

DEPARTMENT OF PLANNING & ZONING FEES - 2020

Notes:

Fee scale effective 7/1/2020

"DA" refers to "Disturbed Acreage." For example, if a particular fee is \$100/DA and the property in question is 4.5 acres in area, the total amount due

Any recording fees charged by the Recording Clerk's Office are not reflected in this information.

SITE PLAN

***Includes fee for Architectural Review by ARC in Town Centers**

Category I

1	Category I - Conceptual Site Plan	\$400 + \$750/DA
2	Category I - Detailed Site Development Plan	\$400 + \$1200/DA
3	Category I - Resubmittals, to address comments (for first two resubmittals)	\$200/submittal
4	Category I - Resubmittals - to address comments (after first two resubmittals)	\$400/submittal
5	Category I- Conceptual Site Plan - Revision after PC Approval – Major Revision (requiring full redistribution & PC Re-approval) for two submittals only/after first two submittals	\$750
6	Category I- Conceptual Site Plan - Revision after PC Approval – Minor Revision (requiring partial redistribution & in-house re-approval only) for two submittals only	\$400
7	Category I - Revisions After Final Site Plan Approval (per submittal, first two reviews)	\$400
8	Category I - Revisions After Final Site Plan Approval (after first two reviews)	\$200/submittal

Category II

9	Category II - Conceptual Site Plan	\$200 + \$350/DA
10	Category II - Detailed Site Development Plan	\$200 + \$500/DA
11	Category II - Resubmittals, to address comments (for first two resubmittals)	\$100/submittal
12	Category II - Resubmittals, to address comments (after first two resubmittals)	\$200/submittal
13	Category II- Conceptual Site Plan - Revision after Approval – Major Revision (requiring full redistribution) for two submittals only	\$300
14	Category II- Conceptual Site Plan - Revision after Approval – Minor Revision (requiring partial redistribution) for two submittals only	\$200
15	Category II - Revisions After Final Site Plan Approval "Red-lines" (per submittal, first two reviews)	\$200
16	Category II - Revisions After Final Site Plan Approval (after first two reviews)	\$100/submittal

17	Extensions of All Site Plan Approvals (Conceptual, Detailed and Final)	\$200/request
18	PCA Modification/Variances/Waiver Requests for Subdivisions:	\$150/request
19	Re-Route for re-approval of Final Detailed Site Plans prior to Building Permit	\$500
20	Plot Plan	\$500
21	Inspections of Redline/As-Built Site Plans	\$50/inspection

SUBDIVISION		
Minor Subdivision (7 lots or fewer)		
22	Minor Conceptual Plan (Residential Only)	\$150 + \$100/lot
23	Minor Conceptual Plan Resubmittal	\$150 + \$100/lot
24	Minor Preliminary Plan (Residential Only)	\$300 + \$100/lot
25	Minor Preliminary Plan Revision, to address comments prior to approval	\$100 + \$100/lot
26	Minor Preliminary Plan Revision, after approval	\$200 + \$100/lot
27	Minor Final Plats – Single Family Detached Residential Only (includes first two checkprints)	\$300 + \$100/lot
28	Minor Final Plat - SFD Residential (after first two checkprint reviews)	\$250/checkprint
29	Subdivision Waiver of Concept Plan – Minor Subdivision Only (subject to DPW approval)	\$250
30	Administrative Revisions to Approved Subdivision Applications – No Redistribution. No Change in Conditions	\$75
Major Subdivision (8 residential lots or greater, or non-residential that requires site plan approval)		
31	Major Subdivision Conceptual Plan (SFD Residential)	\$300 + \$100/lot
32	Major Subdivision Conceptual Plan - Site Plan Required	\$300 + \$100/DA
33	Major Subdivisions Conceptual Plan Revision (SFD Residential), After PC Approval. (Major Revision, requiring full redistribution & PC Re-approval)	\$250 + \$100/lot
34	Major Subdivisions Conceptual Plan Revision (SFD Residential), After PC Approval. (Minor Revision, requiring full redistribution & No PC Re-approval)	\$250/submittal
35	Major Subdivisions Conceptual Plan Revision (Site Plan Required), After PC Approval. (Major Revision, requiring full redistribution & PC Re-approval)	\$250 + \$100/DA
36	Major Subdivisions Conceptual Plan Revision (Site Plan Required), (Minor Revision, requiring partial redistribution only, No PC Re-approval)	\$250/submittal

