No Site Plan Required (fences, driveways and home occupations)	\$25
Industrial/Commercial Permits:	
Zoning Permit, Change of Use (Non-Refundable)	\$50

Zoning Permit, Site Plan Required	
Less than one (1) acre	\$300
1 – 10 acres	\$500
10 + acres	\$700
Zoning Permit (fences, additions <1,000 sq. ft., and accessories)	\$100
Other Permits:	
Temporary Use Permit	\$75
Downtown Food Truck Permit	\$30
Sign Permit (excludes temporary signs which are no charge)	\$35
Tree Removal Permit	\$40
Refunds	
Board of Adjustment cases are non-refundable 15 days before the meeting date. Historic District cases are non-refundable 15 days before the meeting date. All other fees are non-refundable after the first review is complete.	

Zoning Plan Review Fee Each Submittal Beyond Second Submittal	\$150
Zoning Re-inspection Fee	\$75
Small Cell Wireless	
First five in the same application	\$50 / each*
Each additional unit in the same application listed above	\$25 / each*

*No technology fee will be applied.

Effective July 1, 2025

Description	Fee
Publications:	
Concord Avenue Area Master Plan	\$20
Historic District Guidelines	\$10
Land Development Plan – Executive Summary	\$5
Land Development Plan – Full Copy	\$25
Land Development Plan Map (34" x 44")	\$30
Land Development Plan Map (24" x 34")	\$20
Downtown Master Plan – Executive Summary	\$35
Downtown Master Plan – Full Copy	\$50
Future Land Use Map for Downtown (34" x 44")	\$30
Future Land Use Map for Downtown (24" x 44")	\$20
Zoning Ordinance	\$40
Zoning Map (34" x 44")	\$30
Zoning Map (24" x 34")	\$20

Section 2. Permit Fee Exemptions

- Construction Trailers
- Residential Lake Docks
- Organizations possessing a 501-C Federal non-profit status are required to obtain the proper permit(s) as defined within this ordinance; however, such organizations will be exempt from permit fees.
- City of Monroe Departments are required to obtain the proper permit(s) as defined within this ordinance; however, City of Monroe Departments will be exempt from permit fees.

CHAPTER XIII. POLICE

ARTICLE A. FEES AND CHARGES

Section 1. Miscellaneous Fees.

Item	Fee
Alarm Permit reinstatement fee	\$50
Fingerprinting	\$5
Late Fee (running a red light)	\$50
Nuisance Abatement	Contractor Cost + \$100 Administrative Fee
Parking Immobilization fee	\$50
Parking ticket late fee	\$25
Service charge assessment for excessive false alarms 3 rd through 5 th false alarms within a 12 month period	\$50 Service Charge Per Occurrence
Firing Range Usage	\$100 Per Day

Section 2. Adult Establishment Permit Fees.

Description	Fee
Adult Entertainer Permit (annual renewal)	\$50
Adult Entertainer Permit (initial permit)	\$100
Adult Establishment Permit (annual renewal)	\$50
Adult Establishment Permit (initial permit)	\$750

Section 3. Pawn Broker Permit Fees.

Description	Fee
Annual Permit Fee	\$180

Section 4. Precious Metal Dealer Permit Fees.

Description	Fee
Annual Permit Fee	*(a)

*(a) Maximum allowed by North Carolina Law (G.S. § 66-407)

Effective October 1, 2013.

CHAPTER XIV. WATER & SEWER

ARTICLE A. WATER CONNECTION FEES

Section 1. New Water Connection Fees

Inside City Limits

Service	Complete Service Connection Installation (Potable or Irrigation)	Meter Only Installation for Developer or Contractor Installed Service Connections
¾" Tap and Service Connection	\$ 1,613.00	\$ 380.00
1" Tap and Service Connection	\$ 2,142.00	\$ 526.00
1½" Inch Tap and Service Connection	N/A	\$ 914.00
2" Inch Tap and Service Connection	N/A	\$1,252.00
1½" and Larger (Including all fire line connections)	The connection fee will be based upon a job-specific estimate, prepared by the Water Resources Department, of the actual cost of installation	

If the tap and service installation cost exceeds the established fee by greater than 125%, a job specific cost estimate will be made and the fee based on the actual construction cost. Water connection fees for property outside City limits are 200% of the rates listed above.

