



2025-2026 General Assembly

# SENATE BILL 445: Regulatory Reform Act of 2026, Sec. 49: Promote Fee Transparency and Predictability for Development Permit Applicants.

**Analysis of:** S.L. 2026-59, Sec. 49

**Date:** August 20, 2026

**Prepared by:** Legislative Analysis  
Division Staff

Section 49 of S.L. 2026-59 (Senate Bill 445) requires local governments to prominently display their development fee schedules on their official websites and annually report their fee schedules to the Local Government Commission, who must compile a statewide report of local government fee schedules.

This section also requires each local government to provide an applicant for a development approval the current fee schedule and an estimate of all fees that can reasonably be assessed for the applicant's project within 10 business days after the applicant submits a completed application. When a development approval is issued, the local government must provide the applicant with a binding, final fee statement of exact fees due, which cannot exceed the previously provided estimate. An applicant can bring a civil action in superior court to compel compliance with the requirements of this section.

This section became effective August 11, 2026.

Kara McCraw  
Director



Legislative Analysis  
Division  
919-733-2578