

FEE SCHEDULE¹
DEPARTMENT OF COMMUNITY DEVELOPMENT
LAND DEVELOPMENT
EFFECTIVE APRIL 1, 2019

Code of Development Consultant Review	
For projects proposing or involving the use of a Code of Development, review by an outsourced Contractor may be required. Fees for such review are paid for by the applicant on an actual cost basis for time spent by the approved Contractor. Depending on the County's contractual arrangement with the Contractor, such additional fees may either be paid directly to the County or to the Contractor. Accounting and billing oversight is provided by the County.	
Postponement of any Public Hearing by Applicant after Advertisement \$150	
Zoning Permits, Variances, Appeals, Amendments & Waivers	
Zoning Permit	\$75; except \$200 if requires COD conformance review; and No Fee if in conjunction w/Site Plan or Administrative Permit
Administrative Permit	\$150 if public notice is required \$75 if public notice is not required; except \$25 for Home Occupation Permit No fee for non-profit events pursuant to Section 6-102 of the Ordinance \$500 fee for Telecommunications
Sign Permit	\$25 Temporary Real Estate \$50 per sign plus \$2 per square foot for All Others
Zoning Compliance Letter/Form	\$100 per parcel except \$250 per parcel if proffers apply
Buildable Lot Determination	\$100
Floodplain Determination Letter	\$25
Zoning or Subdivision Ordinance Text Amendment	\$750
Appeal of Zoning Administrator Determination	\$500 ²
Zoning Variance by BZA	\$500
Waiver or Modification of Subdivision or Zoning Ordinance Regulation (BOS or PC approval required)	\$350 if PC or BOS approval required \$200 if Administratively approved
Waiver of Submission Requirement	No fee
Sign Package Permit	\$1,000 plus COD Consultant Fees (as applicable)
Special Exceptions and Special Permits	
Special Exception – New or Amendment	<u>Base Fees:</u> \$700 Category 1 thru 8, 32 and those not in a Category \$1,000 Category 9 thru 31

¹ Fees will be deposited when received. This does not reflect that an application has been accepted. If an application should be rejected for completeness or withdrawn prior to review upon written request, fees may be returned as appropriate or permitted. All fees specified on a per unit basis shall be calculated based on the whole unit and portion thereof.

² Fee is returned if the appellant prevails.

	<u>Additional Fees:</u> \$500 for each additional Special Exception beyond the first \$300 for each Special Permit included in application \$25 per acre for Category 1 \$30 per 1,000 gpd for Category 20 Sewage System > 1,000 gpd
Special Exception Extension/Renewal	50% of fee for New SE if approved by BOS \$150 if Administratively approved
Special Permit – New or Amendment	<u>Base Fees:</u> \$800 Category 9 thru 22 \$500 All other Categories or not in a Category <u>Additional Fees:</u> \$300 for each additional Special Permit beyond the first
Special Permit Extension/Renewal	50% of fee for New or Amendment if approved by BZA \$150 if Administratively Approved \$75 for Major Home Occupations;
For minor amendments requiring minimal staff review, the Director may reduce the fee to \$300 for Special Permits and \$500 for Special Exceptions or the amount needed to cover all County expenses related to the review.	
Comprehensive Plan and Rezoning	
Comprehensive Plan Amendment	\$1,600 if no rezoning required 50% of current rezoning fee if rezoning required
Comprehensive Plan Compliance Review	\$800
Rezoning to Historic District	No Fee
Rezoning to RA/RC	\$550
Rezoning to RR-2	\$1,250 plus \$40/acre
Rezoning to R-1, R-2, R-3, R-4, V, C-1, C-2, C-3, VC, BP, I-1, I-2	\$1,250 plus \$150/acre
Rezoning to GA or MHP	\$1,450 plus \$150/acre
Rezoning to PRD, PDMU, PCID, MU-Bealeton	\$2,150 plus \$150 per acre plus COD Consultant Review Fees, if applicable
Rezoning Amendment	Rezoning Fee, as applicable
For minor applications requiring minimal staff review, the Director may reduce the fee to \$800 or the amount needed to cover all County expenses related to the review.	
Agricultural and Forestal Districts	
Agricultural & Forestal District Addition	\$100 per parcel
Agricultural & Forestal District Withdrawal (out-of-turn)	\$100 per parcel
Division of Land	
Subdivision Potential Research	\$100 per parcel \$25 reissue after regulation or property change
Administrative Subdivision (includes GIS Addressing Fee)	\$600 plus \$60 per lot
Family Transfer (includes GIS Addressing Fee)	\$600 plus \$60 per lot
Large Lot (Divisions > 50 acres in RA/RC) (includes GIS Addressing Fee)	\$500 plus \$110 per lot