Customers with an existing service connection desiring the installation of a new larger service connection shall pay the complete service installation connection fee listed above. Customers with an existing service connection desiring a smaller service connection may pay the meter installation fees listed above and the City will install the smaller meter on the existing service connection. Meters installed for irrigation service smaller shall have a dedicated tap and service line connection, and be subject to the fees presented in this section. Service accounts established to vacant lots that become more than 60 days past due will have the water meter pulled. Prior to re-establishing any service to the property, all delinquent fees must be paid, including additional system development fees if applicable.

With the approval of the City, a customer applying for a water connection 2" or greater in size, including fire line connections, may retain a licensed plumber or licensed utility contractor to install a meter vault and meter piping and assembly to City specifications and with final approval of construction by the City. The City may also approve a licensed utility contractor making a tap on an active City water main and extending the service connection piping under a public street to the meter location on the customer's property. If the City authorizes meter vault and meter assembly installation by the customer's contractor the customer shall pay the contractor directly. The City will inspect and approve all work performed by a contractor. If the City performs meter installation and/or live tap for a 1 ½" or larger water service, a job specific fee sheet shall be completed to establish the service installation cost.

All water service connection installations shall include backflow prevention assemblies sufficient to satisfy the City's Standard Specifications and Details based on the level of hazard to the property served. Installations requiring double check valve assemblies with test cocks or reduced pressure zone assemblies shall be installed and tested by and at the expense of the customer and are not included in the listed fees.

Effective July 1, 2025.

Section 2. Renewal/Replacement Water Connection Fees

The cost of renewal/replacement of an existing water service tap/connection shall be equivalent to that of a new connection.

The current property owner shall have the option of paying for the renewal/replacement service in full at the time of application, or may elect to pay the fee over a six-month period financed at the prevailing interest rate. The City's Director of Finance and Administration shall establish said rate. A \$188.50 deposit shall be required at time of application with six-month financing.

Effective July 1, 2025.

Section 3. Water Connection Fee Assistance Program

Applicants owning property within the City limits of Monroe that do not qualify for assistance through the City of Monroe Water/Sewer Connection Fee Assistance Program may elect to pay the fees equivalent to that of the current new connection fees for water service over a five-year period financed at the prevailing interest rate. The City's Director of Finance and Administration shall establish said rate.

Effective May 19, 2015.

ARTICLE B. WATER RATES

Section 1. Water Rates

Water usage by customers from permanent active service connections or authorized temporary special use are charged monthly based on usage charge and customer charge as follows: Monthly customer charges for customers with compound water meter installations shall be based on the largest meter size on the compound meter. Monthly customer charges for customers obtaining bulk water from a City bulk water site shall be based on a 1-inch meter size.

	Usage Charge
Residential	
Tier 1 – 0 to 4,000 Gallons	\$3.18
Tier 2 – 4,001 to 12,000 Gallons	\$3.81
Tier 3 – Greater than 12,001 Gallons	\$4.45
Non Residential	\$3.48
Irrigation	\$4.45

Customer Charge Per Month	Inside City	Outside City
Meter Size		
¾ inch meter	\$ 14.87	\$ 29.74
1 inch meter	\$ 28.11	\$ 56.22
1½ inch meter	\$ 63.24	\$ 126.48
2 inch meter	\$ 133.47	\$ 266.95
3 inch meter	\$ 210.74	\$ 421.48
4 inch meter	\$ 302.09	\$ 604.18
6 inch meter	\$ 540.95	\$ 1,081.90
8 inch meter	\$ 794.17	\$ 1,588.34

Fire Hydrant Bulk Rate = \$4.26 per 1,000 gallons

Reclaimed Water Bulk Rate = \$3.55 per 1,000 gallons

Effective July 1, 2025.

Section 2. Resale Water Rate - Union County

Resale Water Rate = \$3.55 per 1,000 gallons

No Customer Charge Per Month

Effective July 1, 2025.

