Appendix Q - Land Development Services Fee Schedule

This fee schedule establishes the fees charged, by Land Development Services, Department of Public Works and Environmental Services and the Fire Marshal, for building and site development activities pursuant to the authority granted by §§ 15.2-2241(9), 15.2-2286(A)(6), 10.1-562(I) and 36-105(A) 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) and 112 (Zoning Ordinance) of the *Code of the County of Fairfax, Virginia* (the Code).

TABLE OF CONTENTS

I. Building Development Fees

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 …… 11

F. Household Appliance Permit Fees …… 11

G. Vertical Transportation Permit Fees …… 11

H. Fire Prevention Division (Fire Marshal) Fees …… 13

I. Amusement Device Permit Fees …… 14

II. Site Development Fees

A. Plan and Document Review Fees …… 15

B. Bonding and Agreement Fees …… 19

C. Site Inspection Fees …… 19

D. Fire Prevention Division (Fire Marshal) Fees …… 21

E. Site Permit Fees …… 21

F. Waiver, Exception, Modification and Exemption Fees …… 22

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. A reduced fee shall apply as noted below.	$90.00
2. Reduced fees: • Multiple permits, per unit • Fee for permits requiring no inspections • Casualty Permits	 $30.00 $30.00 $0.00
3. After-hours inspection fee for each 30 minute period or fraction thereof	$196.00
4. Amendment of permit	$30.00, the fee for any equipment added, or the fee for any additional work involved, whichever fee is greater
5. Annual permit fee	Base Fee
6. Asbestos removal/abatement	Base Fee
7. Re-inspection fee	Base Fee
8. Team inspections • Fee if all disciplines (i.e. building, electrical, plumbing, mechanical and/or the Fire Marshal) are involved in inspections • Fee paid for each discipline taking part in the inspection, should the inspections not involve all disciplines	 $412.00 $90.00
9. Modular residential units, including manufactured homes	50% of the regular permit fee
10. Non-permitted work	$90.00
11. Permit extensions: Permit authorizing construction of: • Interior alteration to an existing building • An addition(s) or exterior alteration(s) to an existing residential structure (R-3, R-4 and R-5 construction) • An accessory structure(s)on a residential property (R-3, R-4 and R-5 construction) • A new structure (other than noted above) • An addition(s) to a non-residential structure	 $30.00 $30.00 $30.00 $196.00 $196.00
12. Replacement of defective sprinkler heads	$0.00
13. Radiation, fallout or blast shelter	$0.00
14. Solar Energy	$0.00

B. BUILDING PERMIT AND OTHER FEES

(A) *New Buildings, Additions or Enlargements*: The fee for construction of a new building, or an addition or an enlargement to an existing building shall be based on the following:

1. Except as noted in subsection 2 below, 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.
2. New single family detached dwellings and townhouses: The fee for construction of a new single family detached dwelling or townhouse shall be based on Table I, or as determined by the permit applicant, on Table IIA for a new single family detached dwelling or Table IIB for a new townhouse. The square footage area reflected in Table IIA and Table IIB is to be calculated pursuant to American National Standard Institute, Inc. (ANSI) Standard Z765-2003 or its equivalent and based on the total area of the building's finished floor areas.

TABLE I

	COMMERICAL FEE	RESIDENTIAL FEE
Type A, and IB, per square foot	$0.175	$0.175
Type IIA, IIIA and IV, per square foot	$0.137	$0.137
Type IIB, IIIB and VA, per square foot	$0.137	$0.093
Type VB, per square foot	$0.137	$0.093

TABLE IIA
SINGLE FAMILY DETACHED DWELLINGS

SFD A:	1 to 3,849 square feet	$460.00
SFD B:	3,850 to 5,949 square feet	$690.00
SFD C:	5,950 to 8,399 square feet	$960.00
SFD D:	8,400 to 13,999 square feet	$1,400.00
SFD E:	14,000 to 20,000 square feet	$2,370.00
	Above 20,000 square feet	Use Table I

TABLE IIB
TOWNHOUSES

TH A:	1 to 2,249 square feet	$237.00
TH B:	2,250 to 3,749 square feet	$376.00
TH C:	3,750 + square feet	$613.00

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

• For all new commercial buildings and additions to existing commercial buildings	$165.00
• For all new residential buildings and additions to existing residential buildings	$90.00
• For each resubmission of plans for alterations to existing commercial buildings	$90.00

(C) New Structure: The fee for erection or installation of structures other than buildings (e.g. signs, retaining walls, canopies)

• For structures accessory to R-3, R-4 and R-5 construction	1.96% of the estimated cost of work

