



Planning & Zoning: Fee Schedule FY26

Calvert County, Maryland Department of Planning & Zoning
 205 Main Street, 2nd Floor, Prince Frederick, MD 20678
 Phone: (410) 535-2348, (410) 535-1600 ext. 2356, TDD: (410) 535-6355, Fax: (410) 535-3092
 Email: PZ@calvertcountymd.gov

Date submitted		Agent or Company	
Project Name:		Project Number:	

line #	Item	# to include	fee each	line total	Appl	P&Z
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Notes*:

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* Please be advised that the various fees have been grouped by topic and may not be in the exact same order as the Fee & Tax Rates Appendix in the FY 2026 Adopted Budget Book. Changes from the FY25 Budget have been highlighted with yellow. If you have any questions, please contact Development Review.

SITE PLAN

Category I

1	Category I - Concept Site Plan	base fee	1	\$400		
		DA		\$350		
2	Category I - Detailed Site Development Plan (DSDP)	base fee	1	\$400		
		DA		\$1,600		
3	Category I - Concept and DSDP Resubmittals, to address comments, Plan 2 and Plan 3	each	1	\$200		
4	Category I - Concept and DSDP Resubmittals, to address comments, Plan 4 & after. <i>Per submittal.</i>	each	1	\$400		
5	Category I - DSDP Site Plan - Revision after PC Approval - Major Revision (requiring full redistribution & PC Re-approval). After initial resubmittal, see line 3 and 4 for fees.	each	1	\$750		
6	Category 1- DSDP Site Plan - Revision after PC Approval-Minor Revision (requiring partial redistribution & in-house re-approval only). After initial resubmittal, see line 3 and 4 for fees	each	1	\$400		
7	Category 1 - "Redline" Revisions After Final Site Plan Approval revisions that do not change or intensify the existing use, vehicular access, or alter traffic patterns. <i>Per submittal.</i>	each	1	\$400		

Category II

9	Category II - Conceptual Site Plan	base fee	1	\$200		
		DA		\$350		
10	Category II - Detailed Site Development Plan (DSDP)	base fee	1	\$200		
		DA		\$500		

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11	Category II - Concept & DSDP Resubmittals, to address comments, Plan 2 and Plan 3	each	1	\$100			
12	Category II - Concept & DSDP Resubmittals, to address comments, Plan 4 & later	each	1	\$200			
13	Category II- -DSDP Site Plan - Revision after Final Site Plan Approval- Major Revision (requiring full redistribution). After initial submittals, see line 11and 12 for fees.	each	1	\$300			
14	Category II- DSDP Site Plan - Revision after Final Site Plan Approval - Minor Revision (requiring partial redistribution). After initial submittals, see line 11and 12 for fees.	each	1	\$200			
15	Category II - "Redline" Revisions After Final Site Plan Approval revisions that do not change or intensify the existing use, vehicular access, or alter traffic patterns, or increase the square footage to exceed Category II limitations. <i>Per submittal.</i>	each	1	\$200			
Other Site Plan Fees							
17	Extension of Site Plan Expiration - <i>Concept, DSDP or Final.</i> (CCZO allows for 1 request <u>per project</u>). The extension request must be submitted at least 30 days before the expiration date and the project must have been reviewed within 6 months.	each	1	\$200			
18	PCA Modification/Variances/Waiver Requests (each request)	each		\$250			
19	Re-route for re-approval of approved Site Plans prior to Building Permit	each	1	\$500			
21	Site Inspections for Redline/As-Built Site Plans (each inspection)	each		\$50			
Site Plan Category I fees Total =							
Site Plan Category II fees Total =							
Other Site Plan fees Total =							
All Site Plan fees Total =							

