

LAND DEVELOPMENT SERVICES  
March 5, 2024

# STAFF REPORT

PREPARED BY PERMITTING AND CODE ADMINISTRATION

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- PROPOSED COUNTY CODE AMENDMENT
- PROPOSED PFM AMENDMENT
- PROPOSED ZONING ORDINANCE AMENDMENT
- APPEAL OF DECISION
- WAIVER REQUEST

Proposed Amendments to Appendix Q (Land Development Services Fee Schedule) of the *Code of the County of Fairfax, Virginia* (County Code) Regarding Adjustment of the Fees Charged by Land Development Services for Plan Review, Permits, and Inspection Services.

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Authorization to Advertise:	<u>March 5, 2024</u>
Planning Commission Hearing:	<u>April 3, 2024</u>
Board of Supervisors Hearing:	<u>April 16, 2024 at 3:00 p.m.</u>
Source:	Department of Land Development Services

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## **STAFF REPORT**

### **ISSUE**

Board of Supervisors (Board) to adopt proposed amendments to Appendix Q (Land Development Services Fee Schedule) of the County Code to adjust the fees charged by the county for plan review, permits, and inspection services to meet the Board's direction for approximately 100% cost recovery through plan review, permits and inspection fee revenue. Adjustments to Appendix Q will also cover enhancements for customer service.

### **RECOMMENDED ACTION**

Staff recommends that the Board of Supervisors adopt the proposed amendments to Appendix Q of the County Code. Edits are shown by underlining for added text and strikethrough for deleted text.

### **COORDINATION**

The proposed amendments were prepared by the Department of Land Development Services and coordinated with the Department of Management and Budget and the Office of the County Attorney.

### **Discussion**

The Department of Land Development Services (LDS) proposes to adjust the LDS Fee Schedule for plan review, permits, and inspection services. The last comprehensive increase in LDS fees occurred in January 2015. At that time, the Board approved a 20% increase to most LDS fees to support initiatives to enhance the timeliness, quality, and customer-centric focus of the regulatory review process. Some fees were left unchanged as they were deemed sufficient to cover the actual costs of providing services.

Since the last fee adjustment in FY 2015, LDS has added 62 new merit positions, a 22.8% increase in staffing (272 positions to 334). These new positions are directly dedicated to supporting permit issuance operations and ongoing efforts to enhance and streamline the permit application process. Additionally, as reflected in the County Executive's FY 2025 Advertised Budget Plan, the total LDS expenditures in FY 2025 are projected to be \$55.3 million, an increase of \$21.5 million compared to budgeted expenditures in FY 2016. These figures indicate a substantial growth equivalent to an increase of 63.6%.

Increased expenditures include:

- Market Rate Adjustments (MRA)
- Performance-based increases

- Benchmark salary increases for certain positions
- Fringe benefits costs (e.g., retirement and health insurance)
- IT costs related to the PLUS system (PLUS positions and licenses)
- Operating Expense costs due to inflation including contract rate increases

LDS conducted two regional fee studies from 2018-2021 benchmarking against neighboring jurisdictions, and prepared a comprehensive fee increase request. The analysis scrutinized fees for comparable projects in neighboring jurisdictions, including Arlington, Fairfax, Loudoun, Prince William, and Stafford counties. The study found significant differences in building fees among neighboring jurisdictions, with Fairfax positioned on the lower end of the spectrum.

As of FY 2023, LDS is no longer under the umbrella of the General Fund. The majority of the expenditures associated with the mission of the agency are included in an independent Special Revenue Fund. This allows for enhanced transparency to show that expenditures and revenue align. However, the full burden of costs not included in the independent fund but tied to the mission of the agency include, but are not limited to: code enforcement efforts performed in the Department of Code Compliance, application review by Zoning Administration in the Department of Planning and Development, rent and utilities for the space occupied by LDS, as well as central services supporting the agency. The cost burden for these direct and indirect services is borne by the General Fund.

As noted at the time of the transition to the Special Revenue Fund, the newly established fund is intended to provide an accounting mechanism to reflect all revenues and expenditures assigned to the fund for LDS activities in a dedicated fund fully paid for by the fees and charges assessed by LDS. At the same time, while expenditures have continued to increase due to new positions, funded employee compensation increases, and inflationary increases across the board, revenue collection is trending downward. Revenue generated from current fees only recovers approximately 76.5% of LDS fee-related departmental costs within the Special Revenue Fund. To ensure that the LDS Special Revenue Fund is sustainable and self-supporting for the costs allocated to the fund, a fee increase effective for FY 2025 is recommended. The anticipated revenue growth created by the proposed fee increases is anticipated to restore the percentage to approximately 100% cost recovery of expenses assigned to the Special Revenue Fund.

In 2023, LDS entered a partnership with a consultant to conduct a thorough examination of existing fees in comparison to the corresponding level of effort. Initial findings from the consultant reveal that Fairfax imposes significantly lower fees for commercial (approximately 25% of the average) and residential (approximately 25% of the average) new construction building permits compared to its peer jurisdictions. Additionally, the consultant conducted an analysis of the Technology Surcharge Fee, which is currently

set at 4%. The findings indicate that other comparable jurisdictions impose surcharges ranging from 10% to 14%. The consultant continues to work through their analysis. Once complete in FY 2025, LDS will propose further adjustments to the Appendix Q fee schedule to align fee revenue with task expenditures.

The proposed adjustments will assist LDS in efforts to improve the timeliness, quality, and customer focus of the regulatory review process, conduct ongoing staff training, and enhance the new PLUS platform, as well as maximize cost recovery. The proposed fee increase encompasses a 25% increase in all building fees, a 10% increase in all site fees, a 6-percentage point increase in the technology surcharge fee rate, and an additional 2% fee on all building and trade permits to support code academy operations, as required by the *Virginia Uniform Statewide Building Code*. LDS believes all proposed fee changes are fair, necessary, and reasonable to comply with the requirements of an independent Special Revenue Fund.

Moving forward, LDS intends to implement annual increases in fees based on agency-specific cost pressures to provide permit, plan review and inspection services. Such pressures could include county-wide salary increases (e.g., market rate adjustments, average performance-based increases, pay compression and benchmarking initiatives) as well as specific operating expenditure increases. The Board and public will have an opportunity to consider these changes through normal public hearings.

## PROPOSED AMENDMENTS

The proposed amendments to the Appendix Q of the County Code include the following elements:

1. Increase the Technology Surcharge fee, applicable to all fees, from 4% to 10%. This adjustment seeks to ensure sufficient funding for PLUS IT staff, PLUS licenses, and essential technical staff resources. This adjustment focuses on continuous improvements to PLUS and the overall customer experience.
2. Institute a 2% code academy surcharge on all building and trade permit fees. According to Section §36-137(7) of the Virginia Code, each local building department is required to either transmit a levy of 2% of all building and trade permit fees collected or allocate 2% of building and trade permit revenue to support local code academy training efforts. Over the last three decades, Fairfax County has chosen to manage its own local code academy. These funds are utilized to ensure that building code staff receive regular training and updates on building code requirements and changes.

Historically, LDS has funded code academy expenditures from the existing fee structure. LDS proposes to implement a separate 2% code academy fee and set

aside the revenue generated specifically to cover code academy expenditures in the future.

3. Increase building fees (excluding Vertical Transportation permit fees) by 25%. This adjustment attempts to accommodate increased compensation and fringe benefit costs, as well as new merit and non-merit staff in the Building Division and the Customer and Technical Support Center, which handles permit operations. It should be noted that there has been a 31.94% funded employee compensation increase for all existing building staff since fees were last increased in FY 2015.
4. Increase all site fees by 10%. This adjustment is intended to address site-related contract staff and the associated commensurate increases in compensation and fringe benefit costs, as well as new merit and non-merit staff in the site division and the customer and technical support center, which handles permit operations. It should be noted that there has been a 31.94% funded employee compensation increase for all existing site staff since fees were last increased in FY 2015.
5. Remove the following fees, which are no longer used:
  - Digitization fee
  - Substitution fee
  - Recycling fee
  - Radiation, fall out or blast shelter
6. Add a specific fee for Pedestrian Bridges, which clarifies the permitting fees regarding these structures and aligns with staff effort. Previously, these fees were based on the area of bridge decking which significantly over estimated staff effort to review and inspect these structures.
7. Added a fee for Signature Set Review Cycle for site-related plan submissions wherein such minor changes affecting more than five but less than 21 sheets (six to 20 plan sheets) of the plan set. This provides customers a predictable option to avoid a full resubmission fee. Signature Set Review Cycles affecting five or less sheets will not carry a separate fee.
8. Added a fee for Minor Revisions. This provides customers a predictable option to avoid a full revision fee for minor amendments to an approved site-related plan types.

Additionally, there are proposed restructuring changes to Appendix Q to simplify the fee structure, align the language with the PLUS platform, and enhance clarity for residents as well as minor editorial changes to address code reference changes in related state codes.

## **EQUITY IMPACT**

Plan review and permit fees are consistently applied to all applications as determined by the scope of the project. However, LDS recognizes the diverse needs of its customers and provides various programs and services to cater to those with unique requirements.

LDS implemented heightened staffing levels to provide thorough in-person customer support, particularly in response to the transition to an all-online platform. This strategic move aims to enhance the customer experience during the shift to online services. The Customer Experience Team is now equipped to provide assistance during business hours, aiding with plan and permit submissions and facilitating inspection scheduling. This initiative aims to enhance the quality and accessibility of customer support services and the requested fees ensure continued high-quality services.

To further enhance the customer experience, a new customer service center is currently in the design phase on the first floor of the Herrity Building, with an anticipated completion date in late 2025. The center will co-locate customer service representatives from various agencies. This initiative is designed to offer a more user-friendly environment for customers, allowing them to visit staff in-person and find answers to all their development-related questions in one centralized location.

In alignment with the principle of equity, the proposed fee increases were also applied in a fair and equitable manner, considering the costs associated with delivering services for the respective business areas. LDS staff remains committed to translating forms and videos into a variety of languages, ensuring accessibility for a diverse audience. Additionally, a coordinator dedicated to nonprofits and religious use continues to provide extra support for customers representing non-profit organizations or places of worship. These efforts enhance inclusivity and cater to the unique needs of different community members.

