

**TOWN OF NAGS HEAD PLANNING AND DEVELOPMENT
MONTHLY REPORT
NOVEMBER 2025**

DATE SUBMITTED: December 7, 2025

	Nov-25	Nov-24	Oct-25	2025-2026 FISCAL YTD	2024-2025 FISCAL YTD	FISCAL YEAR INCREASE/DECREASE
BUILDING PERMITS ISSUED - RESIDENTIAL						
New Single Family	1	4	3	6	11	(5)
New Single Family, 3000 sf or >	0	1	1	2	5	(3)
Duplex - New	0	0	0	0	0	0
Sub Total - New Residential	1	5	4	8	16	(8)
Miscellaneous (Total)	48	37	50	181	154	27
<i>Accessory Structure</i>	2	2	2	11	16	(5)
<i>Addition</i>	1	2	3	5	8	(3)
<i>Demolition</i>	0	0	1	3	5	(2)
<i>Move</i>	0	0	0	0	0	0
<i>Remodel</i>	10	13	13	42	37	5
<i>Repair</i>	35	20	31	120	88	32
Total Residential	49	42	54	189	170	19
BUILDING PERMITS ISSUED - COMMERCIAL						
Multi-Family - New	0	0	0	0	0	0
Motel/Hotel - New	0	0	0	0	1	(1)
Business/Govt/Other - New	0	0	0	0	0	0
Subtotal - New Commercial	0	0	0	0	1	(1)
Miscellaneous (Total)	7	3	4	33	29	4
<i>Accessory Structure</i>	1	1	0	11	9	2
<i>Addition</i>	0	0	0	1	0	1
<i>Demolition</i>	0	0	0	0	0	0
<i>Move</i>	0	0	0	3	0	3
<i>Remodel</i>	2	0	3	11	7	4
<i>Repair</i>	4	2	1	7	13	(6)
Total Commercial	7	3	4	33	30	3
Grand Total	56	45	58	222	200	22
SUB-CONTRACTOR PERMITS						
Electrical	25	27	49	193	221	(28)
Gas	1	1	0	11	7	4
Mechanical	18	14	29	141	158	(17)
Plumbing	5	12	15	34	43	(9)
Fire Sprinkler	0	0	0	2	0	2
VALUE						
New Single Family	\$500,000	\$1,485,000	\$2,490,000	\$4,165,000	\$5,166,157	(\$1,001,157)
New Single Family, 3000 sf or >	\$0	\$1,750,000	\$1,800,000	\$2,800,000	\$5,583,200	(\$2,783,200)
Duplex - New	\$0	\$0	\$0	\$0	\$0	\$0
Misc (Total Residential)	\$2,116,575	\$1,408,325	\$2,171,091	\$7,050,932	\$5,959,635	\$1,091,297
Sub Total Residential	\$2,616,575	\$4,643,325	\$6,461,091	\$14,015,932	\$16,708,992	(\$2,693,060)
Multi-Family - New	\$0	\$0	\$0	\$0	\$0	\$0
Motel/Hotel - New	\$0	\$0	\$0	\$0	\$18,000,000	(\$18,000,000)
Business/Govt/Other - New	\$0	\$0	\$0	\$0	\$0	\$0
Misc (Total Commercial)	\$152,952	\$37,500	\$627,093	\$6,495,462	\$1,641,899	\$4,853,563
Sub Total Commercial	\$152,952	\$37,500	\$627,093	\$6,495,462	\$19,641,899	(\$13,146,437)
Grand Total	\$2,769,527	\$4,680,825	\$7,088,184	\$20,511,394	\$36,350,891	(\$15,839,497)

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ZONING						
Zoning Permits	55	48	57	231	217	14
Soil & Erosion	0	2	4	8	17	N/A
Stormwater Plans	3	3	5	8	13	N/A
CAMA						
CAMA LPO Permits	2	4	2	15	7	11
CAMA LPO Exemptions	9	5	7	40	21	0
Sand Relocations	71	53			53	N/A
CODE COMPLIANCE						
Cases Investigated	20	26	26	109	149	63
Warnings	7	5	10	30	16	13
NOVs Issued	13	20	16	79	130	50
Civil Citations (#)	0	0	0	0	0	0
Civil Citations (\$)	\$0	\$0	\$0	\$0	\$0	\$0
SEPTIC HEALTH						
Tanks inspected	12	9	21	61	48	28
Tanks pumped	6	4	26	60	31	28
Water quality sites tested	2	0	23	150	110	125
Personnel Hours in Training/School	45	40	100	271	192	126


 Kelly Wyatt, Planning Director