37	Major Subdivision/Site Plan Conceptual Combined	See Conceptual Site Plan fees
38	Major Subdivisions - Preliminary Approval in Growth Tier, Requiring a Prior Public Hearing (replaces initial application fees above)	\$1,500 + \$200/DA in CA or \$100/DA
39	Major Subdivisions - Preliminary Approval for Creation of a Public R/W in a TC, Requiring a Prior Public Hearing (replaces initial application fees above)	\$500
40	Major Preliminary Plan, SFD Residential Only (includes first two resubmittals)	\$500 + \$100/lot
41	Major Preliminary Plan, SFD Residential Only (after first two resubmittals)	\$300/submittal
42	Major Preliminary Plan Revision, SFD Residential Only, after approval	\$300 + \$100/lot
43	Major Preliminary Plan, Site Plan Required (includes first two resubmittals)	\$500 + \$100/DA
44	Major Preliminary Plan, Site Plan Required (after two resubmittals)	\$500/submittal
45	Major Preliminary Plan Revision, Site Plan Required, after approval	\$300/submittal
46	Major Final Plats, SFD Residential Only (includes first two checkprints)	\$300 + \$100/lot
47	Major Final Plats, SFD Residential Only (after first two checkprints)	\$300/submittal
48	Major Final Plats - Site Plan Required (includes first two checkprints)	\$300 + \$100/DA
49	Major Final Plats - Site Plan Required (after first two checkprints)	\$400/submittal
50	Review and Processing of Legal Documents	\$35/document
51	Final Plat - Administrative Processing of Recording Plat Package (8 1/2" X 14")	\$75
52	Final Plat - Administrative Processing of Recording Plat Package (18" X 24")	\$75 + \$50/sheet
53	Replattings (8 1/2" X 14")	\$150/document
54	Replattings (18" X 24")	\$150 + \$50/sheet
55	Replattings Boundary Surveys	\$75/document
56	Replattings - Requiring Critical Area Review (initial application only)	Initial Fee + \$25/DA
57	Replattings - Administrative Processing of Recording Plat Package (8 1/2" X 14")	\$50/document
58	Replattings - Administrative Processing of Recording Plat Package (18" X 24")	\$50 + \$25/sheet
59	Supplemental Plans (includes first two resubmittals)	\$250
60	Supplemental Plans (after first two resubmittals)	\$150/submittal
61	Supplemental Plans Revisions to Approved Plans	\$250
62	Supplemental Plans- Site Inspections (each)	\$50
63	Supplemental Plans - Bond Processing & Administration Fee	25% of Bond Estimate

PLANNING COMMISSION

64	Consideration of Architectural Approvals	\$150
65	Conceptual Grading Plan for disturbance of existing or recorded Conservation Areas or for grading prior to site plan approval	\$200 + \$250/DA
66	Reconsideration of an Approved Condition (does not include application fee for revised plans required before or after consideration)	\$300/condition
67	Extension of Approvals as required by the Planning Commission	\$150
68	Planning Commission Administrator (PCA) Administrative Variances (Site Plan & Subdivision)	\$100
69	Appeals to PC of PCA Decisions	\$150/item
70	PC Modifications/Variances/Waiver Requests for Site Plan/Subdivisions (prior to approval)	\$250/request
71	Contested Case Application	\$1,500/application
72	Road Names - Request Application Form (in-house review and approval)	\$35
73	Road Names - Application for a Change in Existing Road Name (public and private R/W's)	\$250
74	Request for Meeting Notes/Transcripts/Video	\$35 (CD Audio) \$55-\$75 (Video)

