



Rezoning and Zoning Text Amendment Application Fees

FY 2025 Rezoning and Text Amendment Fees (effective July 1, 2024)								
Type	PD&D (Entitlement Services)	PD&D (Land Dev)	CATS	Storm Water Services	CDOT	Fire	Clerk*	Total Fee
Conventional	\$ 3,515	\$ 200	\$ 420	\$ 180	\$ 1,465	\$ 210	\$ 370	\$ 6,360
Conditional – Tier 1	\$ 5,210	\$ 200	\$ 420	\$ 180	\$ 1,465	\$ 210	\$ 370	\$ 8,055
Conditional – Tier 2	\$ 7,260	\$ 200	\$ 420	\$ 180	\$ 4,345	\$ 210	\$ 370	\$12,985
Conditional – Tier 3	\$ 9,135	\$ 200	\$ 420	\$ 180	\$ 4,345	\$ 210	\$ 370	\$14,860
Text Amendment	\$ 1,695	-	-	-	-	-	\$ 370	\$2,065

*Deferral fee: if a petition has been advertised for a public hearing and is deferred more than once, then a deferral fee of \$370 dollars is due for each additional deferral to cover the cost of the additional legal advertisements.

Which fee should I expect to pay?

Conventional: Proposal to change a property’s zoning to a conventional zoning district. Conventional districts allow a variety of uses permitted under the development standards of the zone (often referred to as *by-right* zoning). There is no associated site plan.

Conditional - Tier 1: Rezoning that does not include a site plan but includes only limited site-specific conditions and/or commitments.

Conditional - Tier 2: Conditional rezoning that includes a site plan (required) and site-specific conditions and/or commitments for sites less than 10 acres in size.

Conditional- Tier 3: Conditional rezoning that includes a site plan (required) and site-specific conditions and/or commitments for sites 10 acres or more in size.

Staff will discuss the appropriate type of rezoning to submit with the petitioner during the required rezoning pre-submittal meeting. If the type of rezoning changes during the review process, fees will be adjusted accordingly.

When is the fee required?

- Payment of rezoning fee is required ***no later than ten calendar days after the application submittal deadline***. The rezoning schedule can be found here: [2024 rezoningschedule public.pdf \(charlottenc.gov\)](#)
- If payment is not received within ten calendar days of the application submittal deadline, the application will not move forward in the review process and will be placed on hold until the next submittal deadline.
- Applicants will receive an email from Accela notifying them that fees have been assessed. The email will include the amount due and include payment options and instructions.

How do I pay my application fees?

Payment by Credit Card or E-check

- The invoice email will provide instructions for digital payments via credit card or e-check or you may log into Accela to pay fees due.
- Please note service charges apply to digital payments. Service fees for credit card payments are greater than e-check.

Alternative Payment Delivery Options

- To arrange an alternative fee payment option, such as check by mail or to arrange a time to drop off a check payment at our office, please contact a Rezoning staff member directly.
- Find planning staff contact information at www.rezoning.org under “Ask the Planning Staff.”
- Include the assigned RZP # on the check memo line.
- If delivering payment to our offices, include the following on the check envelope: *City of Charlotte Planning Design & Development, 8th Floor, Attn: Rezoning Petition Fees 2024-XXX*
- Note: Checks must be given *directly* to a rezoning team member.

Refund Policy

- In the event a rezoning petition is withdrawn after gateway review and prior to legal advertisement for the public hearing, the payee is eligible for up to 50% refund of the total application fee.
- In the event a rezoning petition is withdrawn after the legal advertisement for a public hearing the application fee is non-refundable.

Questions?

- Contact Rezoning Staff via email:
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