## **REGULATORY IMPACT**

The proposed amendment updates Appendix Q of the Code to ensure compliance with state and local construction-related regulations.

Attachment 1 includes the proposed fee changes to Appendix Q.

**FISCAL IMPACT**

If adopted by the Board, the recommended fee changes are anticipated to generate increased revenue of approximately \$11.8 million in FY 2025. This includes \$8.3 million in incremental building and site revenue and \$3.5 million from technology surcharge fees. This estimate is based on actual FY 2023 revenue, year-to-date revenue collection trends in FY 2024 and assumes a consistent workload in FY 2025. Any reduction in plan and permit activity could have a negative impact on the projected revenue. LDS will work closely with the Department of Management and Budget to monitor these trends. The additional revenue is reflected in the County Executive's FY 2025 Advertised Budget Plan.

If adopted by the Board, it is anticipated that the proposed fee adjustments will be needed to support the expenditure appropriations for LDS in FY 2025, including additional costs associated with PLUS licenses and PLUS system improvements. Without a fee increase, incorporating these additional expenses will necessitate support from the General Fund.

**ATTACHED DOCUMENTS**

Attachment 1– Amendment to Appendix Q (LDS Fee Schedule)

**Proposed Amendment to  
Appendix Q (Land Development Services Fee Schedule) of  
The Code of the County of Fairfax, Virginia**

Amend Appendix Q where insertions are underlined and deletions are stricken, to read as follows. Amend Table of Contents, by adding the page numbers upon adoption.

This proposed amendment is based on the Appendix Q in effect as of January 1, 2024, and there may be other proposed amendments which may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, which other amendments may be adopted prior to action on this amendment. In such event, any necessary renumbering or editorial revisions caused by the adoption of any amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.

## **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), 62.1-44.15:27(H)(4)~~, 36-98.3, 36-105, ~~62.1-44.15:28(A) and 62.1-44.15:28(9)~~, 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).

### **TABLE OF CONTENTS**

<b>I.</b>	<b>Building Development Fees</b>	<b>Page</b>
	A. Standard Fees	2
	B. Building Permit and Other Fees	3
	C. Mechanical Permit Fees	5
	D. Electrical Permit Fees	7
	E. Plumbing Permit Fees	8
	F. Household Appliance Permit Fees	9
	G. Vertical Transportation Permit Fees	9
	H. Fire Prevention Division (Fire Marshal) Fees	11
	I. Amusement Device Permit Fee	12
	J. Building and Fire Prevention Code Modifications and Local Board of Building Code Appeals Fees	12
<b>II.</b>	<b>Site Development Fees</b>	
	A. Plan and Document Review Fees	12
	B. Bonding and Agreement Fees	18
	C. Site Inspection Fees	18



D. Fire Prevention Division (Fire Marshal) Fees	19
E. Site Permit Fees	19
F. Waiver, Exception, Modification and Exemption Fees	20
G. Permits for Discharges of Stormwater from Construction Activity Fees	24
<b>III. Miscellaneous Fees</b>	<b>26</b>

### I. BUILDING DEVELOPMENT FEES

The following building development fees to cover the cost of reviewing plans, issuing permits, performing inspections, licensing, home improvement contractors and other expenses incidental to the enforcement of the Uniform Statewide Building Code, (USBC) and Chapters 61, 64, 65 and 66 of the Code are hereby adopted:

#### A: STANDARD FEES

Listed below are standard fees that apply to building, mechanical, electrical, plumbing, fire alarm, fire suppression and fire lane permits. The fees shall apply provided all of the applicable conditions set forth in § 61-1-3 of the Code are met.

1. Base fee: The minimum fee charged for any permit. (Ch. 61-1-3 (d)1) A reduced fee shall <u>will</u> apply as noted below.	<del>\$108.00</del> <u>135.00</u>
2. Reduced fees:	
• Multiple permits, per unit (Ch. 61-1-3(d)2a)	<del>\$36.00</del> <u>45.00</u>
• Fee for permits requiring no inspections (Ch. 61-1-3(d)2b)	<del>\$36.00</del> <u>45.00</u>
• Casualty Permits (Ch. 61-1-3(d)2c)	<del>\$0.00</del>
3. After-hours time-specific inspection fee for each 30-minute period or fraction thereof (Ch. 61-1-3(d)4)	<del>\$241.00</del> <u>301.00</u>
4. Amendment of permit (Ch. 61-1-3(d)5) The fee shall be the fee for any equipment added or the fee for any additional work involved, whichever fee is greater. In no case shall the fee be less than:	<del>\$36.00</del> <u>45.00</u>
5. Annual permit fee (Ch. 61-1-3(d)7) Same as Base Fee	<del>\$108.00</del> <u>135.00</u>
6. Asbestos removal/abatement (Ch. 61-1-3(d)8) Same as Base Fee	<del>\$108.00</del> <u>135.00</u>
7. Re-inspection fee (Ch. 61-1-3(d)18) Same as Base Fee	<del>\$108.00</del> <u>135.00</u>
8. Modular residential units, including manufactured homes (Ch. 61-1-3(d)14) Percentage of the regular permit fee	50.00%
9. Permit extensions: Permit authorizing construction of:	
• Interior alteration to an existing building	<del>\$36.00</del> <u>45.00</u>
• An addition(s) or exterior alteration(s) to an existing residential structure (R-3, R-4 and R-5 construction)	<del>\$36.00</del> <u>45.00</u>
• An accessory structure(s) on a residential property (R-3, R-4 and R-5 construction)	<del>\$36.00</del> <u>45.00</u>
• A new structure (other than noted above)	<del>\$241.00</del> <u>301.00</u>

• An addition(s) to a non-residential structure	\$ <del>241.00</del> <u>301.00</u>
<del>10. Radiation, fallout or blast shelter</del>	<del>\$0.00</del>
1410. Solar Energy (Ch. 61-1-3(d)23)	\$0.00
14211. Maximum Occupancy Load Posting	\$ <del>156.00</del> <u>195.00</u>
12. Code Academy levy – collected for all building development fees in Section I-A, B, C, D, E, F, G, I, J	<u>2.0%</u>
13. Electric Vehicle Charging Equipment	\$0.00

*This provision will expire eighteen (18) months from the effective date of this provision, unless the Board of Supervisors expressly authorizes its continuation by an appropriate amendment to this Article.*

### B: BUILDING PERMIT AND OTHER FEES

(A) *New Buildings, Additions or Enlargements:* The fee for the construction of a new building, an addition or an enlargement shall be based on the area (as determined by the exterior dimension) of all floors, including basements or cellars and horizontally projected roof areas, for the following types of construction as defined in the USBC in effect, and specified in Table I below.

TABLE 1

#### Residential Fees

• Type IA, and IB, per square foot	\$ <del>0.216</del> <u>0.270</u>
• Type IIA, IIIA and IV, per square foot	\$ <del>0.169</del> <u>0.211</u>
• Type IIB, IIIB and VA, <u>VB</u> per square foot	\$ <del>0.114</del> <u>0.143</u>
• <del>Type VB, per square foot</del>	<del>\$0.114</del>

#### Commercial Fee

• Type IA, and IB, per square foot	\$ <del>0.216</del> <u>0.270</u>
• Type IIA, <u>IIB</u> , IIIA, <u>IIIB</u> , and IV, <u>VA</u> and <u>VB</u> per square foot	\$ <del>0.169</del> <u>0.211</u>
• <del>Type IIB, IIIB and VA, per square foot</del>	<del>\$0.169</del>
• <del>Type VB, per square foot</del>	<del>\$0.169</del>

(B) *Plan Resubmissions:* A fee per plan review discipline (i.e., building, electrical, mechanical or plumbing) will be assessed for each resubmission of plans.

• For all new commercial buildings and additions to existing commercial buildings	\$ <del>204.00</del> <u>255.00</u>
• For all new residential buildings and additions <u>and alterations</u> to existing residential buildings	Same as Base Fee
• For each resubmission of plans for alterations to existing commercial buildings	\$ <del>108.00</del> <u>135.00</u>
• Same as Base Fee	\$ <del>108.00</del> <u>135.00</u>

(C) *Countywide Master File Review:* A fee per plan review discipline (i.e., building, electrical, mechanical or plumbing) will be assessed at the time of the initial permit application. When based on an approved Masterfile, fees shall be based on Table 1.

\$~~216.00~~ 270.00

(D) *New Structure:* The fee for erection or installation of structures other than buildings (e.g., signs and canopies)

- For structures accessory to R-3, R-4 and R-5 construction  
Percentage of the estimated cost of construction 2.40 3.00%  
(The permittee must provide verifiable detail of the cost of construction.)
- For other structures  
Percentage of the estimated cost of construction 4.10 5.13%  
(The permittee must provide verifiable detail of the cost of construction.)

(E) *Basement Finishing:* (R-3, R-4 and R-5 construction)

- Same as Base Fee \$108.00 135.00

(F) *Demolition:* (Ch. 61-1-3(d)9)

- Entire Structure: The fee for a permit to demolish a structure  
Same as Base Fee \$108.00 135.00
- Partial Demolition for renovation: The fee for a permit to partially demolish a structure in preparation for renovation  
Percentage of estimated cost of demolition 2.40 3.00%  
(The permittee must provide verifiable detail of the cost of construction.)

(G) *Filing Fees for Permit Application and Plans Examination* (does not apply to Fire Prevention Division fees for fire alarm, fire suppression and fire lane permits): To allow for permit application processing and plan examination in the event a building permit is not issued, the following fees shall be paid prior to plan review for such a permit.

- For ~~non-walk-through~~ all single-family residential projects (new and repairs/remodels)  
Percentage of the permit fee 50.00%
- For all commercial work, apartment buildings, garden apartments ,  
and high-rise residential buildings  
Percentage of the permit fee 35.00%
- For ~~walk-through~~ fast-track residential projects  
Percentage of the permit fee 100.00%

(H) ~~Home Improvements:~~ See applicable fees for new buildings, additions, enlargements, repairs and alterations.

(~~H~~) *Modular Furniture:* The fee for the installation of modular furniture per floor or portion thereof when:

- The estimated cost of construction is \$10,000 or more \$410.00 513.00  
(The permittee must provide verifiable detail of the cost of construction.)
- The estimated cost of construction is less than \$10,000  
Percentage of the estimated cost of construction 4.10 5.13%  
with a minimum fee of \$205.00 256.00  
(The permittee must provide verifiable detail of the cost of construction.)