ZONING

75	Zoning Text Amendments	\$500
76	Zoning Map Amendments	\$500
77	Administrative Variance	\$100
78	Official Interpretation Requests (requires consultation with CAO)	\$150
79	Zoning Ordinance interpretation requests	\$75
80	Zoning Determination letter – identifying property zoning & permitted uses requiring interpretation	\$75
81	Zoning Certification letter – identifying property zoning and permitted uses	\$50
82	Buildable/Non-buildable Lot Determination letter	\$100
83	Zoning Site Inspection (includes 2 inspections)	\$50
84	Additional Inspection	\$50/inspection

CODE ENFORCEMENT

85	After-the-fact permits for Enforcement Case	\$200
86	Fine for signs in County right-of-way	\$25/sign
87	Tow Company Inspections & Compliance Letters	\$50
88	Stop Work Order Fee- Illegal removal/Defacing	\$500
89	Citation	\$500
90	Site Inspection	\$50/inspection

BOARD OF APPEALS

91	Communication Tower Request	\$900
92	Reconsideration	\$150
93	Decision on Alleged Error	\$150
94	Postponement/Continuance of Case	\$150
95	Variance	\$150/variance

96	Special Exception	\$300
97	Time limit extension	\$300
98	Modification	\$300
99	Expansion of a Non-conforming Use	\$300
100	Staff Referral to BOA	\$35/variance

ENVIRONMENTAL		
101	Waiver Request – Wetland/Stream Delineation	\$50
102	Agricultural Land Preservation Review -	\$200/form
103	Floodplain Review including Site Inspection	\$250
104	Shore Erosion Control Site Inspection	\$50
105	Lateral Line Review	\$25
106	Floodplain Map Review	\$25
107	Vegetative Removal Permit Review (includes inspection if needed)	\$75
108	Non-critical Area, Non For. Con Buffer Fees-in-Lieu	\$2.50/ sq. ft.
	Forest Conservation Program	
109	Preliminary Forest Conservation Plan Review	\$250
110	Final Forest Conservation Plan Review	\$150
111	Standard Forest Stand Delineation (FSD) Plan Review	\$200
112	Simplified Forest Stand Delineation (FSD) Plan Review	\$100
113	Site Inspection	\$50 each
114	Exemption Request	\$50
115	Declaration of Intent (DOI)	\$25 each
116	Forest Conservation Bond Application (includes legal doc review and two planting inspections)	\$200
117	Fees-in-Lieu of Mitigation – within Priority Funding Areas (PFA)	\$1.00/sq. ft.
118	Fees-in-Lieu of Mitigation – outside Priority Funding Areas (PFA)	\$1.20/sq. ft.
119	Non-Compliance Fee (for sq. ft. found to be in non-compliance)	\$0.30/sq. ft.
120	Extension of Approval Request	\$100
	Critical Area (Chesapeake Bay) Program	
120	Critical Area Review (Building and Grading Permits)	\$125
121	Buffer Management Plan Review (major/minor - includes inspections)	\$150
122	Buffer Management Plan Review	\$75
123	Critical Area Mitigation Planting Review (includes one inspection)	\$50
124	Critical Area Mitigation Planting Review - Additional inspections (2 or more visits)	\$30
125	Bond Administrative Fee (includes administration plus initial and final inspections)	25% of bond
	Critical Area Mitigation Fees-in-Lieu:	
126	Fees-in-Lieu for Clearing within the 100 foot Buffer	\$2.50/sq. ft.
127	Fees-in-Lieu for Clearing Outside of the 100 foot Buffer < 20%	\$1.25/sq. ft.
128	Fees-in-Lieu for Clearing Outside of the 100 foot Buffer 20-30%	\$1.875/sq. ft.