• For other structures	3.3% of the estimated cost of work
(D) Basement Finishing (R-3, R-4 and R-5 construction)	Base Fee
(E) Demolition:	
• Entire Structure: The fee for a permit to demolish a structure • Partial Demolition for renovation: The fee for a permit to partially demolish a structure in preparation for renovation	Base fee 1.96% of the estimated cost of demolition
(F) 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 single-family residential projects • For all commercial work, apartment buildings, garden apartments, and high rise residential buildings • For walk-through residential projects	50% of the permit fee 35% of the permit fee 100% of the permit fee
(G) 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 of more • The estimated cost of construction is less than $10,000 with a minimum fee of $144.00	$330.00 3.3% of the estimated cost of construction
(I) Partitions:	*Base fee*
(J) Removal and Relocation: 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.	1.96% of the cost of moving + 1.96% of the cost of work
(K) Repairs and Alterations: The fees for repairs and alterations of any building or structure where there is no addition or enlargement:	
• For commercial work • For residential work (R-3, R-4, R-5 construction)	3.3% of the estimated cost of work 1.96% of the estimated cost of work
(L) Roof Repairs, New Roof Structures, Re-siding: Fees for repairs and alterations apply	
*(M) Swimming Pool: The f*ee for a building permit to construct a swimming pool.	$129.00
(N) Temporary Structures:	Base fee
(O) Tenant Layouts:	
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 work. A minimum construction cost of $15,000 shall be used to determine the permit fee. If the permittee is able to prove through verifiable cost data that the cost of construction is less than $15,000, the permit fee shall be prorated accordingly. In no case, shall the permit fee be less than $330.00. Fee per plan review discipline for each resubmission of plans for alterations to existing commercial buildings	3.3% of the estimated cost of work $90.00

(P) Home Improvement Contractor License Fees:	
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	$84.00
• Fee of license issuance	$52.00
• Fee to renew expired license, in addition to license renewal fee*	$50.00
• Fee to renew license	$69.00
• Fee to maintain license in inactive state	$25.00
*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.	

C: MECHANICAL PERMIT FEES	
(A) Mechanical Equipment Installation Fees: The permit fee for installation, repair, or replacement of all mechanical equipment installed in buildings other than within individual residences. This fee is in addition to the equipment fees listed below in this section.	1.96% of the contract value less the value of listed equipment
1. Automotive Lift	$98.00
2. Boilers:	
• Hot water heating to 200 MBH	$93.85
o For each additional 100 MBH or fraction thereof	$14.45
• Hot water storage tank	$93.85
• Hot water supply to 500 MBH	$93.85
o For each additional 500 MBH or fraction thereof	$14.45
• Low-pressure steam to 200 MBH	$93.85
o For each additional 100 MBH	$14.45
• Indirect hot water heater	$93.85
• Miniature	$117.50
• Power	$117.50
o Plus per boiler hp	$1.75
3. Crematorium	$142.00
4. Dumbwaiters	See Vertical Transportation
5. Elevators	See Vertical Transportation
6. Ductwork	1.96% of the total contract value
7. Expansion tank	$93.85
8. Escalator	See Vertical Transportation
9. Furnaces:	
• Central heating up to 200 MBH	$38.15
o Each additional 100 MBH or fraction thereof	$10.45

• Duct-furnace up to 200 MBH o Each additional 100 MBH or fraction thereof Oil and solid fuel furnace up to 220 MBH input o Each additional 100 MBH or fraction thereof • Electric furnace up to 30 KW o Each additional 30 KWS or fraction there of	$23.70 $10.45 $38.15 $10.45 $38.15 $5.40
10. Halon system	Base fee
11. Heat pump: • Up to 5 tons o Each additional ton • Auxiliary heat up to 100 MBH o Each additional 100 MBH • Incremental heating and air conditioning units per unit. This fee applies to heating and air conditioning units installed with boilers chillers and water towers in a building.	 $47.45 $1.75 $38.15 $5.40 $11.00
12. Incinerator: • Per 100 lbs. per hour burning rate or fraction thereof	 $47.45
13. Manlift	See Vertical Transportation
14. Oil burner (conversion to or replacement of oil burner): • Light oils – No. 1, 2 or 4 • Heavy oils – No. 5 or 6	 $47.45 $57.75
15. Piping of equipment: The fee for piping of equipment for use groups other than R-3, R-4, and R-5.	1.96% total contract value
16. Porch lift, handicapped/wheel chair lift, hand elevator	See Vertical Transportation
17. Prefab chimney	$23.70
18. Prefab fireplace, with or without prefab chimney	$23.70
19. Pump, circulating	$47.45
20. Range hood fire protection system: Range hood only is charged as ductwork.	Base fee
21. Refrigeration (including but not limited to chillers, air conditioning units and cooling towers): • Refrigeration and refrigeration cycle of air conditioning systems up to 5 tons o Each additional refrigeration ton or fraction thereof	 $47.45 $1.75
22. Sidewalk elevators	See Vertical Transportation
23. Space heater	See Unit Heater
24. Tanks (Above ground or underground tanks for hazardous or non-hazardous liquids, oil gas and propane): • Commercial • Residential (R-3, R-4 and R-5 occupancies) • Unfired pressure vessel (Air compressor receiving tank)	 Base fee Base fee $93.85
25. Unit heater: • Gas and oil up to 500 MBH input o For each additional 100 MBH input or fraction thereof • Electrical up to 147 KW	 $23.70 $5.50 $23.70