(~~J~~) *Partitions (metal studs only):* (Ch. 61-1-3(d)16)

- Same as base fee \$108.00 135.00

(~~K~~) *Removal and Relocation:* (Ch. 61-1-3(d)20) The fee shall be based on a percentage of the cost of moving, plus a percentage of the cost of all work necessary to place the building or structure in its completed condition in the new location.

- Percentage of the cost of moving plus 2.40 3.00%  
Percentage of the cost of construction 2.40 3.00%  
(The permittee must provide verifiable detail of the cost of moving and cost of construction.)

(~~L~~) *Repairs and Alterations:* The fees for repairs and alterations of any building or structure where there is no addition or enlargement:

- For commercial work, including tenant fit outs

Percentage of the estimated cost of construction (The permittee must provide verifiable detail of the cost of construction.)	4.10 <u>5.13%</u>
• For residential work (R-3, R-4 and R-5 construction) <u>roof repairs, new roof structures, re-siding</u> Percentage of the estimated cost of construction (The permittee must provide verifiable detail of the cost of construction.)	2.40 <u>3.00%</u>

(ML) *Retaining Walls*: The fee for installation and repair of a retaining wall:

- Retaining walls reviewed/inspected under the International Building Code (generally commercial or multi-family)  
Percentage of the estimated cost of construction 4.10 5.13%
- Retaining walls reviewed/inspected under the International Residential Code (generally single-family detached dwellings)  
Percentage of the estimated cost of construction. 2.40 3.00%  
(The permittee must provide verifiable detail of the cost of construction.)

~~(N) *Roof Repairs, New Roof Structures, Re-siding*: Fees for repairs and alterations apply.~~

(OM) *Swimming Pool*: The fee for a building permit to construct a swimming pool. \$216.00 270.00

(PN) *Temporary Structures*: (Ch. 61-1-3(d)26)

- Same as Base Fee \$108.00 135.00

(QO) *Tenant alterations and Layouts*: (Ch. 61-1-3(d)25)

- Except for those tenant layouts shown on the originally approved plans for a new building, separate building permits shall be required for each tenant layout. The fee shall be based on a percentage of the estimated cost of construction.  
Percentage of the estimated cost of construction 4.10 5.13%
- The permittee must provide verifiable detail of the cost of construction.  
In no case, shall the permit fee be less than: \$410.00 5 3.00
- Fee per plan review discipline for each submission of plans for alterations to existing commercial buildings  
Same as Base Fee \$108.00 135.00

(RP) *Home Improvement Contractor License Fees*: (Ch. 61-3)

All contractor application and license fees are charged per individual for a sole proprietorship, per general partner for a partnership, or per corporate officer for a corporation.

- Application processing fee \$103.00 9.00
- Fee of license issuance \$64.00 80.00
- Fee to renew expired license, in addition to license renewal fee\* \$61.00 76.00
- Fee to renew license \$85.00 106.00
- ~~Fee to maintain license in inactive state \$30.00~~

\*The fee to renew expired license. The Building Official or his designee has the authority to waive the penalty fee when the failure to renew a license is due to circumstances beyond the control of the licensee.

(Q) *Pedestrian Bridges*:

Pedestrian bridges constructed outside of VDOT right-of-way, where there is no approved masterfile. -

\$4,200.00

Permits based on masterfiles shall be subject to Table 1.

**C: MECHANICAL PERMIT FEES**

(A) *Mechanical Equipment Installation Fees:*

1. The permit fee for installation, repair, or replacement of all mechanical equipment installed in buildings other than buildings in the R-3 or R-5 use groups. This fee is in addition to the fees listed below in this section.

Percentage of the contract value less the value of listed equipment 4.0 1.25%  
 (The permittee must provide verifiable detail of the cost of construction and total contract value.)

2. New Residential Mechanical (For New Dwelling Units in R-2, R-3, R-4, and R-5 Use Groups): Fees for the initial installation of equipment listed on the mechanical permit application that includes the HVAC equipment for the dwelling.

	Base Fee
• 1 New Zone	\$211.00 <u>2</u> 4.00
• 2 New Zones	\$317.00 <u>3</u> 6.00
• 3 New Zones	\$422.00 <u>5</u> 7.00
• 4 New Zones	\$528.00 <u>6</u> 0.00

3. Mechanical Residential HVAC Equipment Installation Fees (For Gas Fixtures in Addition to New HVAC Equipment):

The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

	Base Fee
• Level One (1-7 Fixtures)	\$137.00 <u>1</u> 1.00
• Level Two (8-12 Fixtures)	\$180.00 <u>2</u> 5.00
• Level Three (13-17 Fixtures)	\$224.00 <u>2</u> 0.00
• Level Four (18-22 Fixtures)	\$267.00 <u>3</u> 4.00

4. Mechanical Commercial HVAC Equipment Installation Fees:

The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

	Base Fee
• Level One (1-7 Fixtures)	\$211.00 <del>2</del> 4.00
• Level Two (8-12 Fixtures)	\$317.00 <del>3</del> 6.00
• Level Three (13-17 Fixtures)	\$422.00 <del>5</del> 7.00
• Level Four (18-22 Fixtures)	\$528.00 <del>6</del> 0.00
• Level Five (23-27 Fixtures)	\$633.00 <del>7</del> 1.00
• Level Six (28-32 Fixtures)	\$738.00 <del>9</del> 3.00
• Level Seven (33-37 Fixtures)	\$844.00 <del>10</del> 55.00
• Level Eight (38-42 Fixtures)	\$950.00 <del>1</del> 88.00
• Level Nine (43-47 Fixtures)	\$1055.00 <del>13</del> 19.00
• Level Ten (48-52 Fixtures)	\$1161.00 <del>14</del> 51.00
• Level Eleven (53-57 Fixtures)	\$1266.00 <del>15</del> 89.00
• Level Twelve (58-62 Fixtures)	\$1372.00 <del>17</del> 15.00
• Level Thirteen (63-67 Fixtures)	\$1478.00 <del>18</del> 48.00
• Level Fourteen (68-72 Fixtures)	\$1583.00 <del>19</del> 79.00

5. Mechanical Commercial Miscellaneous Equipment Installation Fees:

The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

	Base Fee
• Level One (1-5 Fixtures)	

• Level Two (6-20 Fixtures)	\$190.00 <del>2:</del> 8.00
• Level Three (21-35 Fixtures)	\$340.00 <del>4:</del> 2.00
• Level Four (36-50 Fixtures)	\$490.00 <del>6:</del> 3.00
• Level Five (51-65 Fixtures)	\$640.00 <del>8:</del> 0.00
• Level Six (66-80 Fixtures)	\$790.00 <del>9:</del> 9.00
• Level Seven (81-95 Fixtures)	\$940.00 <del>1:</del> 75.00
• Level Eight (96-110 Fixtures)	\$1090.00 <del>1363.00</del>
• Level Nine (111-125 Fixtures)	\$1240.00 <del>1550.00</del>
• Level Ten (126-140 Fixtures)	\$1390.00 <del>1738.00</del>
• Level Eleven (141-155 Fixtures)	\$1540.00 <del>1925.00</del>
• Level Twelve (156-170 Fixtures)	\$1690.00 <del>2113.00</del>
• Level Thirteen (171-185 Fixtures)	\$1840.00 <del>2300.00</del>
• Level Fourteen (186-200 Fixtures)	\$1990.00 <del>2488.00</del>
• Level Fifteen (Over 200 Fixtures)	\$2140.00 <del>2675.00</del>

(B) Piping of Equipment: Base Fee

(C) Ductwork: Base Fee

**D: ELECTRICAL PERMIT FEES**

(A) Electrical Equipment Installation Fees:

1. The permit fee for installation, repair, or replacement of all electrical equipment installed in buildings other than buildings in the R-3 or R-5 use groups. This fee is in addition to the fees listed below in this section.

Percentage of the contract value less the value of listed equipment 1.0 ~~1.25%~~  
 (The permittee must provide verifiable detail of the cost of construction and total contract value.)

2. New Residential Electrical Installation Fees:

Fees for the initial construction of new dwelling units in R-2, R-3, R-4 and R-5 use groups. The fees include the initial installation of equipment listed on the electrical permit application that includes the main electrical service for the dwelling unit. Any equipment installed pursuant to other electrical permit applications shall be charged in accordance with the fees prescribed in Sections 2, 3, 4, 5, 6 and 7 below.

• 0-149 Amps	\$273.00 <del>341.00</del>
• 150-399 Amps	\$302.00 <del>378.00</del>
• 400-599 Amps	\$343.00 <del>429.00</del>
• 600-799 Amps	\$372.00 <del>465.00</del>
• More than 799 Amps	\$475.00 <del>594.00</del>

3. Residential Addition/Alteration Electrical Installation Fees:

The total permit fee is based on total number of fixtures, circuits, equipment:

• Level One (1-100 fixtures, circuits, equipment)	Base Fee
• Level Two (101-125 fixtures, circuits, equipment)	\$117.00 <del>1:</del> 6.00
• Level Three (126-150 fixtures, circuits, equipment)	\$145.00 <del>1:</del> 1.00
• Level Four (151-175 fixtures, circuits, equipment)	\$173.00 <del>2:</del> 6.00
• Level Five (Over 175 fixtures, circuits, equipment)	\$202.00 <del>2:</del> 3.00

## 4. Commercial Building/Addition/Alteration Electrical Installation Fees:

The total permit fee is based on total number of fixtures, circuits, equipment:

	Base Fee
• Level One (1-50 fixtures, circuits, equipment)	\$300.00 <u>375.00</u>
• Level Two (51-150 fixtures, circuits, equipment)	\$500.00 <u>625.00</u>
• Level Three (151-250 fixtures, circuits, equipment)	\$700.00 <u>875.00</u>
• Level Four (251-350 fixtures, circuits, equipment)	\$900.00 <u>1125.00</u>
• Level Six (451-550 fixtures, circuits, equipment)	\$1400.00 <u>1375.00</u>
• Level Seven (551-650 fixtures, circuits, equipment)	\$1300.00 <u>1625.00</u>
• Level Eight (651-750 fixtures, circuits, equipment)	\$1500.00 <u>1875.00</u>
• Level Nine (751-850 fixtures, circuits, equipment)	\$1700.00 <u>2125.00</u>
• Level Ten (851-950 fixtures, circuits, equipment)	\$1900.00 <u>2375.00</u>
• Level Eleven (951-1050 fixtures, circuits, equipment)	\$2400.00 <u>2625.00</u>
• Level Twelve (1051-1150 fixtures, circuits, equipment)	\$2300.00 <u>2875.00</u>
• Level Thirteen (1151-1250 fixtures, circuits, equipment)	\$2500.00 <u>3125.00</u>
• Level Fourteen (1251-1350 fixtures, circuits, equipment)	\$2700.00 <u>3375.00</u>
• Level Fifteen (Over 1350 fixtures, circuits, equipment)	\$2900.00 <u>3625.00</u>

## 5. Service Panels

• Service Panel	\$60.00 <u>75.00</u>
• Temporary to Permanent	\$60.00 <u>75.00</u>
• Temporary for Construction	\$60.00 <u>75.00</u>
• Sub Panel	\$60.00 <u>75.00</u>
• Transfer Switch	\$60.00 <u>75.00</u>

## 6. Generator

\$60.00 75.00

## 7. Low Voltage (per system per floor)

\$108.00 135.00

**E: PLUMBING PERMIT FEES**

1. The permit fee for installation, repair, or replacement of all plumbing equipment installed in buildings other than buildings in R-3 or R-5 use groups. This fee is in addition to the fees listed below in this section.