Section 3. Fire-Line Availability Charges

Monthly availability charges for dedicated fire-line water connections shall be:

Size of Connection	Inside City	Outside City
2 inch or 3 inch	\$ 6.56	\$ 13.10
4 inch	\$ 11.17	\$ 22.35

6 inch	\$ 25.55	\$ 51.09
8 inch	\$ 51.09	\$ 102.20
10 inch	\$ 99.79	\$ 199.59
12 inch	\$ 148.51	\$ 297.02

Water usage charges for a fire line shall be as follows: (1) for a fire in-line meter connection, charges shall be based upon total metered consumption and the water rates defined in Section 1 above; (2) for a dedicated fire-line connection, unauthorized use of water shall be based on the rates in Section 1 above applied to an estimated consumption calculated by the water volume registered on a 3/4" detector meter multiplied by the following multiplier assigned by fire-line size:

Multiplier for Estimated Consumption on Dedicated Fire-Line Connection with a 3/4" Detector Meter

Size of Fire-Line Connection	Multiplier
2 inch	25
3 inch	75
4 inch	160
6 inch	470
8 inch	1000
10 inch	1800
12 inch	2900

On dedicated fire lines, the only authorized use of water is for fire protection activities. All other uses and connections are prohibited. Authorized use of water will be provided at no additional charge. Authorized uses shall include (1) a test once per calendar quarter of the fire line system authorized in advance by the Water Resources Department; customers shall notify the Water Resources Maintenance Superintendent in writing a minimum of 14 days prior to testing; or (2) an activation of the fire line system in response to a fire event or potential fire event as verified within 24 hours of the event by investigation by the Fire Department (activation due to pipe or mechanical failure, even if unintended, is not an authorized use).

Effective July 1, 2025.

Section 4. Temporary Water Connection from a Fire Hydrant

When a customer desires a temporary water service connection for construction or related purposes, and no permanent underground service is necessary, the customer may apply for a temporary water service connection to a specified public fire hydrant. Such application shall require a deposit of \$794.00. The City will attach a connection assembly with meter and backflow device, and a valve sized for the customer's need (up to 2") and for the customer's use at the end of the assembly. No permanent connection fees or system development fees are required for such connection. For each month or portion of a month in which this service remains active, the customer shall pay a customer charge and usage charge as defined in Section 1 above. When the use of this connection is complete, the customer shall request the disconnection of this service, which will be performed by the City. Upon disconnection, the customer may receive a refund of the initial deposit less a \$74.50 charge for installation and removal by the City, less all customer and usage charges due and any costs to the City to repair or replace parts of the assembly damaged during the time service was provided.

Effective July 1, 2025.

ARTICLE C. SEWER CONNECTION FEES.

Section 1. New Sewer Connection Fees.

Service	Complete Service Connection Installation
4 Inch Tap and Service Connection	\$ 1,428.00
6 Inch and Larger Connections	The connection fee will be based upon a job-specific estimate, prepared by the Water Resources Department for the actual cost of installation.

If the tap and service installation cost exceeds the established fee by greater than 125%, a job specific cost estimate will be made and the fee based on the actual construction cost. Sewer connection fees for property outside City limits are 200% of the rates listed above. Sewer connections outside City limits shall first be approved by the City Council.

With the approval of the City, a customer applying for a sewer connection 6” or greater in size may retain a licensed utility contractor to install a manhole tap, sewer service lateral piping and inspection tee piping and assembly complete to City specifications and with final approval of construction by the City. However, only City of Monroe personnel may install sewer service piping under a public street unless the utility contractor has obtained an encroachment agreement from the agency having jurisdiction over the street. If the City authorizes work by the customer’s contractor, the customer shall pay the contractor directly. The City will inspect and approve all work performed by a contractor.

Effective July 1, 2025.

Section 2. Renewal/Replacement Sewer Connection Fees

The cost of renewal/replacement of an existing sewer service tap/connection shall be equivalent to that of a new connection.

The current property owner shall have the option of paying for the renewal/replacement service in full at the time of application, or may elect to pay the fee over a six-month period financed at the prevailing interest rate. The City’s Director of Finance and Administration shall establish said rate. A \$188.50 deposit shall be required at time of application with six-month financing.

Effective July 1, 2025.

Section 3. Sewer Connection Fee Assistance Program

Applicants owning property within the City limits of Monroe that do not qualify for assistance through the City of Monroe Water/Sewer Connection Fee Assistance Program may elect to pay the fees equivalent to that of the current new connection fees for sewer service over a five-year period financed at the prevailing interest rate. The City’s Director of Finance and Administration shall establish said rate.

