COATS
NORTH CAROLINA
Celebrating Earth & Sky

SCHEDULE OF FEES

Effective July 1, 2026
Amended August 14, 2026
Amended November 12, 2026

(NOTE: All fees are subject to change without notice. Please contact the appropriate department to confirm current fees.)

TAXES

Item	Fee
Property tax (per $100 of assessed valuation)	$0.49
Municipal vehicle tax (per vehicle)	$10.00

WATER RATES

Customer class	Location	First 2,000 gallons (flat)	Each additional 1,000 gallons
Residential	In Town	$18.10	$6.90
Residential	Out of Town	$35.00	$13.80
Commercial	In Town	$18.10	$6.90
Commercial	Out of Town	$35.00	$13.80

Equipment fee: $1.00 per month

WATER TAP & METER RETROFIT FEES

Item	Fee
3/4" tap and meter retrofit	$2,500.00
1" tap and meter retrofit	$3,000.00
2" tap and meter retrofit	$6,000.00
3/4", 1", or 2" AMI meter and MXU only	Current price + 10%
MXU transmitter disc and wire only	Current price + 10%
Meter box replacement	$100.00
Meter installation	$50.00
Meter testing (refunded if meter is defective)	$75.00
Irrigation tap (branch off existing 3/4" or 1" line)	$1,000.00

Tap and meter fees are in addition to the System Development Fee. See System Development Fees below.

UTILITY FEES

Item	Fee
Connection fee	$30.00
Transfer fee	$30.00
Cleaning rental units	$25.00
Late fee (payments received after 4:30 p.m. on the 17th)	$20.00
Non-payment fee	$50.00
Scheduled service call	$30.00
Illegal cut-on of water	$50.00

Sewer rates: Sewer rates and deposits are set by Harnett Regional Water.

NEW SERVICE DEPOSITS

Item	Fee
Water deposit, owner	$0.00 – $50.00
Water deposit, renter	$50.00 – $100.00

New or delinquent accounts must be paid in full by 3:00 p.m. for service to be restored. Valid ID and SS# are required.

INSPECTION & MISC. PUBLIC WORKS FEES

Item	Fee
Water line inspection	$1.50 per linear foot
Builder-installed taps	$150.00 per tap
Public streets (proof rolls / paving)	$1.50 per linear foot
Public sidewalk / greenways	$1.50 per linear foot
Stormwater line	$1.50 per linear foot
Driveway inspection	$100.00
Public Works re-inspection	$100.00 per trip
Hydraulic model update	Direct costs + 10%
Distribution plan review	$150.00
Road bores	$500.00
Road bores with asphalt repair	$750.00
Asphalt repairs	Determined by need
Encroachment fee	$100.00
Spot checking of third-party locates	$45.00 per hour
Driveway piping	Cost of materials
Lot mowing (one-hour minimum)	$100.00 per hour

SYSTEM DEVELOPMENT FEES (WATER) – AMENDED

Adopted under N.C.G.S. Chapter 162A, Article 8, and Ordinance No. [number], based on the Water System Development Fee Analysis prepared by Willdan Financial Services and adopted by the Board of Commissioners on [November 12, 2026]. One equivalent residential unit (ERU) equals 400 gallons per day. Fee per ERU: $2,320.

Meter size	ERU factor	Water SDF
5/8" x 3/4" (including 3/4" residential)	1.0	$2,320.00
1"	2.5	$5,800.00
1-1/2"	5.0	$11,600.00
2"	8.0	$18,560.00
3"	16.0	$37,120.00
4"	25.0	$58,000.00
6"	50.0	$116,000.00
8"	80.0	$185,600.00
High-use customers (Ordinance Sec. 4(E))	By demand	$5.80 per gallon per day

When the fee is due

- The System Development Fee is due in full with the application for a water tap or meter.
- Water service is not committed until the Town approves the application and the System Development Fee and all tap and meter fees are paid in full.
- No meter will be set until all fees are paid in full. Partial payment does not commit service.
- Each individually metered dwelling unit is one ERU. Master-metered buildings are charged by meter size. Irrigation meters are charged by actual meter size.
- The fee is separate from tap, meter, and inspection fees, and from any fee charged by Harnett Regional Water. Sewer system development fees, if any, are set by Harnett Regional Water.
- Applies to applications for water service filed on or after [effective date]. Credits, refunds, and appeals are governed by Ordinance No. [number].