Percentage of the contract value less the value of listed equipment 1.0 1.25%  
 (The permittee must provide verifiable detail of the cost of construction and total contract value.)

## 2. New Residential Townhouse/Condo Plumbing Installation Fees:

The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

• Level One (1-19 Fixtures)	\$206.00 <u>258.00</u>
• Level Two (20-24 Fixtures)	\$250.00 <u>313.00</u>
• Level Three (25-29 Fixtures)	\$278.00 <u>348.00</u>
• Level Four (30-34 Fixtures)	\$293.00 <u>366.00</u>
• Level Five (Over 34 Fixtures)	\$322.00 <u>403.00</u>

## 3. New Residential Single-Family Detached Dwelling Plumbing Installation Fees:

The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

• Level One (1-29 Fixtures)	\$272.00 <u>340.00</u>
• Level Two (30-39 Fixtures)	\$359.00 <u>449.00</u>
• Level Three (40-49 Fixtures)	\$446.00 <u>558.00</u>
• Level Four (50-59 Fixtures)	\$533.00 <u>665.00</u>
• Level Five (Over 59 Fixtures)	\$624.00 <u>780.00</u>

## 4. Residential Addition/Alteration Plumbing Installation Fees:

The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

• Level One (1-7 Fixtures)	Base Fee
• Level Two (8-12 Fixtures)	\$137.00 <u>1 1.00</u>
• Level Three (13-17 Fixtures)	\$180.00 <u>2 5.00</u>
• Level Four (18-22 Fixtures)	\$224.00 <u>2 0.00</u>
• Level Five (Over 22 Fixtures)	\$267.00 <u>3 4.00</u>

## 5. Commercial Building/Addition/Alteration Plumbing Installation Fees:

The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

• Level One (1-5 Fixtures)	Base Fee
• Level Two (6-20 Fixtures)	\$190.00 <u>238.00</u>
• Level Three (21-35 Fixtures)	\$340.00 <u>425.00</u>
• Level Four (36-50 Fixtures)	\$490.00 <u>613.00</u>
• Level Five (51-65 Fixtures)	\$640.00 <u>800.00</u>
• Level Six (66-80 Fixtures)	\$790.00 <u>988.00</u>
• Level Seven (81-95 Fixtures)	\$940.00 <u>1175.00</u>
• Level Eight (96-110 Fixtures)	\$1090.00 <u>1363.00</u>
• Level Nine (111-125 Fixtures)	\$1240.00 <u>1550.00</u>
• Level Ten (126-140 Fixtures)	\$1390.00 <u>1738.00</u>
• Level Eleven (141-155 Fixtures)	\$1540.00 <u>1925.00</u>
• Level Twelve (156-170 Fixtures)	\$1690.00 <u>2113.00</u>
• Level Thirteen (171-185 Fixtures)	\$1840.00 <u>2300.00</u>
• Level Fourteen (186-200 Fixtures)	\$1990.00 <u>2488.00</u>
• Level Fifteen (Over 200 Fixtures)	\$2140.00 <u>2675.00</u>

## 6. Sewer/Water Service

• Sewer (New, Replacement or Repair)	\$59.00 <u>74.00</u>
• Sewer Tap (Manhole or Line)	\$59.00 <u>74.00</u>
• Water Service (New, Replacement or Repair)	\$59.00 <u>74.00</u>

**F: HOUSEHOLD APPLIANCE PERMIT FEES**(A) Household Appliance Fees: (61-1-3(d)13)

• One Appliance	\$60.00 <u>75 00</u>
• Two Appliances	\$74.00 <u>92.00</u>
• Three Appliances	\$89.00 <u>111.00</u>
• Four Appliances	\$103.00 <u>129.00</u>

**G: VERTICAL TRANSPORTATION PERMIT FEES**

All vertical transportation equipment operating in Fairfax County must be permitted for installation, modernization, and/or replacement. In order to maintain a valid Certificate of Compliance, all commercial



vertical transportation equipment (other than single-family detached dwellings) must also be permitted; tested periodically (six months); annually (one year); and submitted for re-acceptance every five years. Commercial vertical transportation equipment must have a valid Certificate of Compliance to operate.

(A) *Floor Fee*: For all permits; annual certificates of compliance; five-year tests; and all re-inspections, the floor fee will be added to the cost for each individual piece of equipment. For these purposes, this will be defined as the fee charged for each floor in the building where an individual passenger or freight elevator is installed. \$15.00

(B) *Testing Fees*: Unless otherwise stated in the following sections, fees for individual tests that must be performed on each piece of equipment will be as follows:

• Governor Test	\$296.00
• Load Test	\$445.00
• Speed Test	\$296.00
• Static Pressure Test	\$296.00
• Fire and Smoke Test	\$296.00
• Generator Test	\$296.00

(C) *Commercial Vertical Transportation Equipment Installation Fees*: The permit fee for installation, repair, modernization, or replacement of all vertical transportation equipment installed in buildings other than within single-family detached dwellings. This fee is in addition to the equipment fees listed below in this section.

1. Floor fee plus 2.40% of the vertical transportation installation/repair/modernization, or replacement cost as indicated by the associated contract value less the value of the equipment listed below:  
2.00%  
(The permittee must provide verifiable cost detail of construction and total contract value.)
2. Elevator (Electric/Hydraulic) \$289.00
3. Escalator/Moving Walk \$487.00
4. Dumbwaiter \$146.00
5. Lift \$146.00

(D) *Residential Vertical Transportation Equipment Installation Fees (new, repair, modernization, or replacement)*:

- Private residence elevators, lifts, or dumbwaiters \$308.00
- Private residence elevator re-inspection fee (if acceptance fails) \$308.00

(E) *Temporary Construction Use*:

- After required elevator permit (including floor fees) is issued \$266.00
- Temporary construction use extension \$115.00

(F) *Annual Certificate of Compliance Inspection Fee*: All vertical transportation equipment, other than those in single-family detached dwellings, and other than conveyors, requires an annual certificate of compliance. The annual certificate of compliance covers the permit renewal, one regular and one periodic inspection during the certificate, payable by the owner of the building to the County of Fairfax before the expiration of the certificate. This will be calculated for each individual piece of equipment, which is designated by a unique equipment ID number, as follows:

• Elevator (Electric/Hydraulic)	Floor Fee +	\$289.00
• Escalator/Moving Walk	Floor Fee +	\$487.00
• Dumbwaiter	Floor Fee +	\$146.00
• Lift	Floor Fee +	\$146.00

If the vertical transportation equipment is not inspection ready at the appointed time, or if a potential safety issue is noted during the periodic, or annual inspection, and immediate corrective action is prescribed, then a reinspection fee (and any applicable testing fees referenced in Section B above), will be payable prior to a reinspection being scheduled, and calculated as follows:

- Per inspection visit \$246.00
- + Floor Fee per equipment ID + applicable testing fee(s) per equipment ID

(G) *Acceptance of Modernization/Repair and/or Five-Year Testing and Inspection Fees*: Once commercial vertical transportation equipment has been permitted for repair/modernization and/or the equipment reaches five years since acceptance testing was performed, the following fee shall be assessed:

- Per equipment ID Floor Fee + \$1,750.00

If the vertical transportation equipment is not inspection ready at the appointed time, or if a potential safety issue is noted during the modernization/repair acceptance, or five-year testing inspection, and immediate corrective action is prescribed, then a reinspection fee (and any applicable testing fees referenced in Section B above), will be payable prior to a reinspection being scheduled, and calculated as follows:

- Per inspection visit \$246.00
- + Floor Fee per equipment ID + applicable testing fee(s) per equipment ID

(H) *Removal (Demolition)*: Applies to the complete removal of all associated equipment for a specific equipment ID within a commercial or residential structure:

- Permit Fee \$108.00
- Inspection Fees
  - Elevator (Electric/Hydraulic) \$289.00
  - Escalator/Moving Walk \$487.00
  - Dumbwaiter \$146.00
  - Lift \$146.00

#### **H: FIRE PREVENTION DIVISION (OFFICE OF THE FIRE MARSHAL) FEES**

(A) Plan Review Fees:

Fees for all plan review are based on an hourly charge calculated on the quarter hour or part thereof, per reviewer. Fees are due upon completion of the plan review process.

- Per Hour \$156.00

(B) Acceptance Testing and Inspection Fees:

Fees are based on an hourly charge calculated on the quarter hour or part thereof, per inspector. Fees for fire protection equipment and systems performance tests and inspections, other equipment and systems performance tests and inspections, occupancy or preoccupancy inspections, fire lanes and required reinspections shall be imposed per hour calculated on the quarter hour or part thereof, per required inspector.

- Per Hour \$156.00

(C) Reinspection Fees:

Reinspection fees shall be based on the hours reserved to perform the test and will be charged per hour calculated on the quarter hour or part thereof, per required inspector. The following matrix is to serve as a guideline in determining when a reinspection fee is required for acceptance testing. A minimum notice of 24 hours (one full business day) for test cancellation is required. The fee is charged when an inspection is not canceled in time to save an unnecessary trip by inspectors.

