



Land Development Services

Fee Schedule (Appendix Q) updates

APPENDIX Q – LDS Fee Schedule



Appendix to
Municipal
Code



Establishes
LDS & Fire
Marshal fees
for Site and
Building
processes



Last Broad
Update
January 2015

Appendix Q - Land Development Services Fee Schedule

This fee schedule establishes the fees charged, by Land Development Services and the Fire Marshal, for building and site development activities pursuant to the authority granted by §§ 15.2-2241(A)(9), 15.2-2286(A)(6), 62.1-44.15:54(J), 36-98.3, 36-105, 62.1-44.15:28(A) and 62.1-44.15:29 of the Code of Virginia and Chapters 2 (Property Under County Control), 61 (Building Provisions), 64 (Mechanical Provisions), 65 (Plumbing and Gas Provisions), 66 (Electrical Provisions), 101 (Subdivision Ordinance), 104 (Erosion and Sediment Control Ordinance), 112.1 (Zoning Ordinance), and 124 (Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia (the Code).

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Why are fees increasing?

Account for inflation
& salary increases

More fully fund cost
of services


CPI Inflation Calculator

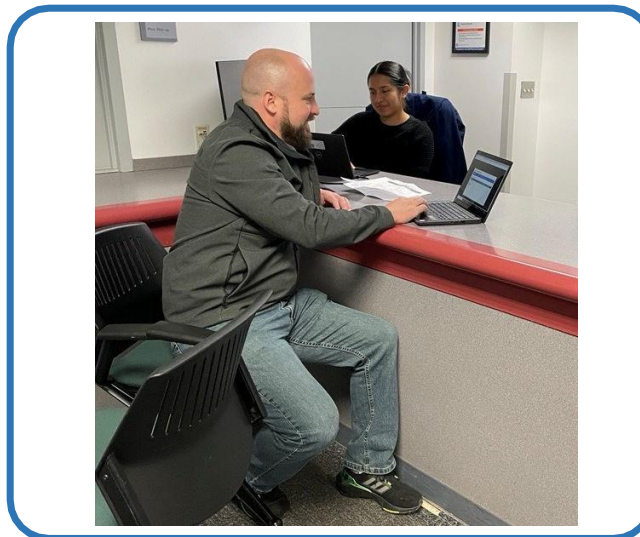
\$

in

has the same buying power as

in

 U.S. BUREAU OF LABOR STATISTICS



Proposed Changes

Change	Purpose
1. Increase technology surcharge fee from 4% to 10%	Investment in continuous technology improvements
2. New 2% code academy surcharge on Building fees	Comply with State law
3. Increase Building fees by 25% (excluding vertical transportation fees)	Adjust for increased staffing and compensation
4. Increase site fees by 10%	Adjust for increased staffing and compensation

Proposed Changes

Change	Purpose
5. Remove obsolete fees	Simplify fee schedule
6. Specify a fee for Pedestrian Bridges	Clarity and consistency
7. Add 2 nd tier signature set fee for site-related plans	Provide an affordable alternative to a full resubmission fee, when changes are not extensive
8. Add Minor Revisions fee for site-related plans	Provide an affordable alternative to an amendment, when changes are minor