129	Fees-in-Lieu for Clearing Outside of the 100 foot Buffer > 30% (3:1)	\$3.75/sq. ft. + variance
130	Fees-in-Lieu for Clearing within of the 100 foot Buffer > 30% (3:1)	\$5.00/sq. ft. + variance
131	Fees-in-Lieu for Clearing Outside of the 100 foot Buffer – After the Fact (4:1)	\$5.00/sq. ft.
132	Fees-in-Lieu for Clearing within the 100 foot Buffer – After the Fact (4:1)	\$10.00/sq. ft.
133	Fees-in-Lieu for Clearing Outside of Buffer > 30% - After the Fact (7:1)	\$8.75/sq. ft. + variance
134	Fees-in-Lieu for Clearing within the 100 foot Buffer > 30% - After the Fact (7:1)	\$17.50/sq. ft. + variance required + \$500 fee

TOWER PERMIT

135	Tower Permits - Consultant Review (consultant charges the County \$170/hour – typical review 2 hours)	\$500 Plot Plan Review + \$1600 Consultant Fee
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DIVISION OF INSPECTIONS & PERMITS FEES 2020

FEE TYPE	FEE
Notes*	
* See Recording Clerk Office for recording fees.	

BUILDING

	Building Permit - Residential	\$25 application fee/\$25 reroute fee
136	Finished Floor Area/ sq. ft.	\$0.12/sq. ft.
137	Unfinished Floor Area/ sq. ft.	\$0.06/sq. ft.
138	Residential - remodel/pier, etc.	\$45
	Building Permit – Commercial	
139	Use permit (1 inspection)	\$45
140	Renovation/remodel (up to 3 inspections)	\$150
141	New Construction (up to 10 inspections)	\$450
142	Inspection Fee after 10 inspections	\$30/inspection
143	Sign Permit	\$45
144	Stop Work Order Fee	\$30
145	Grading Permit - (combination of I&P Protective Inspection Fees (\$75) and Soil Conservation Fees (\$125))	\$200

PLUMBING

	New Installation	
146	First Fixture	\$90
147	Each additional fixture	\$5

148	Each rough-in fixture	\$5
149	Each fixture left out in original permit application	\$10
150	Shower Pan Inspection	\$30
151	Additional Inspections	\$30
152	Water service connection to public system	\$30
153	Sewer service connection to public system	\$30
154	Subsoil Drains	\$30
156	Stop Work Order	\$60
	Gas	
157	First Fixture	\$90
158	Each additional fixture	\$10
159	Each rough-in fixture	\$10
160	Tank and Trench	\$30/inspection
	Medical Gas	
161	First Fixture	\$90
162	Each additional fixture	\$10

ELECTRICAL		
	Residential	
	Outlets	
163	1 to 80	\$40
164	Each additional 40 (each)	\$20
	Switches, lighting fixtures or receptacles are counted as one outlet.	
	Low Voltage per type (each different system to be calculated separately)	
165	1 to 40	\$40
166	Each additional 40 (each)	\$20
	Equipment & Appliances	
167	Outlet for single unit of 30 K.W. or less	\$20
168	Each additional unit, 30 K.W. or less	\$2
169	Outlet for single unit greater than 30 K.W.	\$20

170	Each additional unit, greater than 30 K.W.	\$2
	Service Installations (2 inspections)	
171	Pole Service (fees generated by other items)	n/a
172	Temporary Service	\$60
	Swimming Pools	
173	Above ground	\$60
174	In-Ground (4 inspections only - PBFS, Trench, PDB, & Final)	\$120
175	Additional inspection fee for encapsulation not done at same time as PDB inspection	\$30
176	Whirlpool/Hot Tubs (2 inspections only)	\$60
177	Additional Inspection	\$30/inspection
178	Generators - Each	\$60
179	Motors - Each	\$5
180	Elevators - (includes 2 inspections only, each additional inspection at \$30.00 each)	\$60
181	Photovoltaic & Wind Turbine Systems - Each System - Additional fees for related elements (subpanel, outlets, etc.)	\$60
182	Antennae/transmitters - Each (includes 2 inspections only)	\$60
183	Car Charger - Each - Additional fees for related elements (subpanel, outlets, etc.)	\$60
	Service Meter Equipment & Feeders	
184	Up to 350 Amps	\$60
185	351 Amps to 400 Amps	\$80
186	Over 400 Amps	\$120
	Subpanels	
187	Up to 200 Amps	\$20
188	Over 200 Amps	\$30
	Heavy Ups	
189	Up to 350 Amps	\$60
190	351 Amps to 400 Amps	\$80
191	Over 400 Amps	\$120
192	Work-With - Each - Additional fees for related elements	\$40
	Miscellaneous	
193	Minimum Residential Permit Fee	\$60
194	Additional Inspection Fee	\$60
195	Re-inspection Fee	\$60