Effective May 19, 2015.

ARTICLE D. SEWER RATES

Section 1. Sewer Rates

Sewer usage by customers from permanent active service connections are charged monthly based on water metered use (or metered sewer in special cases approved by the City). Customer charges are as follows:

Usage Charge	Inside City	Outside City
Usage Charge Per 1,000 Gallons	\$4.95	\$ 4.95

Customer Charge Per Month Based on Water Meter Size

	Inside City	Outside City
Water Meter Size		
¾ inch meter	\$ 19.84	\$ 39.68
1 inch meter	\$ 33.10	\$ 66.20
1½ inch meter	\$ 66.00	\$ 132.00
2 inch meter	\$ 129.50	\$ 258.97
3 inch meter	\$ 211.49	\$ 422.96
4 inch meter	\$ 330.42	\$ 660.84
6 inch meter	\$ 660.59	\$ 1,321.18
8 inch meter	\$ 1,057.40	\$ 2,114.80

Customer Charge per Month for Metered Sewer Accounts

Meter Capacity @ Required Accuracy**	Inside City	Outside City
¾ inch meter equivalent	\$ 19.84	\$ 39.68
1 inch meter equivalent	\$ 33.10	\$ 66.20
1 ½ inch meter equivalent	\$ 66.00	\$ 132.00
2 inch meter equivalent	\$ 129.50	\$ 258.97
3 inch meter equivalent	\$ 211.49	\$ 422.96
4 inch meter equivalent	\$ 330.42	\$ 660.84
6 inch meter equivalent	\$ 660.59	\$ 1,321.18
8 inch meter equivalent	\$ 1,057.40	\$ 2,114.80
10 inch meter equivalent	\$ 1,519.99	\$ 3,039.98
12 inch meter equivalent	\$ 2,114.77	\$ 4,229.55

**Required accuracy is as defined by City of Monroe Sewer Design Standards. Meter equivalence established by Water Resources Department per AWWA standards.

Single-family residential customer with sewer service but no City water service and no water meter shall pay a flat rate of \$47.51 per month for sewer service if inside the City limits and a flat rate of \$95.04 if outside the City limits. Multiple-family residential, commercial, or industrial customers without metered water service may be required to install a sewer meter or, at the City's option, may pay a flat monthly rate determined by the City based on specific and detailed usage characteristics of the service.

Effective July 1, 2025.

Section 2. Union County East Side Sewer System Treatment Rate

Treatment rate to be established by annual contract. In addition to the charges, the City of Monroe may directly invoice customers connected to the Union County collection system for high strength surcharges, if applicable, as defined in Section 3 of this Article.

Effective June 1, 2015.

Section 3. Sewer High Strength Surcharges

In addition to customer charges and usage charges, the following sewer surcharges shall be payable for wastewater strength from industrial customers which exceeds the upper limit defined for standard strength as defined in the table below. The minimum surcharge shall be \$12.13 for any calendar quarter.

	STANDARD STRENGTH UPPER LIMIT (milligrams/liter)	SURCHARGE RATE (per 1000 pounds)
5-Day Biochemical Oxygen Demand	250	\$ 293.00
Total Suspended Solids	200	\$ 331.00
Total Ammonia-Nitrogen	18	\$ 1,944.00

Surcharges shall be determined as defined in § 52.042 of the City of Monroe Code of Ordinances based upon representative samples collected by the City of Monroe and the Industrial User. Pounds shall be specifically calculated as follows:

Total metered industrial flow during quarter in million gallons x (average strength - standard strength upper limit) in milligrams per liter x 8.34

For calculating surcharges, the quarterly average strength shall be calculated from the samples collected during the quarterly period by both the City and the industrial customer. If the City has collected more samples than the industrial user, the average strength shall be the arithmetic average of all sample results. If the industrial user has collected more samples than the City, the average strength shall be determined as 50% of the arithmetic average of the industrial customer's results plus 50% of the arithmetic average of the City's results.

All samples shall be analyzed by a laboratory certified by the State of North Carolina in the specific analysis parameter and shall be reported by the laboratory using chain of custody procedures. Any sampling results which do not follow these procedures and reporting requirements shall not be considered in surcharge calculations.