Date submitted	Agent or Company					
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SUBDIVISION						
Please mark in the "Appl(licant)" column to confirm which documents you have submitted. Please fill in the Disturbed Acres (DA: acres or portion thereof; always rounds UP), the square feet, number of lots or the number of sheets/documents in the appropriate cell(s). The worksheet will auto-calculate fees due.						
Notes*:						
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* Please be advised that the various fees have been grouped by topic and may not be in the exact same order as the Fee & Tax Rates Appendix in the FY 2026 Adopted Budget Book. Changes from the FY25 Budget have been highlighted with yellow. If you have any questions, please contact Development Review.						
Minor Subdivision (7 lots or fewer)						
22	Minor Concept Plan, each submittal	base fee	1	\$150		
		lot fee		\$100		
24	Minor Preliminary Plan	base fee	1	\$300		
		lot fee		\$100		
25	Minor Preliminary Plan Revision, to address comments prior to issuance of Preliminary Approval Letter	base fee	1	\$100		
		lot fee		\$100		
26	Minor Preliminary Plan Revision, after issuance of Preliminary Approval Letter.	base fee	1	\$200		
		lot		\$100		
29	Subdivision Waiver of Concept Plan - Minor Subdivisions Only (subject to DPW approval)	each	1	\$250		
30	Administrative Revisions to Approved Subdivision Applications - No Redistribution. No Change in Conditions.	each	1	\$75		
Major Subdivision (8 residential lots or greater, or non-residential that requires site plan approval)						
31	Major Subdivision Conceptual Plan, each submittal	base fee	1	\$300		
		lot		\$100		
33	Major Subdivision Preliminary Plan Revision. After PC Approval, Major Revision, requiring full redistribution and PC Re-approval.	base fee	1	\$500		
		lot		\$100		
34	Major Subdivision Preliminary Plan Revision. After PC Approval, Minor Revision, requiring partial redistribution and <u>NO</u> PC Re-approval.	base fee	1	\$250		
		lot		\$100		
38	Major Subdivisions - in Tier 3 requiring a Public Hearing prior to Preliminary Approval (in this instance, DA is disturbed area and equal to the LOD). <i>This is a one time fee in addition to usual application fees.</i>	base fee	1	\$1,500		
		lots in CA		\$200		
		lots not CA		\$100		
39	Major Subdivisions - Preliminary Approval for Creation of a Public R/W in a TC, Requiring a Prior Public Hearing. <i>This is a one time fee in addition to usual application fees.</i>	each	1	\$500		

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40	Major Preliminary Plan, initial submittal	base fee	1	\$500			
		lot		\$100			
41	Major Preliminary Plan Revisions, Plan 2 and after, <i>per submittal</i>	each	1	\$500			
Other Subdivision Fees							
42	Extension of Subdivision Expiration - <i>Concept, Preliminary or Final</i> . (CCZO allows for 1 request per project). The extension request must be submitted at least 30 days before the expiration date and the project must have been reviewed within 6 months.	each	1	\$200			
Plats							
<p>Notes: DA = Disturbed acre <i>or portion</i> thereof (this will always ROUND UP). Replatting are also known as Administrative Plats. *See Recording Clerk Office for recording fees. **Administrative, Review and Processing Fees are NON-REFUNDABLE.</p>							
27	Minor Final Plats, Reviews 1 & 2, per submittal	base fee	1	\$300			
		lot fee		\$100			
28	Minor Final Plats, after Review 3 and after, per submittal	each	1	\$250			
		lot fee		\$100			
46	Major Final Plats, includes Reviews 1 & 2, per submittal	base fee	1	\$300			
		lot		\$100			
47	Major Final Plats, Review 3 and after	each	1	\$400			
50	*Review and Processing of Legal Documents	per document		\$35			
51	*Final Plat - Administrative Processing of Recording Plat Package (8 1/2" x 14")	each	1	\$75			
52	*Final Plat - Administrative Processing of Recording Plat Package (18" x 24")	base fee	1	\$75			
		per sheet		\$50			
53	*Replatting (8 1/2" x 14")	per document		\$150			
54	*Replatting (18" x 24")	base fee	1	\$150			
		per sheet		\$50			
55	*Replatting Boundary Surveys	per document		\$75			
56	Replatting - Requiring Critical Area Review, <i>one time fee on initial application only</i>	base fee	see lines 53, 54 or 55				
		DA		\$25			
57	*Replatting - Administrative Processing of Recording Plat Package (8 1/2" x 14")	per document		\$50			

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58	*Replattings - Administrative Processing of Recording Plat Package (18" x 24")	base fee	1	\$50		
		per sheet		\$25		
59	Supplemental Plans, for Plan 1 & 2, per submittal	each	1	\$250		
60	Supplemental Plans, for Plan 3 and after, per submittal	each	1	\$150		
61	Supplemental Plan, Revisions to Approved Plans, per submittal	each	1	\$250		
62	Supplemental Plans - Site Inspections	each		\$50		
63	**Supplemental Plans - Bond Processing & Administrative Fee (please enter bond amount in box, fee will calculate)	15% of bond estimate				
Minor Subdivision Total =						
Major Subdivision Total =						
Other Subdivision fees Total =						
Plats Total =						
All Subdivision fees Total =						