196	Progress Inspection Fee (up to 1 hour; \$60 for each additional hour)	\$60
197	Additional Equipment	\$60
198	Stop Work Oder	\$60
199	After the Fact Fee *Failure to secure an Electrical permit for either residential or non-residential work will result in an assessment equal to ten (10) times the required fee.	Up to 10x base fee
	Commercial	
	Outlets	
200	1 to 40	\$60
201	Each additional	\$2
	Low Voltage per type (each different system to be calculated separately)	
202	1 to 40	\$60
203	Each additional	\$2
	Equipment & Appliances	
204	Outlet for single unit of 30 K.W. or less	\$40
205	Each additional unit, 30 K.W. or less	\$10
206	Outlet for single unit greater than 30 K.W.	\$60
207	Each additional unit, greater than 30 K.W.	\$20
	Service Installations (2 inspections)	
208	Pole Service (fees generated by other items)	n/a

209	Temporary Service	\$60
	Swimming Pools	
210	Above ground (2 inspections only)	\$120
211	In-Ground (4 inspections only - PBFS, Trench, PDB, & Final)	\$180
212	Additional inspection fee for encapsulation not done at same time as PDB inspection	\$30
213	Whirlpool/Hot Tubs (2 inspections only)	\$120
214	Additional Inspection	\$30/inspection
215	Generators - Each - Additional fees for related elements (subpanel, outlets, etc.)	\$120
216	Motors - Each	\$20
217	Elevators - (includes 2 inspections only, each additional inspection at \$30.00 each)	\$120
218	Photovoltaic & Wind Turbine Systems - Each System - Additional fees for related elements (subpanel, outlets, etc.)	\$120
219	Antennae/transmitters - Each (includes 2 inspections only)	\$60
220	Car Charger - Each - Additional fees for related elements (subpanel, outlets, etc.)	\$120
	Service Meter Equipment & Feeders	
221	Up to 400 Amps	\$100
222	401 Amps to 600 Amps	\$150
223	601 Amps to 1200 Amps	\$300
224	Over 1200 Amps	\$400
	Transformers	
225	Up to 75 kVA	\$50
226	76 kVA to 150 kVA	\$100
227	Over 150kVA	\$200
	Subpanels	
228	Up to 200 Amps	\$30
229	201 Amps to 400 Amps	\$50
230	Over 400 Amps	\$60
	Service Equipment	
231	Meter Bases	\$40
232	CT Cabinets	\$50
233	M.B. Enclosure	\$60
234	Main Switch	\$60
	Heavy Ups	

235	Up to 350 Amps	\$60
236	351 Amps to 400 Amps	\$80
237	Over 400 Amps	\$120
238	Work-With - Each - Additional fees for related elements	\$40
	Miscellaneous	
239	Minimum Commercial Permit Fee	\$120
240	Signs (Includes 2 inspections)	\$60
241	X-ray equipment (Includes 2 inspections)	\$60
242	Fire Pump Inspection Fee	\$60
243	Additional Inspection Fee	\$60
244	Re-inspection Fee	\$60
245	Progress Inspection Fee (up to 1 hour; \$60 for each additional hour)	\$60
246	Additional Equipment	\$60
247	Stop Work Oder	\$60
248	After the Fact Fee *Failure to secure an Electrical permit for either residential or non-residential work will result in an assessment equal to ten (10) times the required fee.	Up to 10x base fee