

Topic:	Green Buildings & Energy Efficiency
Resource Type:	Regulations
State:	North Carolina
Jurisdiction Type:	Municipal
Municipality:	County of Mecklenburg
Year (adopted, written, etc.):	2007
Community Type - applicable to:	Urban; Suburban; Rural
Title:	County of Mecklenburg Green Permit Fee Rebate
Document Last Updated in Database:	August 27, 2016

Abstract

Mecklenburg County, which is located in the southwestern portion of North Carolina, contains seven municipalities and includes the state capital, Charlotte. The County has an area of 546 square miles and approximately 953,304 residents, making it the most populous county in North Carolina. As a 50% population increase is projected in the next 25 years, the County is prioritizing the protection of its natural resources.

Part of this plan is the County's Green Permit Fee Rebate Ordinance, which provides reductions or partial rebates of building permit costs as an incentive to builders who meet nationally recognized green building standards, such as LEED or Green Globe. North Carolina State Senate Bill 581 (Session Law 2007-381), which was proposed by the representative from Mecklenburg County, enabled local governments to pass such ordinances.

The Green Permit Fee Rebate Ordinance allows for a reduction or partial rebate of building permit fees on a sliding scale for buildings that are constructed or renovated and meet sustainable design criteria in four varying levels. For example, if a project meets the standards for LEED certification or achieves one Green Globe (versions not specified), then the project can receive a 10% permit fee rebate to a maximum of \$50,000. On the opposite end of the spectrum, if the project meets the standards for LEED Platinum certification or achieves four Green Globes, then the project can receive a 25% permit fee rebate to a maximum of \$100,000. Though not mentioned specifically in the ordinance, the town advertises that it will also consider ratings given through the green building programs of EarthCraft House (green building program out of Atlanta, Georgia), North Carolina HealthyBuilt Homes, and the National Green Building Program from NAHB (National Home Builders Association).

Resource

Mecklenburg County, North Carolina

LAND USE & ENVIRONMENTAL SERVICES FEE ORDINANCE

SECTION II.

A. PERMIT FEES

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D. OTHER FEES AND CHARGES

54. Sustainable Design Permit Fee modification (Green Permit Rebate Program)

Subject to rules published by the Department, projects qualify for fee credits by delivering to the Department approved project certifications for one of the following programs at the following levels:

- a) LEED certified or One Green Globe
- b) LEED silver or Two Green Globes
- c) LEED gold or Three Green Globes
- d) LEED platinum or Four Green Globes

Fee Schedule.

Note: all permit fee rebates are based on the Permit Fee Schedule listed in Section II, Part A, herein, exclusive of any added service credits or charges”

- a) 10% permit fee rebate to a maximum of \$ 50,000
- b) 15% permit fee rebate to a maximum of \$ 60,000
- c) 20% permit fee rebate to a maximum of \$ 75,000
- d) 25% permit fee rebate to a maximum of \$100,000

Section 2: All other sections of the Ordinance remain in full force and effect.

Section 3: This amendment to be effective by the Board of County Commissioners.

SENATE BILL 581

Signed into law August 19, 2007

AN ACT TO ALLOW COUNTIES AND CITIES TO PROVIDE BUILDING PERMIT FEE REDUCTIONS OR PARTIAL REBATES TO ENCOURAGE CONSTRUCTION OF BUILDINGS USING SUSTAINABLE DESIGN PRINCIPLES TO ACHIEVE ENERGY EFFICIENCY.

The General Assembly of North Carolina enacts:

SECTION 1.

G.S. 153A-340 is amended by adding a new subsection to read:

"(i) In order to encourage construction that uses sustainable design principles and to improve energy efficiency in buildings, a county may charge reduced building permit fees or provide partial rebates of building permit fees for buildings that are constructed or renovated using design principles that conform to or exceed one or more of the following certifications or ratings:

(1) Leadership in Energy and Environmental Design (LEED) certification or higher rating under certification standards adopted by the U.S. Green Building Council.

(2) A One Globe or higher rating under the Green Globes program standards adopted by the Green Building Initiative.

(3) A certification or rating by another nationally recognized certification or rating system that is equivalent or greater than those listed in subdivisions (1) and (2) of this subsection."

SECTION 2.

G.S. 160A-381 is amended by adding a new subsection to read:

"(f) In order to encourage construction that uses sustainable design principles and to improve energy efficiency in buildings, a city may charge reduced building permit fees or provide partial rebates of building permit fees for buildings that are constructed or renovated using design principles that conform to or exceed one or more of the following certifications or ratings:

(1) Leadership in Energy and Environmental Design (LEED) certification or higher rating under certification standards adopted by the U.S. Green Building Council.

(2) A One Globe or higher rating under the Green Globes program standards adopted by the Green Building Initiative.

(3) A certification or rating by another nationally recognized certification or rating system that is equivalent or greater than those listed in subdivisions (1) and (2) of this subsection."

SECTION 3.

This act is effective when it becomes law. In the General Assembly read three times and ratified this the 2nd day of August, 2007.

Signed into law 19th day of August, 2007.