All other Administratively Approved Divisions	\$600 plus \$60 per lot except \$300 utility lots
Plan of Development	\$750
Boundary Adjustment (includes Health Dept. charge)	\$650 \$500 if all involved lots served by public sewer
Plat Amendment	\$300
Easement Plat	\$300 except no fee if included on another plan or plat being reviewed by the County
Deed/Plat of Vacation/Rededication	\$200 for 1-5 lots \$300 for 6-24 lots \$400 for over 25 lots
Preliminary Plat	\$2,900 plus \$198 per lot – 1 st Submission w/drainfield \$2,500 plus \$120 per lot – 1 st Submission w/public sewer \$400 for 3 rd and Subsequent Submissions
Preliminary Plat Resubmissions with significant plan changes initiated by applicant	\$1,000
Preliminary Plat Extension	\$100 for 1 st Extension 50% of the base fee for 2 nd Extension
Preliminary Plat Amendment	\$500 if Condition Only \$1,000 Minor 50% of Current Fee if Major
Combined Preliminary Plat/Construction Plan (with no public infrastructure) Requires Pre-Approval	Preliminary Plat fee only
Final Plat	\$1,000 plus \$80 per lot – 1 st Submission \$400 for 3 rd & Subsequent Submission No Fee for Signature Sets
Final Plat Extension	50% of Base Fee
Land Development	
Site Plan – Waiver	\$100
Site Plan – Minor	\$550
Site Plan – Amendment to Minor	\$250
Site Plan – Minor Telecommunications	\$500
Site Plan – Major (Fee includes easement plat and bond estimate review. Additional fee for Review of Preliminary Soils Map is necessary when a Type 1 Soils Map has not been prepared by the County.)	\$3,600 plus \$400 per disturbed acre – 1 st Submission See Additional Fees below for possible additional fees
Site Plan – Small Cell Facilities	\$100 per small cell facility up to 5 facilities \$50 per small cell facility 6-35
Site Plan – Amendment to Major (no new acreage)	\$1000 plus \$50 per lot See Additional Fees below for possible additional fees
Site Plan Amendment for co-location of cell facilities on existing structures	\$500
Site Plan – Code of Development (Fee includes easement plat and bond estimate review. Additional fee for Review of Preliminary Soils Map is necessary when a Type 1 Soils Map has not been prepared by the County.)	\$5,600 plus \$400 per disturbed acre – 1 st submission if commercial or mixed-use \$5,600 plus \$250 per lot/unit – 1 st submission if single family residential

		See Additional Fees below for possible additional fees
Site Plan – Code of Development – Amendment		\$1,000 plus \$50 lot See Additional Fees below for possible additional fees
Infrastructure Plan		\$3,600 plus \$400 per disturbed acre – 1st Submission See Additional Fees below for possible additional fees
Infrastructure Plan - Amendment		\$1,000 See Additional Fees below for possible additional fees
Construction Plans (Fee includes associated easement plat and bond estimate review. Additional fee for Review of Preliminary Soils Map required when Type 1 Soils Map has not been prepared by the County.)		\$2,500 for 2-lot subdivision (including residue) \$3,600 plus \$250 per lot/unit – 1 st Submission for all other projects See Additional Fees below for possible additional fees
Construction Plan Amendment		\$1,000 plus \$50 per lot See Additional Fees below for possible additional fees
Additional Land Development Fees		
Resubmission and Late Fees	3 rd and Subsequent Submissions of Site Plans, Infrastructure Plans and Construction Plans	\$600 per submission
	Resubmission Late Fee	\$200
	Resubmission Late Fee – More than one year elapsed	50% of the original application fee (plus full VSMP fees if applicable)
	3 rd and Subsequent Submissions of As-Builts	\$300
Consultant Expenses	Engineering Review	Actual Consultant Expense
	Community Architect Review	Actual Consultant Expense
	Telecommunications Review, for new wireless support structures greater than 50 feet in height	\$4,000 for Special Exception, Board Waiver or Site Plan Application (where applicable)
Streets	Street Sign Application (GIS fee)	\$30 plus cost of sign
	Street Name Change (Cost of sign will be reimbursed if not approved) (GIS fee)	\$30 plus postage, advertising and sign cost
	Street Resolutions/VDOT Acceptance into State System	\$500 plus \$400 per street segment
	Street Inspection	\$500 covers 2 inspections (pre- and post)
Technical Reviews and Studies	Traffic Impact Analysis Review	\$1,000
	Floodplain Study (Requires FEMA processing)	\$500
	Design Standards Modification Request	\$300
	Hydrogeological Study	\$1,500
	Limited Hydrogeological Assessment (LHA)	\$500
	LHA Preparation and Analysis	\$5,000
	Type 1 Soil Map & Report/ Review of Preliminary Soils Report	\$325 for less than 3 acres \$750 for 3 to 30 acres \$750 plus \$25 per acre in excess of 30 acres