- Per Hour \$156.00

**REINSPECTION FEES**

<b>CIRCUMSTANCE</b>	<b>CONDITION</b>	<b>INSPECTED</b>	<b>REINSPECTION FEE</b>
Cancelled or rescheduled off site more than 24 hours prior to appointment	N/A	No	No
Cancelled or rescheduled off site less than 24 hours prior to appointment	N/A	No	Yes
Contractor shows, others do not, or inspectors arrive, no one on site	Cannot test	No	Yes
Cancelled while inspectors on site; test not started	Not ready	No	Yes
Regular inspection, test started, test not completed	Not Ready or Failure due to fault of contractor	Yes	Yes
Regular inspection, test started, test not completed	Failed, but due to fault of contractor	Yes	No
Regular inspection, test completed	Substantially ready with minor deficiencies	Yes	No
Regular inspection, test completed	No punch list, inspection approved	Yes	No
Final inspection	Deficient	Yes	Yes

**I: AMUSEMENT DEVICE PERMIT FEES**

The permit fees for each amusement device or carnival ride shall be the maximum in accordance with the Virginia Amusement Device Regulations (VADR) (Ch. 61-1-3(d)6)

**J. BUILDING AND FIRE PREVENTION CODE MODIFICATIONS AND LOCAL BOARD OF BUILDING CODE APPEALS FEES:**

- Building and Fire Prevention Code Modification Fees \$208.00 260.00
- Applications for appeals to local Board of Building Code Appeals based on the VUSBC, the VSFPC, the Virginia Amusement Device Regulations (VADR) and Chapters 61, 64, 65, and 66 of the Code of the County of Fairfax \$208.00 260.00

**II. SITE DEVELOPMENT FEES**

**The following site development fees to cover the cost of reviewing site and subdivision plans and related documents; processing site and subdivision plan agreements; making inspections of required site improvements; permitting any work or construction on any land dedicated or proposed for dedication to public use; and other fees incidental to the administration of these activities pursuant to Chapters 2, 101, 104, 112.1, and 124 of the Code, and any fees paid to the County upon submission of any request for a waiver, exception, and modification of the County Ordinances, are hereby adopted:**

**A: PLAN AND DOCUMENT REVIEW FEES**

The following fees are due upon submission to the County of the following plans and documents. The Fire Prevention Division review fees are listed in Part D.

**(A) Pre-Submission Filing and Review Fees for Certain Plans:**

- Gateway Review Fee  
 Fee assessed at the initial plan submission for bonded plans and minor site plans, for a quality and content review of plan submissions by technical staff prior to the beginning of the comprehensive review. ~~For minor site plans, a Minimum Submission Review may substitute for a Gateway Review, based on plan complexity.~~ Fee will be charged for each Gateway Review regardless of pass or fail and comprehensive review will not begin until Gateway passes.
  - ~~First Gateway Review Fee~~ ~~\$500.00~~ 550.00
  - ~~Subsequent Gateway Review Fee (each time plan fails, requiring Gateway resubmission)~~ ~~Previous Gateway Review Fee + 10%~~
  
- Minimum Submission Review Fee  
 Fee assessed at initial plan submission for non-bonded plans ~~excluding minor site plans~~ to ensure that the plan submission meets all necessary technical and formatting requirements. Fee will be charged for each Minimum Submission Review (MSR) regardless of pass or fail and comprehensive review will not begin until MSR passes.
  - ~~Fee per MSR Submission~~ ~~\$108.00~~ 120.00
  - ~~Subsequent MSR Submission (each time plan fails, requiring MSR resubmission)~~ ~~Previous MSR Review Fee + 10%~~

**(B) Plats:**

- 1. Easement plat, per submission \$~~432.00~~ 475.00
  
- 2. Preliminary subdivision plat: (101-2-3)
  - Initial Submission
    - Less than 10 lots \$~~4,193.00~~ 4,612.00
      - Plus, fee per lot or division of land including outlots and parcels \$~~79.00~~ 87.00
    - 10 lots or more \$~~6,826.00~~ 7,509.00
      - Plus, fee per lot or division of land including outlots and parcels \$~~79.00~~ 87.00
  
- Redate (~~reapproval~~ extension): fee for reapproval of a previously approved preliminary plat submitted to the County for approval during the validity period of the preliminary plat, each. \$~~851.00~~ 936.00
  
- Resubmission, per submission – Percentage of the Original Fee 25.00%

- Revisions, per submission – Percentage of the Original Fee 25.00%

### 3. Record (final) subdivision plat: (101-2-5)

- Initial Submission \$727.00 ~~800.00~~  
  - Plus, fee per lot or division of land including outlots and parcels \$36.00 ~~40.00~~
- Resubmission Fee, per submission \$370.00 ~~407.00~~
- Redate (~~reapproval~~extension): fee for reapproval of a previously approved final plat that has expired, per submission \$635.00 ~~699.00~~

(C) *Subdivision Plans, Site Plans, and Site Plans for Public Improvements Only: The following schedule shall be used to tabulate the fees for review of subdivision and site plans, and site plans for public improvements only.*

#### 1. Base Fee:

- Subdivision Plans
  - 1<sup>st</sup> Review Cycle \$7,336.00 ~~8,070.00~~
- Site Plans
  - 1<sup>st</sup> Review Cycle \$10,187.00 ~~11,206.00~~
  - Site Plans and Subdivision Plans Additional fee per disturbed acre or any fraction thereof \$1,061.00 ~~1,167.00~~
- The maximum base fee (as part of the initial review cycle) is as follows:
  - For Subdivision Plans \$17,862.00 ~~19,648.00~~
  - For Site Plans \$59,526.00 ~~65,479.00~~
- Site plans for public improvements only including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, waterline, and/or road construction pursuant to Chapter 2 of the Code.
  - 1<sup>st</sup> Review Cycle 4,224.00 ~~\$4,646.00~~

#### 2. Fees in addition to base fees:

- Site Plans for the following public improvements only including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, waterline, and/or road construction pursuant to Chapter 2 of the Code.  
Additional fee per linear foot or fraction thereof, of each improvement \$2.00 ~~2.20~~
- Additional plan review, as a result of an approved zoning action associated with the proposed construction to include the following with a maximum cumulative fee of \$4,158.00 ~~4,574.00~~
  - Sites subject to rezoning \$2,442.00 ~~2,686.00~~
  - Sites subject to special exception \$1,713.60 ~~1,885.00~~
  - Sites subject to special permit \$1,713.60 ~~1,885.00~~
  - Sites subject to variance \$1,269.60 ~~1,397.00~~
- Review resulting from site conditions and proposed improvements
  - SWM/BMP facility, for each proposed facility serving the site (on or off-site), except as noted, with a maximum cumulative fee of \$7,500.00 ~~8,250.00~~
    - Constructed Wetland or Ponds \$3,200.00 ~~3,520.00~~

▪ Bioretention Basin or Filter, Infiltration Facility, Filtering Practice <sup>1</sup> , Innovative BMP <sup>2</sup> , or Detention-Only Facility <sup>3</sup>	\$1,900.00	<u>2,090.00</u>
▪ <del>Dry Swale, Wet Swale, or Grass Channel (per linear foot)</del>	<del>\$5.00</del>	
▪ <del>with a minimum of</del>	<del>\$1,500.00</del>	
▪ Rainwater Harvesting System, per square foot of collection area, with a minimum of	\$0.12	<u>0.13</u>
▪ Permeable Pavement, Vegetated Roof, per square foot of surface with a minimum of	\$0.12	<u>0.13</u>
▪ Manufactured BMP <sup>4</sup> , Micro- or Urban Bioretention <sup>5</sup>	\$1,200.00	<u>1,320.00</u>
▪ <del>Rooftop Disconnection, for each building served</del>	<del>\$500.00</del>	
▪ <del>Sheet Flow to Vegetated Filter Strip or Conserved Open Space, Soil Amendments, Reforestation, flat fee per plan</del>	<del>\$500.00</del>	
○ Floodplain area (existing and proposed)	\$857.00	<u>943.00</u>
○ Natural drainage way (non-floodplain watersheds)	\$857.00	<u>943.00</u>
○ Problem soils (area with soil types A or B, per the official map adopted by the Board or as deemed by the Director)	\$1,270.00	<u>1,397.00</u>

### 3. Additional Review Cycles:

- 2<sup>nd</sup> Subsequent Review Cycle - Fee: fee tabulated at a percentage of all fees due at initial submission (Base Fee + all other associated fees assessed in accordance with (C1) and (C2) above).
 

Percentage of all fees	55.00%
○ Plus, additional fees charged in accordance with (C1) and (C2) above for changes in the amount of disturbed area, zoning action, site conditions, and/or proposed improvements from that indicated on the first submission.	Tabulated Fee
- Signature Set Review Cycle (formerly 3<sup>rd</sup> Submission): Site Plans, Subdivision Plans, and Site Plans with public improvements only, consisting of 5 or less modified plan sheets

	\$0.00
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- Signature Set Review Cycle : Site Plans, Subdivision Plans, and Site Plans with public improvements only, consisting of 6-20 modified plan sheets

	\$135.00 + \$80.00 per modified sheet
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- Additional review cycles if Signature Set Review Cycle is not approved; per review cycle (does not apply to site plans with public improvements only)
 

	\$6,568.00	<u>7,225.00</u>
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- Additional review cycles for site plans with public improvements only, if Signature Set Review Cycle is not approved; per review cycle
 

	\$3,068.00	<u>3,375.00</u>
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<sup>1</sup> Filtering practices include facilities such as sand filters.

<sup>2</sup> BMPs not on the Virginia Stormwater BMP Clearinghouse approved list or listed with a Pilot Use Designation or Conditional Use Designation.

<sup>3</sup> Vaults or other underground storage systems providing detention only. No ponds.

<sup>4</sup> Includes proprietary devices.

<sup>5</sup> Includes residential rain gardens, urban stormwater planters, expanded tree pits, and stormwater curb extensions.