An industrial customer may obtain credit against the total amount of surcharges due when one or more parameters are below the standard strength minimum limit as defined below at the credit amount defined below. If the total credit equals or exceeds the total surcharge calculated from the above formulas, the net surcharge amount shall be zero.

	STANDARD STRENGTH LOWER LIMIT (milligrams/liter)	CREDIT RATE (per 1000 pounds)
5-Day Biochemical Oxygen Demand	180	\$ 293.00
Total Suspended Solids	150	\$ 331.00
Total Ammonia-Nitrogen	14	\$ 791.27

The calculation of pounds for the determination of total credit shall be based on the following formula:

Total metered industrial flow during quarter in million gallons x (standard strength lower limit - average strength) in milligrams per liter x 8.34

Payments for sewer surcharges shall be due upon receipt pursuant to the City's Customer Service Policy.

Section 4. Discharge of Residential Septic Tank Wastes and Domestic Portable Toilet Waste

Hauled residential septic tank wastes or domestic portable toilet wastes, discharged under permit from the Director of Water Resources, shall be billed at a fee of \$211.00 per 1,000 gallons.

Effective July 1, 2025.

ARTICLE E. SYSTEM DEVELOPMENT FEES

Section 1. System Development Fee Schedule for New or Expanded Development

Any individual or group of individuals initially developing property or expanding existing development property shall pay system development fees in accordance with the following schedule based on the size of the new or enlarged water service tap. The timing of the system development fee collection shall be pursuant to NCGS 162A, as amended by House Bill 826, adopted June 22, 2018. For purposes of system development fee collection, the City of Monroe considers water and/or sewer service to be committed at the time of service application filed at the City's Customer Service office.

Water System Development Fees	Inside / Outside City
Meter Size	
¾ inch meter	\$ 2,547.00
1 inch meter	\$ 4,253.00
1½ inch meter	\$ 8,482.00
2 inch meter	\$ 13,576.00
3 inch meter	\$ 27,176.00
4 inch meter	\$ 42,458.00
6 inch meter	\$ 84,892.00
8 inch meter	\$ 135,832.00

Wastewater System Development Fees	Inside / Outside City
Meter Size	
¾ inch meter	\$ 5,068.00
1 inch meter	\$ 8,464.00
1½ inch meter	\$ 16,876.00
2 inch meter	\$ 27,012.00
3 inch meter	\$ 54,076.00
4 inch meter	\$ 84,484.00
6 inch meter	\$ 168,916.00
8 inch meter	\$ 270,276.00

System Development Fees are due in addition to Connection Fees stated in Article A and/or Article C of this Chapter. For enlargements of existing services, the fee shall be the difference between the new service size and the existing size.

The fees presented above are based on a typical "equivalent residential unit" (ERU) peak daily flow demand from a customer with a ¾ inch meter size, and American Water Works meter equivalency ratios. Peak ERU flow allowances are 245 gallons per day for sewer, and 368 gallons per day for water. The Water Resources Department reserves the right to impose additional system development fees for meter sizes greater than 2 inch when, based on industrial pretreatment permit applications, flow projections, or other information, the water or sewer flow volumes exceed 150% of allowable flow. Fees shall be based on \$21.12 per gallon for sewer and \$7.07 per gallon for water. In no case shall the fees be less than shown in the schedule.

If based on financial calculations of present worth using current financing rates and user fees, the projected customer usage fees will provide a positive return to offset the additional system development fee amount, the Director of Water Resources and Director of Finance and Administration, with the concurrence of the City Manager, may waive the additional fees. The waiver shall be based on a written agreement between the customer and the city defining the conditions of the waiver.

Effective January 1, 2025.

Section 2: When System Development Fees Are Not Required

When renovation or repair of existing establishment's results in no increase in the size of the water/sewer service and no increase in flow volume beyond the allowable flow limit, no system development fee shall be charged.

When a renewal tap is requested for an existing establishment and is not associated with an increase in size or flow volume, no system development fee shall be charged.

No system development fee shall be charged for a change in occupancy or ownership of the same facility provided the facility has not expanded. However, if an existing development on a lot or parcel is demolished in favor of the construction of new development, system development fees may be due as follows: (1) if the new development includes a larger water tap size or increased flow volume, fees shall be paid for the proposed increase in use accordance with this article; and (2) if an old development on a lot or parcel has been demolished and removed for a year or longer before the construction of new development is initiated, fees shall be paid for the new development as if the property were being developed for the first time.