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PLANNING COMMISSION						
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65	Conceptual Grading Plan for disturbance of existing or recorded Conservation Areas or for grading prior to site plan approval	base fee	1	\$200		
		DA		\$250		
66	Reconsideration of an Approved Condition (does not include application fee for revised plans required before or after consideration)	per condition		\$300		
67	Extension of Approvals as required by the Planning Commission	each		\$150		
68	Planning Commission Administrator (PCA) Administrative Variances (site plans and subdivisions)	each		\$150		
69	Appeals to PC of PCA Decisions, per item	each		\$150		
70	PC Modifications/Variances/Waiver Requests for Site Plans or Subdivisions (prior to approval)	each		\$250		
71	Contested Case Application	each		\$1,500		
72	Road Names - Request Application Form (in-house review and approval)	each		\$35		
73	Road Names - Application for a Change in Existing Road Name (public and private R/W's)	each		\$250		
74	Request for Meeting Notes/Transcripts/Video (video is between \$55-\$75, please call for specific fee and then place it in the appropriate box ==>)	CD-audio		\$35		
		video				
Planning Commission Total =						

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ZONING						
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75	Zoning Text Amendments	each	\$1,000			
76	Zoning Map Amendments	each	\$1,000			
77	Administrative Variance	each	\$150			
78	Official Interpretation Requests (requires consultation with County Attorney's Office)	each	\$150			
79	Zoning Ordinance Interpretation Requests	each	\$150			
80	Zoning Determination Letter - identifying property zoning & permitted uses requiring interpretation	each	\$150			
81	Zoning Certification Letter - identifying property zoning and permitted uses	each	\$150			
82	Buildable/Non-buildable Lot Determination Letter	each	\$150			
83	Zoning Site Inspection (includes 2 inspections)	each	\$150			
84	Additional Inspections	each	\$150			
270	Site Completion Bond Processing & Administration Fee (please enter bond amount in box, fee will calculate)	15% of bond estimate				
Zoning Total =						

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CODE ENFORCEMENT						
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85	After-the-Fact Permits for Enforcement Case	each		\$200		
86	Fine for Signs in right-of-way, per sign	each		\$500		
87	Tow Company Inspections & Compliance Letters, per site	each		\$50		
88	Stop Work Order Fee - Illegal removal/Defacing	each		\$500		
89	Citation	each		\$500		
90	Site Inspection, per inspection	each		\$50		
Code Enforcement Total =						

Date submitted		Agent or Company				
Project Name:		Project Number:				
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BOARD OF APPEALS*						
Please mark in the "Appl(licant)" column to confirm which documents you have submitted. Please fill in the Disturbed Acres (DA: acres or portion thereof; always rounds UP), the square feet, number of lots or the number of sheets/documents in the appropriate cell(s). The worksheet will auto-calculate fees due.						
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100	Staff Referral to BOA	each variance	\$75			
95	Variance, Non-Critical Area (Each Request)	each	\$500			
		referral fee - see line 100				
258	Variance, Critical Area	each	\$600			
		referral fee - see line 100				
96	Special Exception/Conditional Use	each	\$750			
		referral fee - see line 100				
99	Non-Conforming, Expansion of Structure or Change in Use	each	\$700			
		referral fee - see line 100				
92	Reconsideration of Previous BOA Decision	each	\$400			
93	Decision on Alleged Error	each	\$1,200			
		referral fee - see line 100				
91	Communication Tower Request	each	\$2,500			
		referral fee - see line 100				
259	Modification to Referral (after submittal)	each	\$50			
260	Modification to Variance, Non-Critical Area (after notices are posted)*	each	\$350			
261	Modification to Variance, Critical Area or Environmental - Article 8 or 11 (after notices are posted)*	each	\$450			
98	Modification to Special Exception Request (after notices are posted)*	each	\$425			
262	Modification to Non-Conforming, Expansion of Structure or Change in Use (after notices are posted)*	each	\$425			
263	Subpoena Request (Each Witness)	each	\$75			
94	Postponement or Continuance of Case - at applicant's request	each	\$400			

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97	Extension of Time for Special Exception	each		\$500			
264	Revision to a Previously Approved Variance	each		\$400			
265	After-the-Fact Variance or Special Exception in Critical Area (fine required by Critical Area Law)	each		\$500			
		referral fee - see line 100					
* Applicants are also charged for the cost of legal advertising							
Board of Appeals Total =							