4. Revisions to approved plans:	
• Fee, per submission	\$1,346.00 <u>1,481.00</u>
o Plus, additional fees charged in accordance with (C1) and (C2) above for changes in the disturbed area, zoning action, site conditions, and/or proposed improvements from that indicated on the approved plan.	Tabulated Fee
• <u>Minor Revisions</u>	<u>\$159.00</u>
5. Plan extensions (redate), per request	\$ <del>1,713.60</del> <u>1,884.00</u>

(D) *Minor Site Plans and Grading Plans:*

1. Minor Site Plans,	
• 1 <sup>st</sup> Review Cycle	\$ <del>4,282.00</del> <u>4710.00</u>
• <u>2<sup>nd</sup> Subsequent Review Cycle</u> Percentage of the 1 <sup>st</sup> Review Cycle Fee	55.00%
• <u>Signature Set Review Cycle (Formerly 3<sup>rd</sup> Submission), consisting of 5 or less modified plan sheets</u>	\$0.00
• <u>Signature Set Review Cycle : Minor Site Plans, and Grading Plans with public improvements only, consisting of 6-20 modified plan sheets</u>	<u>\$135.00 + \$80.00 per modified sheet</u>
• Additional review cycles if Signature Set Review Cycle is not approved; per review cycle	\$4,318.00 <u>4,750.00</u>
• <u>Revisions; per submission</u>	<u>\$790.00 869.00</u>
• <u>Minor Revisions</u>	<u>\$159.00</u>

2. Grading plans for building permits on existing lots within a subdivision currently bonded with the County (Subdivision Lot Grading Plans or Site Plan Lot Grading Plans):	
• 1 <sup>st</sup> submission	\$1,270.00 <u>1,397.00</u>
• <u>Resubmissions and revisions to approved plans</u>	<u>\$432.00 475.00</u>
• <u>Minor Revisions</u>	<u>\$159.00</u>

3. Grading plans for building permits on existing lots that are not within a subdivision currently bonded within the County and parcels with lots of 5 acres or more, per infill lot (Infill Lot Grading Plans):	
• 1 <sup>st</sup> Review Cycle	\$1,921.00 <u>2,113.00</u>
• <u>2<sup>nd</sup> Subsequent Review Cycle</u> Percentage of the 1 <sup>st</sup> Review Cycle Fee	55.00%
• <u>Signature Set Review Cycle (Formerly 3<sup>rd</sup> Submission), consisting of 5 or less modified plan sheets</u>	\$0.00
• <u>Signature Set Review Cycle : Minor Site Plans, and Grading Plans with public improvements only, consisting of 6-20 modified plan sheets</u>	<u>\$135.00 + \$80.00 per modified sheet</u>
• Additional review cycles if Signature Set Review Cycle is not approved; per review cycle	\$700.00 <u>770.00</u>
• <u>Revisions to approved plans, per submission</u>	<u>\$742.00 783.00</u>
• <u>Minor Revisions</u>	<u>\$159.00</u>

## 4. Rough grading plan (RGP) and filling parcels:

- |  |  |
|--|--|
| • 1 <sup>st</sup> Review Cycle, per division of land or disturbed acre, or fraction thereof, whichever amount is greater                             | \$1,284.00 <u>1,412.00</u> ,                 |
| Not to Exceed  | <u>\$16,671.00</u>                           |
| 18,338.00  |  |
| • <del>2<sup>nd</sup> Subsequent Review Cycle</del>  |  |
| Percentage of the 1 <sup>st</sup> Review Cycle Fee   | 55.00%                                       |
| • <del>Signature Set Review Cycle (Formerly 3<sup>rd</sup> Submission), consisting of 5 or less modified plan sheets</del>                           | <u>\$0.00</u>                                |
| • <del>Signature Set Review Cycle : Minor Site Plans, and Grading Plans with public improvements only, consisting of 6-20 modified plan sheets</del> | <u>\$135.00 + \$80.00 per modified sheet</u> |
| • <del>Additional review cycles if Signature Set Review Cycle is not approved; per review cycle</del>  | <u>\$900.00 990.00</u>                       |
| • <del>Revisions, per submission</del>   | <u>\$500.00 550.00</u>                       |
| • <del>Minor Revisions</del>   | <u>\$135.00</u>                              |

## 5. Conservation plan without a grading plan, per submission

	\$1,208.00 <u>1,329.00</u>
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## (E) Processing of Studies, Soils Reports and Other Plans:

## 1. Studies:

- |  |                            |
|--|----------------------------|
| • Drainage study, per submission (non-floodplain watersheds)   | \$1,961.00 <u>2,157.00</u> |
| • Floodplain study   |                            |
| ○ Per submission, per linear foot of baseline or fraction thereof  | \$2.76 <u>3.04</u>         |
| ○ Plus, fee per road crossing and per dam,   | <u>\$611.00 672.00</u>     |
| Not to exceed total fee, per submission:   | <u>\$11,226.00</u>         |
| 12,349.00  |                            |
| • <del>Floodplain Use Determination</del>  | <u>\$ 0</u>                |
| • <del>Parking study</del>   |                            |
| ○ <del>Parking tabulation for change in use, per submission</del>  | <u>\$980.00</u>            |
| ○ <del>Parking redesignation plan, per submission</del>  | <u>\$980.00</u>            |
| ○ <del>Administrative parking reduction for churches, chapels, temples, synagogues and other such places of worship with child care center, nursery school or private school of general or special education, per submission</del> | <u>\$980.00</u>            |
| • <del>Parking reduction based on the sum of the hourly parking demand or the sum of the hourly parking demand in combination with other factors when the required spaces are:</del>   |                            |
| ○ <del>Under 225 spaces</del>  | <u>\$2,812.00</u>          |
| ○ <del>225 to 350 spaces</del>   | <u>\$4,883.00</u>          |
| ○ <del>351 to 599 spaces</del>   | <u>\$7,806.00</u>          |
| ○ <del>600 spaces or more</del>  | <u>\$16,351.00</u>         |
| • <del>Parking reduction based on proximity to a mass transit station, transportation facility, or bus service, or a parking reduction within a Transit Station Area</del>   | <u>\$2,812.00</u>          |
| • <del>Parking reduction based on the unique nature of the proposed use(s)</del>   | <u>\$2,812.00</u>          |
| • <del>Recycling study: When the plan or study is submitted to the County for the sole purpose of placing recycling containers on a commercial or industrial</del>   |                            |



site, as required by the Fairfax County Business Implementation Recycling Plan, per submission.	\$0.00
• <u>Parking study</u>	
○ <u>Parking tabulation for change in use, per submission</u>	\$ 1,078.00
○ <u>Parking redesignation plan, per submission</u>	\$ 1,078.00
• <u>Shared parking adjustment based on:</u>	
○ <u>Shared adjustment (Subsection 6100.6.B.(1) of the Zoning Ordinance)</u>	\$ 3,093.00
○ <u>Sum of the hourly parking demand or the sum of the hourly parking demand in combination with other factors (Subsection 6100.6.B.(2) of the Zoning Ordinance)</u>	
▪ <u>Under 225 spaces</u>	\$ 3,093.00
▪ <u>225 to 350 spaces</u>	\$ 5,371.00
▪ <u>351 to 599 spaces</u>	\$ 8,587.00
▪ <u>600 spaces or more</u>	\$ 17,986.00
○ <u>Offsite parking (Subsection 6100.6.B.(3) of the Zoning Ordinance)</u>	\$ 2,812.00
• <u>Parking adjustments, including:</u>	\$ 2,812.00
○ <u>Transit-related adjustment (Subsection 6100.6.C of the Zoning Ordinance)</u>	
○ <u>Parking adjustments based on affordable housing (Subsection 6100.6.D of the Zoning Ordinance)</u>	
○ <u>Parking adjustments based on publicly available parking (Subsection 6100.6.E of the Zoning Ordinance)</u>	
○ <u>Parking adjustments based on public benefit (Subsection 6100.6.F of the Zoning Ordinance)</u>	
○ <u>Parking adjustment based on the unique nature of the proposed site or use(s) (Subsection 6100.6.G of the Zoning Ordinance)</u>	
• <u>Water Quality Fees*</u>	
○ <u>Resource Protection Area (RPA) Boundary Delineations and Resource Management Area (RMA) Boundary Delineations</u>	
▪ <u>Non-bonded lots: existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres or more not within a subdivision or site plan development currently bonded with the County; and minor site plans; per submission</u>	\$419.00 <u>461.00</u>
▪ <u>Bonded lots: lots in conjunction with multiple construction within a subdivision currently bonded with the County, per submission:</u>	
▪ <u>Projects with 150 linear feet or less of baseline</u>	\$419.00 <u>461.00</u>
▪ <u>Projects with greater than 150 linear feet of baseline</u>	\$419.00 <u>461.00</u>
○ <u>Plus, fee per linear foot of baseline or fraction thereof, in excess of 150 linear feet</u>	\$1.00 <u>1.10</u>
• <u>Water Quality Impact Assessments (WQIA)</u>	
○ <u>Minor WQIA</u>	\$324.00 <u>356.00</u>
○ <u>Major WQIA</u>	
▪ <u>Non-bonded lots: existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres or more not within a subdivision or site plan development currently bonded with the County; and minor site plans; per submission</u>	\$432.00 <u>475.00</u>
▪ <u>Bonded lots: lots in conjunction with multiple construction sites within a subdivision or site plan currently bonded with the County, per submission</u>	\$1,652.00 <u>1,817.00</u>

\*In the event that an RPA and RMA Boundary Delineation and a WQIA are submitted simultaneously, only one fee shall be required and such fee shall be the higher of the fees required for the individual studies.

## 2. Soils Reports:

- Commercial and multi-family development, bonded residential lots: lots in conjunction with multiple constructions in a newly bonded subdivision development, site plan or site plan for public improvements only
  - 1<sup>st</sup> submission \$3,422.00 3,764.00
  - Resubmissions and revisions to approved reports, per submission \$1,122.00 1,234.00
- Non-bonded residential lots: existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres or more, not within a subdivision or site plan development currently bonded with the County; and minor site plans; per submission
  - 1<sup>st</sup> submission \$2,201.00 2,421.00
  - Resubmissions and revisions to approved reports, per submission \$1,122.00 1,234.00

## 3. Other Plans:

- As-built plans
  - Sanitary Sewer, per submission \$635.00 699.00
  - Site and subdivision, per submission \$432.00 475.00
- Debris landfill design plan
  - Base fee, per submission \$1,344.00 1,478.00
  - Plus, per acres \$89.00 98.00
- Debris landfill permit, ~~semi-annual~~, each annual permit \$2,935.00 6,457.00
- Environmental Site Assessment:
  - 1<sup>st</sup> submission \$3,181.00 3,499.00
  - Resubmissions and revisions, per submission \$1,122.00 1,234.00
- Photometric or Sports Illumination Plan, fee per submission when such plan is not submitted as part of a required site plan submission \$882.00 970.00

### (F) Miscellaneous fees:

- Lot Validation Application \$444.00 488.00
- Landscape Deferral Application \$108.00 119.00

## B. BONDING AND AGREEMENT FEES

The following fees shall be paid upon submission to the County of agreement packages.