Applications for dedicated fire-line only water service connections or dedicated ¾" residential lawn irrigation water service connections do not require payment of system development fees provided that domestic water service for the property is also being obtained by separate meter from the City of Monroe.

ARTICLE F. MISCELLANEOUS CHARGES

Section 1. Pretreatment Program Administration Charges

Industrial customers discharging process wastewater to the City of Monroe sewer system under an issued Industrial User Permit shall pay annually pretreatment program administration charges toward the City's cost of monitoring, inspection, and surveillance procedures based upon the schedule below:

PERMITTED FLOW (million gallons per day)	ANNUAL ADMINISTRATION CHARGE
0 - 0.1	\$1,062.50
0.1 - 0.5	\$2,109.50
Greater than 0.5	\$3,137.00

Annual Administration Charges shall be invoiced annually on July 1 and shall be paid within 30 days of the date of invoice. Sewer customer with on-site grease traps or oil/grit separators shall pay an annual inspection fee of \$160.50, invoiced on this same date.

Effective July 1, 2025.

Section 2. Application Fees for Industrial User Permit or Domestic Septage Discharge Permit

When an existing or new industrial customer is required to obtain or renew an Industrial User Permit pursuant to Chapter 52 of the City Code of Ordinances, an application fee of \$511.00 shall accompany the application for a new or renewal permit. A firm applying for a permit to discharge domestic septic tank wastes and/or portable toilet wastes shall pay an application fee of \$109.00.

Effective July 1, 2025.

Section 3. Fees for Water Meter Re-reads or Water Meter Testing

If a customer requests that a City water meter be re-read by the City to verify the accuracy of a scheduled reading used to bill the customer, and the City determines upon re-read that the initial reading was in error, an appropriate adjustment will be made to the customer's account to correct the reading error and no additional fee for the re-read will be charged to the customer. However, if the re-read requested by the customer confirms that the initial reading was correct, and the meter also meets the accuracy standards of the American Water Works Association, the customer shall be charged an additional fee in accordance to the administrative fees schedule (Chapter 1) on the next utility bill for the service of re-reading the meter.

A customer is entitled to request not more frequently than one time per year that the customer's water meter be tested for accuracy at no cost to the customer under the accuracy standards of the American Water Works Association. If two or more requests are made within a twelve-month period and the accuracy standards are met during the second or subsequent tests, the customer shall be charged a fee of \$73.50 on the next utility bill for the additional meter testing services, based on $\frac{3}{4}$ inch meter size. Testing for meters 1-inch and larger will be based on actual cost to test the meter.

Effective July 1, 2025.

Section 4. Fees for Authorized Recreational Use of City Lakes

The issuance of fishing and boating permits for Lake Twitty, Lake Lee, or Lake Monroe, as required by Chapter 54 of the City Code of Ordinances for fishing and boating activity on these lakes, shall require payment of the following permit fees:

Fishing From Shore	\$ 3.00 per person per day
Fishing From Boat	\$ 3.00 per person per day
Boat Launching	\$ 4.00 per boat per day
Annual Dock and/or Access Permit	
Inside City	\$ 93.50 per year
Outside City	\$187.00 per year

Effective July 1, 2025.

Section 5. Charges for Reproduction of Documents

Copies of the City of Monroe Standard Specifications for Water Main Construction and Standard Specifications for Sewer Main Construction will be made available to any interested persons at the City of Monroe Operations Center at a cost stated below representing the cost of reproduction:

Specifications for Water Main Construction	\$14.50 per copy
Specifications for Sewer Main Construction	\$14.50 per copy

Effective July 1, 2025.

Section 6. Charges for Sewer Television Inspections

Television inspections of sewer services lines requested by a customer, plumber, or contractor shall be billed at a rate of \$93.50 per hour (1-hour minimum). Service availability shall be restricted based on City inspection programs.

Effective July 1, 2025.

Section 7. Water and Sewer Extension Permits

All extensions to the City's water or sewer system shall be subject to the following fees for each permit application submitted:

Water Main Extensions	\$ 335.50
Sewer Main Extensions	\$ 335.50

Effective July 1, 2025.