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ENVIRONMENTAL							
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General Environmental							
101	Non-tidal Wetlands or Streams Delineation Waiver Request Fee		each	\$50			
101a	Non-tidal Wetlands or Streams Delineation Report Review		each	\$100			
102	Agricultural Land Preservation Review - TDR Certification, TDR Allocation, TDR Transactions, APD and/or TDR Revisions		each form	\$20			
103	Floodplain Review including one Site Inspection		each	\$250			
104	Shore Erosion Control Review including one Site Inspection		each	\$50			
105	Marine Construction and Lateral Line Review		each	\$25			
106	Floodplain Map Review - supplying a map to applicant		each	\$25			
107	Critical Area and Non- Critical Area Vegetative Removal Permit Review (includes one inspection, if needed)		each	\$75			
271	Site Inspection (initial or addition not covered under other fees)		each	\$50			
Streams and Wetlands							
108	Non-critical Area, Non Forest Con. wetland and stream Buffer Fees-in-Lieu (2:1)		sq.ft.	\$3.25			
272	Non-critical Area, Non Forest Con. Wetland and stream Bond (2:1)		sq.ft.	\$3.25			
273	Non-critical Area, Non Forest Con. Wetland and Stream Violation/ATF (4:1)		sq.ft./bond	\$3.25			
			sq.ft./fee	\$3.25			
274	Non-critical Area, Non Forest Con. Wetland and Stream Violation/ATF repeat offender (4:1)		sq.ft./bond	\$3.25			
			sq.ft./fee	\$6.50			
Forest Conservation Program							
109	Preliminary Forest Conservation Plan Review (one-time fee, per project)		each	\$250			

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109a	Preliminary Forest Conservation Plan Review Waiver Request Fee	each	1	\$50			
110	Final Forest Conservation Plan Review (one-time fee, per project)	each	1	\$150			
111	Standard Forest Stand Delineation (FSD) Plan Review (one-time fee, per project)	each	1	\$200			
112	Simplified Forest Stand Delineation (FSD) Plan Review (one-time fee, per project)	each	1	\$100			
113	Site Inspection	each		\$50			
114	Forest Conservation Pre-Application Review & Exemption Request	each	1	\$50			
115	Declaration of Intent (DOI)	each		\$25			
Forest Conservation Bond							
116	Forest Conservation Bond Application (includes legal doc review and two planting inspections)	each	1	\$200			
116a	Forest Conservation Bond (based on cost estimate for plantings, please enter estimate in box)						
117	Fees-in-Lieu of Mitigation – within Priority Funding Areas (PFA)	sq.ft.		\$1.00			
118	Fees-in-Lieu of Mitigation – outside Priority Funding Areas (PFA)	sq.ft.		\$1.20			
119	Non-Compliance Fee (for sq. ft. found to be in non-compliance)	sq.ft.		\$0.30			
120a	Request for Extension of Forest Conservation Approval	each		\$100			
125	Bond Administrative Fee, includes administration plus initial and final inspections (please enter bond amount in box, fee will calculate)	25% of bond					
Critical Area (Chesapeake Bay) Program							
120	Critical Area Review (Building and Grading Permits)	each		\$125			
121	Buffer Management Plan Review (major/minor - includes inspections)	each		\$150			
122	Buffer Management Plan Review (simplified - for building and grading permits and violations, includes inspections)	each		\$75			
123	Critical Area Mitigation Planting Review (includes one inspection)	each		\$50			
124	Critical Area Mitigation Planting Review - Additional inspections (2 or more visits)	each		\$30			

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125	CA Bond Administrative Fee, includes administration plus initial and final inspections (please enter bond amount in box, fee will calculate)	25% of bond					
Critical Area Mitigation Fees-in-Lieu							
126	FIL for Clearing within the 100 foot Buffer (1:1 &/or 2:1) Note this is for authorized activities that do not require a variance. Please enter square feet in appropriate box(es)	1:1 sq.ft.	\$3.25				
		2:1 sq.ft.					
127	FIL for Clearing Outside of the 100 foot Buffer < 20% (1:1)	sq.ft.	\$2.00				
128	FIL for Clearing Outside of the 100 foot Buffer 20-30% (1.5:1)	sq.ft.	\$3.00				
129	FIL for Clearing Outside of the 100 foot Buffer > 30% (BOA 3:1)	variance fee (see BOA)					
		sq.ft.	\$6.00				
130	FIL for Clearing within the 100 foot Buffer > 30% (BOA 3:1)	variance fee (see BOA)					
		sq.ft.	\$7.50				
276	Fees-in-lieu for any mitigation not separately called out shall be equivalent to the bond that would have been required	project specific					
Critical Area Bonds:							
250	Bond for Planting Outside the 100- foot Buffer (1:1)	sq.ft.	\$2.00				
126	Bond for Planting Inside the the 100 foot Buffer (1:1 &/or 2:1) Note this is for authorized activities that do not require a variance. Please enter square feet in appropriate box(es)	1:1/sq.ft.	\$3.25				
		2:1/sq.ft.					
277	Violation/ATF work outside the Buffer (4:1)	sq.ft./bond	\$2.00				
		sq.ft./fee	\$2.00				
278	Violation/ATF work outside the Buffer (4:1) repeat offender	sq.ft./bond	\$2.00				
		sq.ft./fee	\$4.00				
279	Violation/ATF clearing outside the Buffer (5:1)	sq.ft./bond	\$2.00				
		sq.ft./fee	\$3.00				
280	Violation/ATF clearing outside the Buffer (5:1) repeat offender	sq.ft./bond	\$2.00				
		sq.ft./fee	\$5.00				
281	Violation/ATF work inside the Buffer (7:1) variance required	variance fee (see BOA, line 258)					
		sq.ft./bond	\$3.25				
		sq.ft./fee	\$3.25				