### (A) Agreement Package Processing Fee, per agreement package:

- Security value exceeding \$10,000 \$2,460.00 2,706.00
- Security value of \$10,000 or less \$339.60 3: 4.00

### (B) Agreement Extensions, Replacements and Reductions:

- Agreement extensions \$986.40 1,085.00
- Replacement agreement: There shall be no replacement agreement fee if the rating for the corporate surety has fallen to a "B" level according to the A.M. Best Key Rating Guide and the replacement request is submitted to and approved by the Director prior to the expiration date of the agreement \$1,756.80 1,932.00

- Agreement security reductions in support of an agreement \$1,670.40 1,837.00
- Agreement extension and reduction submitted simultaneously \$1,670.40 1,837.00

Also see Part C, Site Inspection Fees, for inspection fee for agreement extensions

**C. SITE INSPECTION FEES**

Unless otherwise noted, the following fees shall be paid at the time of bonding, or prior to issuance of a construction permit for land disturbing activity, whichever occurs first. The Fire Prevention inspection fees are listed in Part D.

(A) *Base Fee for Projects with Bonded Improvements including agreement only plans:*  
*Fee is based on a percentage of the bonded amount*

- Major Site Plans 4.0 4.4%
  - With a minimum of \$7,500 8,250
  - With a maximum of \$230,000 253,000
- Subdivision Plans 3.0 3.3%
  - With a minimum of \$20,000 22,000
  - With a maximum of \$150,000 165,000
- Public Improvement Plans 4.0 4.4%
  - With a minimum of \$5,500 6,050
  - With a maximum of \$35,000 38,500

(B) *Inspection Fee for Agreement Extensions* Per disturbed acre, per agreement month. A one-time fifty-percent reduction of the extension inspection fee may be permitted. \$46.26  
50.89

(C) *Inspection following a stop work order:* each, payable at next bonding action \$740.00 814.00

(D) *Inspection following a violation:* each inspection, payable at next bonding action \$370.00 407.00

**D. FIRE PREVENTION DIVISION (FIRE MARSHAL) FEES**

The following Fire Prevention Division fees shall be paid for the review and inspection of the following plans and plats. Plan review fees are due upon submission to the County of such plans and plats except that fees for plans submitted directly to the Fire Prevention Division shall be due upon completion of the plan review process or within 120 days of plan submission, whichever comes first. Inspection fees are due upon completion of the inspection.

- |                                     |   |
|-------------------------------------|---|
| Site plans                          | Subdivision plans                                 |
| Site plan revisions                 | Site plans for public improvements only           |
| Site plan extensions                | Revisions and reapprovals to subdivision          |
| Rough grading plans                 | plans and site plans for public improvements only |
| As-built site and subdivision plans |   |
| Plats                               |   |

(A) *Plan Review fees*: Fees are based on an hourly charge calculated on the hour or part thereof, per reviewer  
 Per Hour \$156.00

(B) *Testing and Inspection Fees*: Fees are based on an hourly charge calculated per hour on the quarter hour or part thereof, per inspector  
 Per Hour \$156.00

### E. SITE PERMIT FEES

Before a permit is issued for any work or construction on any land dedicated or proposed for dedication to public use, the following fees shall be paid to the County. A separate utility permit is required for each of the following types of surface work, overhead installations or underground installations:

(A) *Surface work*:

- |   |                                   |
|---|-----------------------------------|
| • Private entrances by homeowner  | <del>\$369.60</del> <u>407.00</u> |
| • Private property being developed for sale by subdivision (i.e., land developer) | <del>\$369.60</del> <u>407.00</u> |
| • Drainage structures   | <del>\$369.60</del> <u>407.00</u> |
| • Steps, sidewalks, curb and gutter, etc.   | <del>\$369.60</del> <u>407.00</u> |

(B) *Overhead installations*:

- |                      |                                   |
|----------------------|-----------------------------------|
| • Crossings          | <del>\$369.60</del> <u>407.00</u> |
| • Poles              | <del>\$369.60</del> <u>407.00</u> |
| • Guys and anchors   | <del>\$369.60</del> <u>407.00</u> |
| • Streetlights       | <del>\$369.60</del> <u>407.00</u> |
| • Removal/demolition | <u>\$407.00</u>                   |

(C) *Underground installations*:

- |   |                                   |
|---|-----------------------------------|
| ▪ Crossings   | <del>\$567.60</del> <u>624.00</u> |
| ▪ Parallel installations, any length on one permit                      | <del>\$567.60</del> <u>624.00</u> |
| ▪ Emergency permits or permits for repairs of existing facilities       | <del>\$369.60</del> <u>407.00</u> |
| ▪ Valve boxes   | <del>\$369.60</del> <u>407.00</u> |
| ▪ Manholes (construction, reconstruction, adjust when on existing line) | <del>\$369.60</del> <u>407.00</u> |
| ▪ Test holes  | <del>\$369.60</del> <u>407.00</u> |
| ▪ Fire hydrants, installed on existing line                             | <del>\$369.60</del> <u>407.00</u> |
| ▪ Service connections   | <del>\$369.60</del> <u>407.00</u> |
| ▪ Removal/demolition  | <u>\$407.00</u>                   |

## F. WAIVER, EXCEPTION, MODIFICATION AND EXEMPTION FEES

Fees in accordance with the table below shall be paid to the County upon submission of any request for a waiver, exception, and modification of the County Ordinances, including but not limited to the Chesapeake Bay Preservation Ordinance (Chapter 118), the Subdivision Ordinance (Chapter 101), the Zoning Ordinance (Chapter 112.1), Stormwater Management Ordinance (Chapter 124), and the Public Facilities Manual (PFM). The fee assessed shall be based on the Ordinance requirement and the type of plan submitted pursuant to Chapter 101, 112.1 or 104 of the Code.

### *Resource Projection Area (RPA) Applications*

#### County Ordinance

- |    |  |        |
|----|--|--------|
| 1. | <i>Chapter 118-5-1(a): Exemption</i>   |        |
|    | <i>Pursuant to Chapter 101</i>   | No fee |
|    | <i>Pursuant to Chapter 104</i>   | No fee |
|    | <i>Pursuant to Chapter 112.1</i>   | No fee |
| 2. | <i>Chapter 118-5-1(b): Exemption</i>   |        |
|    | Reconstruction of structures destroyed/damaged by casualty, if such reconstruction is otherwise permitted by law and as long as the structure is reconstructed in the same location and creates no more impervious area than existed with the prior structure. |        |
|    | <i>Pursuant to Chapter 101</i>   | No fee |
|    | <i>Pursuant to Chapter 104</i>   | No fee |
|    | <i>Pursuant to Chapter 112.1</i>   | No fee |
| 3. | <i>Chapter 118-5-2: Exemption for public utilities</i>   |        |
|    | <i>Pursuant to Chapter 101</i>   | No fee |
|    | <i>Pursuant to Chapter 104</i>   | No fee |
|    | <i>Pursuant to Chapter 112.1</i>   | No fee |
| 4. | <i>Chapter 118-5-3(a): Exemption</i>   |        |
|    | Water wells, site amenities for passive recreation, historic preservation, and archeological activities located within an RPA.   |        |
|    | <i>Pursuant to Chapter 101</i>   | No fee |
|    | <i>Pursuant to Chapter 104</i>   | No fee |
|    | <i>Pursuant to Chapter 112.1</i>   | No fee |
| 5. | <i>Chapter 118-5-3(b): Exemption for less than 2500 sf. Dis turbance in RMA.</i>   |        |
|    | <i>Pursuant to Chapter 101</i>   | No fee |
|    | <i>Pursuant to Chapter 104</i>   | No fee |
|    | <i>Pursuant to Chapter 112.1</i>   | No fee |
| 6. | <i>Chapter 118-5-3(c): Exemption</i>   |        |
|    | <i>Pursuant to Chapter 101</i>   | No fee |
|    | <i>Pursuant to Chapter 104</i>   | No fee |
|    | <i>Pursuant to Chapter 112.1</i>   | No fee |

6.7. Chapter 118-5-4(a): Waiver

Loss of buildable area in RPA for lots recorded prior to 10/01/89 with no encroachment into the seaward 50 feet of the RPA buffer area.

Pursuant to Chapter 101

Pursuant to Chapter 104

\$204.00 224.00

Pursuant to Chapter 112.1

\$876.00 964.00

7.8. Chapter 118-5-4(b): Waiver

Loss of buildable area in RPA for lots recorded between 10/01/89 and 11/18/03 for houses located within the RPA, with no encroachment into the seaward 50 feet for the RPA buffer area.

Pursuant to Chapter 101

Pursuant to Chapter 104

\$204.00 224.00

Pursuant to Chapter 112.1

\$876.00 964.00

8.9. Chapter 118-5-5(a): Exception

Waiver of the performance criteria for minor additions to principal structures established as of 7/01/93. No accessory structures or uses.

Pursuant to Chapter 101

Pursuant to Chapter 104

\$204.00 224.00

Pursuant to Chapter 112.1

\$876.00 964.00

9.10. Chapter 118-5-5(b): Exception

Waiver of the performance criteria for minor additions to principal structures established between 7/01/93 and 11/18/03 and located within the RPA. No accessory structures or uses.

