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## **RTP Planning Board**

# **Enhanced Development Review Fee Schedule**

Approved May 1, 2026

Association's Verification June 25, 2026

Foundation's Confirmation June 27, 2026

Effective August 28, 2026

# Authority

- Article VI, Section 3.6 of the Covenants authorizes the RTP Planning Board to establish a review fee schedule “to be charged for review of plans and specifications” and for “such fees to be paid in full prior to undertaking such review.”

# Enhanced Development Review Fee

## Schedule

The planning review conducted by RTF staff and the RTP Planning Board is limited to evaluating the project’s compliance with applicable planning-level Enhanced Development Standards under the RTP land covenants. This review does not include analysis of additional technical areas such as engineering, utilities, transportation, stormwater, or building-code compliance. Those components will be addressed separately by county staff during the formal county site plan review process, which is responsible for a comprehensive, multi-disciplinary evaluation before final project approval.

The RTP Planning Board, under the proposed Enhanced Development Standards, does not evaluate traditional corporate development in RTP. As such, there are no development fees associated with traditional corporate developments. Applicants submitted traditional corporate development projects in Durham County must submit a site plan for review by the RTP Chief Planner separately, but no fee will be assessed for this review.

**Table 1.** Enhanced Development Review Fee Schedule

ITEM	REVIEW FEE FOR TCD	REVIEW FEE FOR ECC/RND/MUN
Initial site plan review (includes up to 3 rounds of review)	\$0	\$3500 + \$20/acre
Re-review fee (charged at 4 <sup>th</sup> review and each subsequent review)	\$0	\$2000
Minor modification to an approved site plan	\$0	\$1500

## RTP Planning Board

ITEM	REVIEW FEE FOR TCD	REVIEW FEE FOR ECC/RND/MUN
External consultant review for major projects* (projects involving over 500,000 gsf of development)	N/A	Billed at actual cost

*gsf = gross square feet*

- \* The Chief Planner shall determine if a project containing at least 500,000 gross square feet of development shall be classified as a major project requiring external consultant review.

## Annual Fee Adjustment Authorized

The RTP Planning Board is hereby authorized to increase the above authorized fees by up to ten percent (10%) each calendar year. If a fee is not increased in any given year, the unused portion of the allowable increase shall carry forward and may be applied cumulatively in subsequent years. However, in no event shall the total increase applied in any single year exceed the sum of the unused permissible increases from all prior years plus the permissible increase for the then-current year.