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282	Violation/ATF work inside the Buffer (7:1) repeat offender - variance required	variance fee (see BOA, line 258)					
		sq.ft./bond		\$3.25			
		sq.ft./fee		\$6.50			
283	Violation/ATF clearing inside the Buffer (8:1) variance required	variance fee (see BOA, line 258)					
		sq.ft./bond		\$3.25			
		sq.ft./fee		\$4.25			
284	Violation/ATF clearing inside the Buffer (8:1) repeat offender - variance required	variance fee (see BOA, line 258)					
		sq.ft./bond		\$3.25			
		sq.ft./fee		\$7.50			
125	CA Bond Administrative Fee, includes administration plus initial and final inspections (please enter bond amount in box, fee will calculate)	25% of bond					
Solomons Town Center Tree Canopy							
156	Solomons Town Center Tree Canopy Fees in Lieu	sq.ft.		\$2.00			
157	Solomons Town Center Tree Canopy Bond	sq.ft.		\$2.00			
General Environmental fees =							
Streams and Wetlands fees =							
Forest Conservation Program fees =							
Forest Conservation Bond fees =							
Critical Area (Chesapeake Bay) Program fees =							
Critical Area Mitigation Fees-in-Lieu =							
Critical Area Bonds =							
Solomons Town Center Tree Canopy fees =							
Environmental Fees Total =							

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ARCHITECTURAL REVIEW							
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160	Commercial Accessory Structure/Exterior Modification	each		\$100			
161	Signs	each		\$75			
162	New Single Family Dwelling	each		\$100			
163	Residential Accessory/Modifications/Additions	each		\$50			
Architectural Review Total =							

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TOWER PERMIT						
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165	Tower Permits - <u>Consultant Review</u> (consultant charges the County \$170/hour - typical review 2 hours)	each		\$900		
166	Tower or Co-location Permits - County Review	each		\$450		
Tower Permit Total =						



Planning & Zoning: Fee Schedule, Independent Consultant

Calvert County, Maryland Department of Planning & Zoning
 205 Main Street, 2nd Floor, Prince Frederick, MD 20678
 Phone: (410) 535-2348, (410) 535-1600 ext. 2356, TDD: (410) 535-6355, Fax: (410) 535-3092
 Email: PZ@calvertcountymd.gov

Date submitted		Agent or Company:				
Project Name:		Project Number:				
line #	Item	# to include	fee each	line total	Appl	P&Z

INDEPENDENT CONSULTANT REVIEW FEES

Please mark in the "Appl(licant)" column to confirm which documents you have submitted. Please fill in the Disturbed Acres (DA: acres **or portion** thereof; always rounds UP), the square feet, number of lots or the number of sheets/documents in the appropriate cell(s). The worksheet will auto-calculate fees due.

Notes*:

* If the fee for that line does not auto-populate, please uncheck and then recheck the Applicant column. That should fix it.

* Please be advised that the various fees have been grouped by topic and may not be in the exact same order as the Fee & Tax Rates Appendix in the FY 2026 Adopted Budget Book. This entire category is new from the FY25 Budget and has been highlighted with yellow. If you have any questions, please contact Development Review.

168	Initial Submittal Fee (This will cover the review cost by the independent consultant that will be billed to the county. This review fee will cover the initial reviews and be billed against at the hourly rate in this fee schedule. If this initial review fee collected does not cover the entire review of the project to final, approved attached fees will be billed at the hourly rate shown in this fee schedule and will be required before the project can move forward.)	each		\$5,000			
169	Independent Consultant Review fee	per hour		\$210			
Independent Consultant Review Fees =							