



Response to Questions on the FY 2010 County's Line of Business & Schools Program Review Processes Fall 2008

Request By: Supervisor Foust, Supervisor McKay & Supervisor Smyth

Question: Please provide additional details on the revised fee structure options that are being developed in the Department of Planning and Zoning. Provide comparison data with other jurisdictions and include the last time the fee was adjusted.

Response: On Friday, December 12, 2008, staff from the Department of Planning and Zoning presented the attached draft zoning fee increase proposal to the Development Process Committee of the Board of Supervisors for review. Staff is preparing a Zoning Ordinance Amendment to increase zoning fees to achieve up to a 75 percent-cost recovery rate as reflected by the attached charts which also provide fee comparison data with other jurisdictions. Staff presented a request to the Board authorizing the proposed Zoning Ordinance Amendment at its February 9, 2009 meeting with proposed scheduling of public hearings during March and April of 2009 to allow for consideration of the proposed amendment by the Board of Supervisors concurrent with the FY 2010 Fairfax County Budget. Zoning fees were last comprehensively adjusted by the Board of Supervisors concurrent with its adoption of the FY 2006 budget.

At a 75 percent cost recovery rate, the following recommended fee adjustments and new fees would generate an increase of \$2,001,078 over the FY 2009 Adopted Budget Plan. This revenue will be included in the County Executive's FY 2010 proposed budget.

**ZONING EVALUATION
ZONING APPLICATION FEES – CURRENT AND PROPOSED
COMPARISON OF FEES WITH OTHER JURISDICTIONS
DECEMBER 2008**

CATEGORY	FAIRFAX 2008	FAIRFAX 75% RECOVERY RATE	FAIRFAX 50% RECOVERY RATE	LOUDOUN PROPOSED	PRINCE WILLIAM July 1, 2007	MONTGOMERY July 1, 2007	ARLINGTON July 1, 2008
Rezoning - Conventional	\$8,820 + \$185/acre	\$26,460 + \$555/acre	\$17,640 + \$370/acre	\$35,605 + \$180/acre >200 acres	\$2,197 - \$3,662 +\$78-\$157/acre	\$2,800-\$4,000 + \$300-\$350/acre	\$12,087- \$27,257 (District/Size Dependent)
Rezoning – P-District	\$8,820 + \$295/acre	\$26,460 + \$555/acre	\$17,640 + \$590/acre	\$35,605 + \$140/acre >200 acres	Res: \$5,488 + \$157/acre; Other: \$7,325 + \$112-\$224/acre	MxUse/50 Acres: \$18,000 + \$450/acre; Other: \$7,000- \$12,000 + \$450/acre	\$12,087- \$27,257 (District/Size Dependent)
Proffered Condition Amendment	\$4,410 + \$185- \$295/acre	\$13,320 + \$555 - \$885/acre	\$8,820 + \$370- \$590/acre	Res: \$26,230; Other: \$20,575	Minor: \$2,197; Other: New RZ Fee	\$2,500	
FDP	\$4,410 + \$140/acre	\$13,320 + \$555 - \$885/acre	\$8,820 + \$370- \$590/acre	\$12,010	\$3,662 + \$157- \$230/acre	\$3,500	
Variance	Res: \$295; Other: \$2,645	Res: \$885; Other: \$7,935	Res: \$590; Other: \$5,290	\$350	\$320	SFD: \$800; MF: \$2,500; C/T: \$3,000	\$3,167 (1 st) + \$633 (Each Additional)
Special Exception (Service Station)	\$5,295	\$15,885	\$10,590	\$15,750	\$8,400	\$10,000	\$8,500
Special Permit (Place of Worship)	\$3,565	\$10,695	\$7,130	\$15,750 (SE)	\$1,680		
Special Permit (50% Min Yd)	\$585	\$1,755	\$1,170				
Conceptual Plans	\$4,410 + \$140/acre	\$13,320 + \$555 - \$885/acre	\$8,820 + \$370- \$590/acre				
Interpretations of Approved Zonings		\$500 flat fee	\$500 flat fee		\$56 (Zoning Interpretation)	\$500 (Modification without Public Hearing)	\$310 (Verification of Compliance)
Applicant Deferrals (Per Request)		\$130 (BZA) \$1,000 (Planning Commission and Board)	\$130 (BZA) \$1,000 (Planning Commission and Board)				