SOLID WASTE FEES (RESIDENTIAL & BUSINESS)

Service	In Town	Out of Town
Garbage (weekly)	$11.00 per month	$24.00 per month
Recycling (bi-weekly)	$6.00 per month	$9.00 per month
Yard waste	$10.00 per month	—
Total per month	$27.00	—

PARKS & RECREATION FEES

Park Rental

Item	Fee
Picnic shelter (all day)	$50.00
Ball fields, hourly, without lights	$20.00
Ball fields, hourly, with lights	$40.00

Event Rental Fees

Item	Fee
Community Market Event Space (10x10)	$15.00

Item	Fee
Community Market Event Space (20x20)	$30.00
Special Event Space (10x10)	$25.00
Special Event Space (20x20)	$40.00

Rental fees do not include utilities. Vendors or event organizers requiring electricity, water, or other utility services must contact the Parks and Recreation Director in advance for availability, approval, and applicable additional charges.

Recreation Programs

Item	Fee
Youth program, resident	$25.00
Youth program, non-resident	$45.00
Late registration	$5.00
Summer camps	$25.00
Nature programs	Cost of materials
Adult league softball (per team)	$550.00

McKinley Pointe Rental

Item	Fee
Farm vendor, seasonal (farm stand on property 30+ days)	$100.00
Farm vendor, day rate (same-day setup and teardown)	$10.00
Private event (per day)	$100.00
Non-profit event (per day)	$50.00
Temporary signage only (per week)	$25.00

Any equipment, merchandise, or personal property left overnight is at owner's risk, and the Town of Coats assumes no responsibility for its security, loss, theft, or damage.

Downtown Square Rental

Item	Fee
Partial Square Rental, without electric	$50.00
Partial Square Rental, with electric	$75.00
Full Square Rental, without electric	$100.00
Full Square Rental, with electric	$140.00

ALCOHOL PRIVILEGE LICENSE

License	Fee
Beer, on-premise	$15.00
Beer, off-premise	$5.00
Wine, on-premise	$15.00
Wine, off-premise	$10.00

MISCELLANEOUS RATES & FEES

Item	Fee
Copying	$0.30 per page
Cemetery plots	$500.00
Burial permit	$100.00
Returned check (no personal checks accepted after the second returned check)	$25.00
Police reports	$5.00 each
Police fingerprint cards	No charge in Town; $5.00 out of Town
Golf cart annual registration	$15.00
Golf cart re-inspection (after failure)	$5.00
Online convenience fee	3% of total bill

PLANNING / ZONING

Zoning Application Permits

Item	Fee
Residential detached dwelling	$50.00
Residential attached dwelling	$100.00
Fence permit	$0.00
Watershed high-density application	$250.00
Non-residential / commercial structure	$200.00 + zoning site plan review fee
Building permit	Set by Harnett County
Review / inspection by Town's contractor	Reimbursement of direct costs

Planning Fees (Board approval required)

Item	Fee
Special Use Permit Application	$500.00
Annexation Application	$400.00
Variance Request	$400.00
Re-zoning Application	$400.00
Ordinance Text Amendment	$400.00
Road Renaming Petition (Buying New Signs & E911 Addressing)	$400.00

Advertising costs for these applications are subject to reimbursement.

Planning Service Fees

Item	Fee
Zoning certification letter	$30.00
Exempt or recombination subdivision review	$50.00
Minor subdivision filing	$250.00 + $20.00 per lot
Major subdivision preliminary plat	$500.00 + $20.00 per lot

Item	Fee
Construction drawings review	$500.00
Storm drainage / erosion control	$500.00
Major subdivision final plat review	$350.00 + $20.00 per lot
Site plan review	$250.00
Wireless communication facility application	$1,000.00
Parks & Recreation development fee, new residential (due at final plat or zoning permit approval)	$500.00 per lot / unit

Sign Permits

Item	Fee
Business sign	$50.00 per sign
Temporary sign (limited to 30 days per year)	$35.00

MANAGEMENT REIMBURSEMENT

Item	Fee
Mileage reimbursement	IRS rate

Adopted and amended by the Board of Commissioners of the Town of Coats this 12th day of November, 2026.

Chris Coats, Mayor

ATTEST:

Jade Stone, Town Clerk