

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

DATE SUBMITTED: January 7, 2026

	Dec-25	Dec-24	Nov-25	2025-2026 FISCAL YTD	2024-2025 FISCAL YTD	FISCAL YEAR INCREASE/DECREASE
BUILDING PERMITS ISSUED - RESIDENTIAL						
New Single Family	4	0	1	10	11	(1)
New Single Family, 3000 sf or >	0	2	0	2	7	(5)
Duplex - New	0	0	0	0	0	0
Sub Total - New Residential	4	2	1	12	18	(6)
Miscellaneous (Total)	65	48	48	246	202	44
<i>Accessory Structure</i>	4	5	2	15	21	(6)
<i>Addition</i>	2	2	1	7	10	(3)
<i>Demolition</i>	2	0	0	5	5	0
<i>Move</i>	2	0	0	2	0	2
<i>Remodel</i>	10	11	10	52	48	4
<i>Repair</i>	45	30	35	165	118	47
Total Residential	69	50	49	258	220	38
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)	11	3	7	44	32	12
<i>Accessory Structure</i>	1	0	1	12	9	3
<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>	6	2	2	17	9	8
<i>Repair</i>	4	1	4	11	14	(3)
Total Commercial	11	3	7	44	33	11
Grand Total	80	53	56	302	253	49
SUB-CONTRACTOR PERMITS						
Electrical	34	35	25	227	256	(29)
Gas	2	5	1	13	12	1
Mechanical	22	18	18	163	176	(13)
Plumbing	9	12	5	43	55	(12)
Fire Sprinkler	0	0	0	2	0	2
VALUE						
New Single Family	\$1,027,030	\$0	\$500,000	\$5,192,030	\$5,166,157	\$25,873
New Single Family, 3000 sf or >	\$0	\$1,350,000	\$0	\$2,800,000	\$6,933,200	(\$4,133,200)
Duplex - New	\$0	\$0	\$0	\$0	\$0	\$0
Misc (Total Residential)	\$2,582,616	\$2,142,353	\$2,116,575	\$9,633,548	\$8,101,988	\$1,531,560
Sub Total Residential	\$3,609,646	\$3,492,353	\$2,616,575	\$17,625,578	\$20,201,345	(\$2,575,767)
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)	\$1,540,505	\$190,000	\$152,952	\$8,035,967	\$1,831,899	\$6,204,068
Sub Total Commercial	\$1,540,505	\$190,000	\$152,952	\$8,035,967	\$19,831,899	(\$11,795,932)
Grand Total	\$5,150,151	\$3,682,353	\$2,769,527	\$25,661,545	\$40,033,244	(\$14,371,699)

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ZONING						
Zoning Permits	92	58	55	323	275	48
Soil & Erosion	4	2	0	12	19	N/A
Stormwater Plans	1	1	3	9	14	N/A
CAMA						
CAMA LPO Permits	4	2	2	19	9	11
CAMA LPO Exemptions	9	7	9	49	28	0
Sand Relocations	32	11			64	N/A
CODE COMPLIANCE						
Cases Investigated	11	20	20	120	169	63
Warnings	3	0	7	33	16	13
NOVs Issued	8	20	13	87	150	50
Civil Citations (#)	0	0	0	0	0	0
Civil Citations (\$)	\$0	\$0	\$0	\$0	\$0	\$0
SEPTIC HEALTH						
Tanks inspected	11	6	12	72	54	28
Tanks pumped	8	5	6	68	36	28
Water quality sites tested	1	2	2	151	112	125
Personnel Hours in Training/School	61	10	45	332	202	126



Kelly Wyatt, Planning Director