Pursuant to Chapter 101

Pursuant to Chapter 104

\$204.00 224.00

Pursuant to Chapter 112.1

\$876.00 964.00

10.11. Chapter 118-6-7: Exception

Loss of buildable area in RPA for lots recorded prior to 1/18/03 that does not meet the requirements of 118-5-4. A Public Hearing is required. (see note 4)

Pursuant to Chapter 101

Pursuant to Chapter 104

\$204.00 224.00

Pursuant to Chapter 112.1

\$876.00 964.00

11.12. Chapter 118-6-8: Exception

Construction of accessory structures and uses to principal structures that were established as of 7/1/93 and do not result in the creation of 1,000 sq. ft. of additional impervious area within RPA, or that exceeds 2 percent of the lot area up to maximum 2,500 sq. ft., whichever is greater. A Public Hearing is required. (see note 4)

Pursuant to Chapter 101

Pursuant to Chapter 104

\$204.00 224.00

Pursuant to Chapter 112.1

\$876.00 964.00

12.13. Chapter 118-6-9: General Exception

General exception for construction in an RPA. A Public Hearing is required. (see note 4)

Pursuant to Chapter 101

\$876.00 964.00

Pursuant to Chapter 104

\$204.00 224.00

Pursuant to Chapter 112.1

\$876.00 964.00

**Best Management Practices (BMP) and Stormwater Management (SWM) Applications (see note 5)****County Ordinance**

- |    |   |  |
|----|---|--|
| 1. | <i>PFM 6-0402.4: SWM/BMP Modification:<br/>to use an innovative water quality or detention facility<br/>Pursuant to Chapter 101<br/>Pursuant to Chapter 104<br/>Pursuant to Chapter 112.1</i>                                       | No fee<br>No fee<br>No fee   |
| 2. | <i>Chapter 124-6-1, Chapter 118-3-2(e):<br/>Water Quality Exception for site and subdivision plans<br/>Pursuant to Chapter 101<br/>Pursuant to Chapter 104<br/>Pursuant to Chapter 112.1</i>  | <del>\$876.00</del> <u>964.00</u><br><del>\$876.00</del> <u>964.00</u> |
| 3. | <i>Chapter 124-6-1, Chapter 112-7-808(1) PFM 6-0401.2:<br/>Water Quality Exception for sites located in the Water Supply Overlay District<br/>Pursuant to Chapter 101<br/>Pursuant to Chapter 104<br/>Pursuant to Chapter 112.1</i> | <del>\$876.00</del> <u>964.00</u><br><del>\$876.00</del> <u>964.00</u> |
| 4. | <i>PFM 6-0301.2 General Water Quantity Exception<br/>Pursuant to Chapter 101<br/>Pursuant to Chapter 104<br/>Pursuant to Chapter 112.1</i>  | <del>\$876.00</del> <u>964.00</u><br><del>\$876.00</del> <u>964.00</u> |
| 5. | <i>PFM 6-0303.6 SWM Modification to construct an underground detention facility with non-standard materials.<br/>Pursuant to Chapter 101<br/>Pursuant to Chapter 104<br/>Pursuant to Chapter 112.1</i>                              | <del>\$876.00</del> <u>964.00</u><br><del>\$876.00</del> <u>964.00</u> |
| 6. | <i>PFM 6-1603.4: SWM Waiver of the dam breach analysis for dams &lt;70 acres, &lt;15 feet high and &lt;25 acre-feet of storage.<br/>Pursuant to Chapter 101<br/>Pursuant to Chapter 104<br/>Pursuant to Chapter 112.1</i>           | <del>\$876.00</del> <u>964.00</u><br><del>\$876.00</del> <u>964.00</u> |
| 7. | <i>PFM 6-1600: SWM Waiver of the dam standards<br/>Pursuant to Chapter 101<br/>Pursuant to Chapter 104<br/>Pursuant to Chapter 112.1</i>  | <del>\$876.00</del> <u>964.00</u><br><del>\$876.00</del> <u>964.00</u> |
| 8. | <i>Chapter 124-6-1, Chapter 118-3-2(e), PFM 6-0401.3: Water Quality Exception for a single lot grading plan.<br/>Pursuant to Chapter 101<br/>Pursuant to Chapter 104<br/>Pursuant to Chapter 112.1</i>                              | <del>\$204.00</del> <u>224.00</u>                                      |

9. *Chapter 101-2-2(12), PFM 6-0303.7: SWM Modification to locate a detention facility on an individual residential lot.*  
*Pursuant to Chapter 101* \$876.00 964.00  
*Pursuant to Chapter 104*  
*Pursuant to Chapter 112.1*

**General Applications  
County Ordinance**

1. General Waiver:  
 Except as noted otherwise in this section, the fee associated with a request for a waiver, exception, or modification of the requirements of the County's Ordinances, including but not limited to the Subdivision Ordinance, Zoning Ordinance, the Stormwater Management Ordinance, and the Public Facilities Manual. \$876.00 964.00
2. *Chapter 101-2-2: Public Street Frontage Waiver*  
*Fee for a waiver of the public street frontage requirement.*  
*A Public Hearing is required (see note 4)* \$2,460.00 2,706.00
3. *Minor Adjustment of Property Lines: Fee for a waiver associated with the minor adjustment of property lines.* \$312.00 343.00

**Notes:**

1. CBPO waivers and exception requests submitted under §§ 118-5 and 118-6 require submission of a concurrent Water Quality Impact Assessment (WQIA) and application fee.
2. Water quality fees are not required for plans and permits reviewed under Chapter 104 for which fees have been paid in connection with the review and approval of WQIA's, RPA Boundary Delineations, RMA Boundary Delineations, and CBPO exceptions filed under Chapters 101 and 112.1 of the Code.
3. In no instance shall the total fee for all waivers, exceptions and modifications associated with a subdivision, site plan or minor site plan exceed: \$3,504.00 3,854.00  
 CBPO waivers and exceptions associated with grading plans shall not exceed: \$876.00 964.00
4. An additional fee shall be paid with the submission of an exception request when a public hearing is required under Article 6 of Chapter 118 of the Code, in the amount of: \$438.00 482.00
5. A single fee shall be paid when combined stormwater and BMP waivers are submitted simultaneously, in the amount of: \$1,030.00 1,133.00
6. The cumulative fee for any modifications or waivers requested for the portion of a development in which affordable dwelling units are located, and which relate to typical street sections, sidewalks, and/or curb and gutter, shall not exceed: \$876.00 964.00
7. A single fee shall be paid when a combined WQIA and PFM Modification of RPA planting density requirements are submitted simultaneously, in the amount of

WQIA Fee



Case Review of Fees: In the event that, prior to plan approval for review fees or prior to bond release for inspection fees, the payor disputes the fee charged, he may request in writing to the Director a case review of costs incurred by the County. In the case where the review reveals that the fees paid exceed 100% of the costs, then a refund of the difference shall be made. If the case review reveals that 100% of the costs incurred by the County exceed the fees paid, then the developer shall pay the difference to the County prior to plan approval for review fees, or prior to bond release for inspection fees.

**G. PERMITS FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITY FEES**

The following fees shall be paid for permits for Chesapeake Bay Preservation Act land-disturbing activities, General Permits for Discharges of Stormwater from Construction Activities, modification or transfer of coverage under a permit, and permit maintenance.

*(A) General / Stormwater Management – Base Fee*

The state's portion of the fees for initial coverage under the General Permit for Discharges of Stormwater from Construction Activities shall be paid directly to the state in accordance with § 124-3-3.

- |   |                                    |
|---|------------------------------------|
| 1. Chesapeake Bay Preservation Act Land-Disturbing Activity (not subject to General Permit coverage; Sites with land-disturbance acreage equal to or greater than 2,500 square feet and less than 1 acre.) Fee not required for land-disturbing activities exempt from the Stormwater Management Ordinance under § 124-1-7. | \$ <del>308.00</del> <u>339.00</u> |
| 2. All land disturbing activities requiring General Permit coverage for Discharges of Stormwater from Construction Activities.  | \$ <del>308.00</del> <u>339.00</u> |

*(B) General / Stormwater Management – Modifications*

Fees for the modification or transfer of registration statements for the General Permit for Discharges of Stormwater from Construction Activities. If the permit modifications result in changes to stormwater management plans that require additional review by the County, such reviews shall be subject to the fees set out in this part. The fee assessed shall be based on the total disturbed acreage of the site. In addition to the permit modification fee paid to the County, modifications resulting in an increase of total disturbed acreage shall pay to the state the difference in the initial permit fee paid and the permit fee that would have applied for the total disturbed acreage.

- |   |        |
|---|--------|
| 1. Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre)  | \$0.00 |
| 2. Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres for construction of single-family detached residential structures) | \$0.00 |
| 3. Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one  |        |

acre and less than five acres except for construction of single-family detached residential structures)	\$200.00 <u>220.00</u>
4. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$250.00 <u>275.00</u>
5. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$300.00 <u>330.00</u>
6. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$450.00 <u>495.00</u>
7. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$700.00 <u>770.00</u>

*(C) General / Stormwater Management – Permit Maintenance*

Fees for annual permit maintenance including expired state permits that have been administratively continued. With respect to the General Permit for Discharges of Stormwater from Construction Activities, these fees shall apply until the state permit coverage is terminated. Fees for annual permit maintenance will be collected on a schedule consistent with the bond acceptance, approval, extension, reduction, and release process for bonded projects and as part of the process for acceptance and release of conservation deposits for non-bonded projects.

1. Chesapeake Bay Preservation Act Land-Disturbing Activity (not subject to General Permit coverage; Sites with land-disturbance acreage equal to or greater than 2,500 square feet and less than 1 acre)	\$0.00
2. Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre)	\$0.00
3. Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres for construction of single-family detached residential structures)	\$0.00
4. Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres except for construction of single-family detached residential structures)	\$400.00 <u>440.00</u>
5. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$500.00 <u>550.00</u>

6. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$650.00 <u>715.00</u>
7. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$900.00 <u>950.00</u>
8. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$1,400.00 <u>1,540.00</u>

### III. MISCELLANEOUS FEES

**The following fees must be paid to the County incidental to the Building and Site Development Fees identified in Parts I and II above. Fees must be paid in conjunction with the submission of the related plan, permit or application for processing.**

<del>• Digitization Fee per square foot of paper plan for each paper submission for an ePlan designated plan type</del>	<del>\$0.75</del>
• Technology Surcharge – Percentage of each transaction	4.00 <u>10.00%</u>
<del>• Sheet substitution (insert): fee paid before plan approval of any insert sheet to a study, report, plan, or waiver.</del>	<del>\$108.00</del>