

City of Charlotte, NC Tree Ordinance Guidelines

Payment in lieu:

This is an option to on site tree save area available to development as described in section 21.94 of the tree ordinance. Single family subdivision development may not participate in payment in lieu. A complete definition can be found in the ordinance. Prior to submitting plans for a development in which payment in lieu is to be undertaken the petitioner shall schedule a meeting with the Senior Urban Forestry Specialist to discuss the project, and calculate the payment in lieu for your site. Payment in lieu can be used for a portion of the required fifteen (15) percent tree save or its entirety. It is important to note that some development scenarios require mitigation at one hundred (100) percent, others at one-hundred-fifty (150) percent of the area, and some have no options for mitigation. When payment in lieu is selected for areas requiring mitigation at 150% the payment will be calculated using 22.5% (15% X 150).

Payment in lieu will not exceed 90% of the average tax value of land in the City of Charlotte. See the examples below for calculation of payment in lieu. Should further explanation be needed contact the Senior Urban Forestry Specialist with the City of Charlotte.

90% of the average tax value for an acre of land in Charlotte and its extraterritorial jurisdiction is \$80,100.

EXAMPLE # 1

1 acre site with a tax value of \$60,000 located within a transit station area that opts not to provide tree save on site.

$\$60,000 \times .15 = \$9,000$ payment in lieu of onsite tree save

Example # 2

1 acre site with a tax value of \$150,000 located within a transit station area that opts not provide tree save on site.

$\$150,000 \times .15 = \$22,500$

This figure exceeds 90% of the average tax value for an acre of land in Charlotte. The payment in lieu would be 15% of \$80,100 or \$12,015.