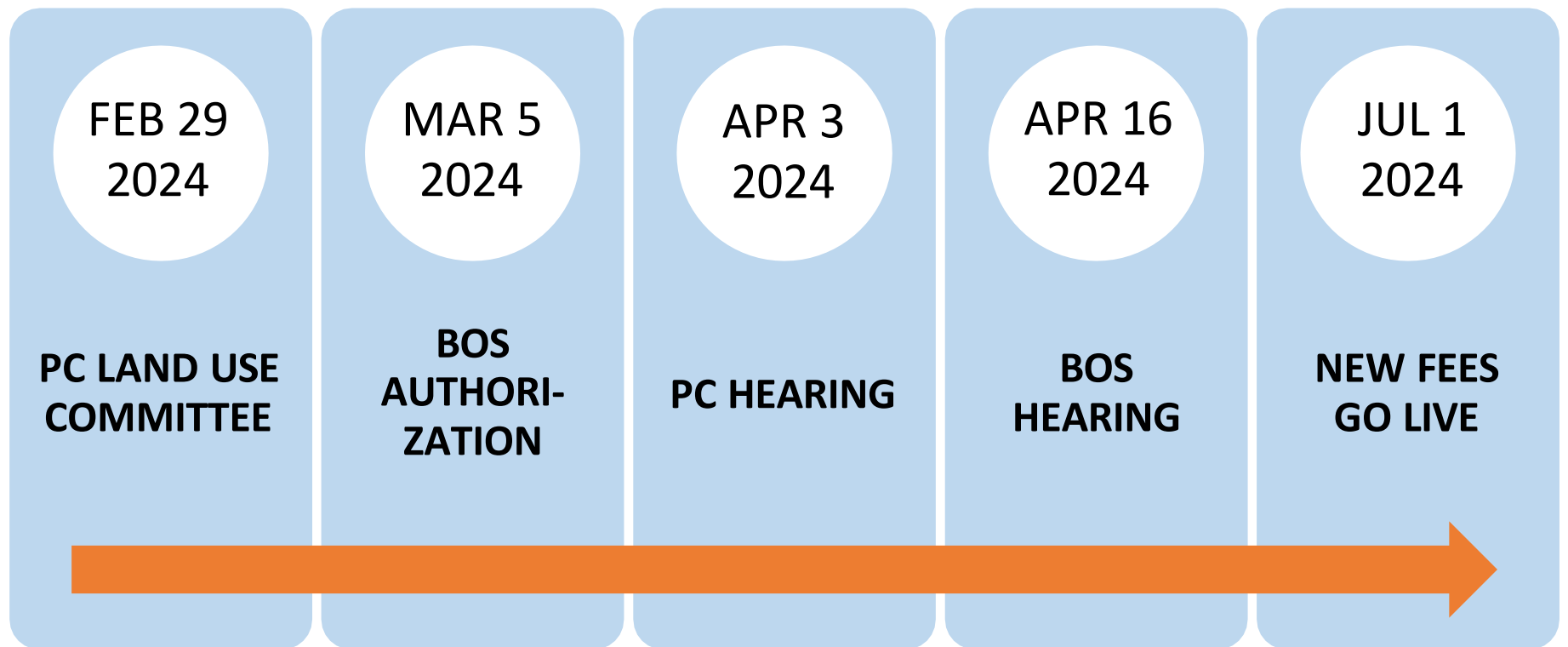
Impact to projects

Project	Size/Scope	Project Cost/Value	Existing Fees		Proposed Fees	
			Cost	% of Cost/Value	Cost	% of Cost/Value
Residential Deck	250 sq. ft.	\$5,000 cost	\$112.32	2.2%	\$151.20	3.0%
New Single Family Dwelling (custom)	8976 sq. ft.	\$2.4 million value	\$4,600.25	0.2%	\$5,818.28	0.3%
Townhouse Development	41 units (3800 sq. ft. each)	\$36.9 million value	\$136,169.56	0.4%	\$169,567.16	0.5%
Commercial Retail Tenant	2600 sq. ft.	\$400,000 cost	\$11,652.68	4.7%	\$15,699.29	6.3%
New Commercial Building	3 story self-storage, 184,300 sq. ft.	\$2.0 million cost	\$115,975.24	5.8%	\$141,694.73	7.1%

Program Improvements

- **Implementation of PLUS**
 - All digital submissions and reviews
 - Consolidation of systems
 - Readily available metrics
- **Customer Experience Team**
 - Customer hold times < 1 minute
- **Fast Track Expansion**
 - Previously up to 4500 sq. ft. - now up to 10,000 sq. ft.
- **Site plan review times**
 - Reduced from 90 days to 39 days
- **Building Permit log-in times**
 - Decreased from 4-7 days to 1-2 days
- **Site record log-in times**
 - Decreased from 5-7 days to 1-2 days
- **Expedited Deck Reviews**
- **New web resources**
 - Review metrics
 - Permit library
 - GIS tools

Timeline for updating LDS fees



Thank you

Bill Hicks, P.E.
Director, Land Development Services