Bonds	Initial Bond Estimate (only where not approved with larger Land Development application)	\$450 for Bonds up to \$300,000 in value \$900 for Bonds greater than \$300,000 in value
	Bond Reduction or Release Request	\$500 per request
Land Disturbing Permits*/ E&S³	LDP - Single Family w/Agreement in Lieu of Plan for E&S and SWM, as required for each individual SFH dwelling.	\$200 E&S \$209.00 SWM for disturbing over 1 acre \$250 additional fee if work started without a permit \$50 re-inspection fee for Stop work \$250 re-inspection fee for Notice to Comply
	Site/Construction/ Infrastructure Plans	\$200 plus 10% of E&S Bond if plan reviewed as part of a larger plan review \$25,000 maximum
	Minor site plans	\$200 plus \$50 per acre or 10% of E&S Bond, if one is required
	LDP and Zoning Permit not associated with a common plan of development	\$200 plus \$50 per acre \$75.00 zoning permit
		Applies to all items above except individual Single-Family Agreements: 10% of current E&S Bond or \$1,500, whichever is less for reinstatement of permit after Stop Work Order or work started without a permit \$250 re-inspection fee for Notice to Comply
	LDP Maintenance Fees Note: Paid annually on the anniversary date of permit issuance until construction completed and as-built approved.	\$1,200 disturbance \geq 10,000 sq. ft. < 5 acres \$1,500 - disturbance \geq 5 acres < 10 acres \$1,950 - disturbance \geq 10 acres < 50 acres \$2,700 – disturbance \geq 50 acres < 100 acres \$4,200 – disturbance \geq 100 acres Maximum of Original Permit Fee
*Permits expire after one year		

³ For properties with an established agricultural use, the local fees for LDP/E&S permits shall be waived. On properties preparing for an agricultural use, local fees will be refunded upon establishment of the agricultural use. State fees will not be waived or refunded. The minimum parcel size is 25 acres. For the purposes herein, agricultural use is defined as the cultivation of land for the growing of crops and the rearing of animals to provide food, wool or other products.

<p>Virginia Stormwater Management Program Fees</p> <p>Note: this fee includes the required fee payment to the State</p>	<p>New VSMP General/Stormwater Management, Including Review of SWM Facilities not Previously Approved by the County</p> <p>Note: Fee is based on the total area within common plans of development or sale</p>	<p>50% of fee upon application</p>	<p>50% due upon LDP application</p>	<p>Total Amount</p>	<p>Total Acres of Disturbance</p>	
		\$1978	\$1978	\$3,956	≥ 10,000 sq. ft. to 5 acres	
		\$2251	\$2251	\$4,502	≥ 5 to 10 acres	
		\$2730	\$2730	\$5,460	≥ 10 to 50 acres	
		\$3665	\$3665	\$7,330	≥ 50 to < 100 acres	
		\$5594	\$5594	\$11,188	≥ 100 acres	
	<p>Grandfathered Projects – VSMP submitted to the state, includes SWM facilities not previously approved by the county or additional SWM plan review is required.</p> <p>Note: Fee is based on the total area within common plans of development or sale</p>	<p>\$3,200 - disturbance ≥ 10,000 sq. ft. < 5 acres \$3,550 – disturbance ≥ 5 acres < 10 acres \$4,200 – disturbance ≥ 10 acres < 50 acres \$5,622– disturbance ≥ 50 acres < 100 acres \$8,500 – disturbance ≥ 100 acres</p>				
	<p>Modification or Transfer of VSMP Registration</p> <p>Note: Fee is based on the total area within common plans of development or sale on the approved permit. Modifications resulting in an increase in total disturbed acreage pay the difference in the initial permit fee and the permit fee that would have applied for the total disturbed acreage if new.</p>	<p>\$200 – disturbance ≥ 10,000 sq. ft. < 5 acres \$250 – disturbance ≥ 5 acres < 10 acres \$300 – disturbance ≥ 10 acres < 50 acres \$450 – disturbance ≥ 50 acres < 100 acres \$700 – disturbance ≥ 100 acres</p>				
	<p>VSMP Maintenance Fees Note: Paid annually by the anniversary date of permit coverage until a Notice of Termination is effective.</p>	<p>\$400 – disturbance ≥ 10,000 sq. ft. < 5 acres \$500 – disturbance ≥ 5 acres < 10 acres \$650– disturbance ≥ 10 acres < 50 acres \$900 – disturbance ≥ 50 acres < 100 acres \$1,400 – disturbance ≥ 100 acres</p>				