FY 2008 Actual Revenue: \$903,555
FY 2009 Adopted Revenue: \$994,847
FY 2010 Proposed Revenue:* **\$2,758,276 (75% Recovery)/ \$1,967,034 (50% Recovery)**

Increase Over FY 2008 Actual: \$1,854,721 (75% Recovery) / \$1,063,479 (50% Recovery)
Increase Over FY 2009 Adopted: \$1,763,429 (75% Recovery) / \$972,187 (50% Recovery)

**Includes new fees for Conceptual Plans (2 Applications), Zoning Interpretations (400 Requests) and Applicant requested deferrals (157 deferrals of Planning Commission and Board public hearings and 7 deferrals of BZA hearings)*

**ZONING ADMINISTRATION
 PERMIT FEES - CURRENT AND PROPOSED
 COMPARISON OF FEES WITH OTHER JURISDICTIONS
 DECEMBER 2008**

Permit Type	Fairfax Current Fee (Recovery Rate)	Fairfax Proposed @75% Recovery Rate	Fairfax Proposed @50% Recovery Rate	Fairfax Alternative Fee Increase	Loudoun County	Prince William 7/1/07	Montgomery 7/1/07	Arlington 7/1/08
Appeal	\$375 (11%)	\$2,455	\$1,635		\$350	\$476	Res: \$200 Other: \$800	\$517
Compliance Letters	SF: \$90 (61%) Other: \$265 (65%)	SF: \$110 Other: \$310	Already exceeding (50%)		\$60	\$28	Res: \$110 Other: \$231	\$310 - \$517 based on type
Non-RUP	\$40 (44%)	\$65	\$45		\$70 (effective 7/1/08)	\$75-\$100	\$215 – to Max Fee of \$590 based on gross floor area	\$207-\$517 based on gross floor area
Temporary Special Permit (Group 8) Approved by Zoning Administrator -Res. Portable Storage -All other uses approved by Zoning Administrator	\$0 \$130 (49%)	\$200 \$200	\$135 \$135	\$0		\$140		\$207 for Certificate of Occupancy for Temporary Uses
Sign Permit	\$50 (41%)	\$90	\$60		\$90	\$75 \$20 each Additional Sign (Sept. 2008)	\$245 for Permanent Sign	\$100.00 plus \$1.15 per sq. ft. for sign greater than 100 sq. ft.
Home Occupation Permit	\$0 Estimate that a \$50 fee = 100% recovery	\$40	\$25	\$50	\$50	\$0 except Child Care \$68.20	\$192	No Fee

Total FY 2008 Actual Revenue: \$271,704
Total FY 2009 Adopted Revenue: \$333,871
Total FY 2010 Proposed Revenue* \$571,520 (75% Recovery) / \$419,370 (50% Recovery)

Increase Over FY 2008 Actual Revenue: \$299,816 (75% Recovery) / \$147,666 (50% Recovery)
Increase Over FY2009 Adopted Revenue: \$237,649 (75% Recovery) / \$ 85,499 (50% Recovery)

Includes New Home Occupation Fee of \$50 @ 100% Fee Recovery

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FY 2010 LINES OF BUSINESS (LOBs) ALTERNATIVE RECOMMENDATION

Program (Include LOB Title if Appropriate)	Alternative Recommendation Classification	Alternative Recommendation Description	Estimated Impact Generated	Estimated Impact as Percent of Agency Target	Justification (i.e.: Industry Standards/Consistency w/ Surrounding Jurisdictions)	Required Steps to Enact (i.e.: Agency Administrative Change or Change in State Code) <i>(Are changes in County Ordinances or State Code Required to Enact?)</i>
DPZ	Revenue Enhancement(ongoing)	Zoning Evaluation Fee Increase to 75% Recovery Rate	\$1,605,519	88.54%	Staff Report presented to the BOS on February 9, 2009	BOS Authorization of a Zoning Ordinance Amendment to increase proposed Zoning fees.
DPZ	Revenue Enhancement(ongoing)	Zoning Administration Fee Increase Implementation	\$237,649	13.11%	Staff Report presented to the BOS on February 9, 2009	BOS Authorization of a Zoning Ordinance Amendment to increase proposed fees.
TOTAL:			\$1,843,168	101.64%		