o Each additional 30 KW or fraction thereof	$5.50
• Woodstove, with or without prefab chimney	$10.60
(B) Periodic Mechanical Inspection Fee:	
• Boilers	
o Hot water heating	
▪ 0-1000 MBH	$93.85
▪ 1001-2000 MBH	$117.50
▪ Over 2000 MBH	$142.00
o Hot water supply	$93.85
o Miniature	$117.50
o Power	
▪ 0-100 HP	$142.00
▪ 101-500 HP	$165.00
▪ 501-1000 HP	$191.00
▪ Over 1000 HP	$211.00
o Steam	
▪ 0-1000 P/H	$125.00
▪ 1001-2000 P/H	$142.00
▪ 2001-4000 P/H	$165.00
▪ Over 4000 P/H	$191.00
• Hydrostatic test	$168.00
• Incinerator	
▪ Up to 100 pounds	$98.00
▪ Over 100 pounds	$150.00
• Range hood fire protection system. Range hood is only charged as ductwork.	$93.85
• Halon system	$93.85
• Refrigeration system	$142.00
• Unfired pressure vessel	
▪ With manhole	$142.00
▪ Without manhole	$93.85

D: ELECTRICAL PERMIT FEES

(A) Electrical Equipment 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. Any equipment installed pursuant to other electrical permit applications shall be charged in accordance with the fees prescribed in (B) below.

1. Electrical service size: • 0-149 amps • 150-399 amps • 400 amps • More than 400 amps-Use itemized fees in (B) below	 $196.00 $206.00 $284.00 See note
(B) Electrical Equipment Installation Fees:	
1. Appliances, residential: Includes direct-wired appliances installed in dwelling units such as air cleaners, attic fans, central vacuums, dishwashers, disposals, clothes dryers, ovens, ranges or stoves, trash compactors and water heaters: • First appliance o Each additional appliance Receptacles for individual appliances installed in lieu of the appliance shall be charged at the same rate as if the appliance were installed.	 $10.45 $5.50
2. Circuits, new (Extensions are counted as circuits), each	$1.75
3. Control wiring: Wiring less than 50 volts when penetrating fire rated assemblies, smoke barriers and non-combustible plenums (e.g. telephone wiring, television wiring, burglary/security systems, fire alarm systems, etc.)	Base Fee
4. Dental chairs	$10.45
5. Electrical equipment rated by kilowatts (KW) to include space, baseboard and central heat, and commercial cooking units, water heaters, dishwashers, dryers, etc.: • 0 to 4 KW o Each additional unit in this range • 4 to 6 KW o Each additional unit in this range • 6 to 8 KW o Each additional unit in this range • 8 to 10 KW o Each additional unit in this range • 10 to 14 KW o Each additional unit in this range • 14 to 20 KW o Each additional unit in this range • 20 to 25 KW o Each additional unit in this range • Over 25 KW o Each additional unit in this range	 $14.45 $5.50 $17.50 $10.45 $22.00 $14.45 $27.50 $17.50 $32.00 $22.00 $35.75 $27.50 $40.20 $32.00 $44.25 $35.75
6. Fan coil units	$5.50
7. Fixtures, switches and receptacles, etc.: • First 10 or fraction thereof o Each additional 10 or fraction thereof	 $10.45 $7.05
8. Gasoline pumps: Submerged	Fee shall be the same as for motors

9. Gasoline island pumps or dispensers: • First o Each additional, each	 $10.45 $7.05
10. Generators: • 0 to 5 KW • Over 5 to 25 KW • Over 25 to 35 KW • Over 35 to 50 KW • Over 50 KW	 $23.70 $29.15 $38.15 $46.40 $71.15

11. Heating and air conditioning – gas and oil:
• Residential furnace – gas/oil or air conditioning
  o First unit
  o Each additional unit
 	
• Commercial furnace
	
	14.45
	$5.50
	
	See motors

12. Motors and electrical equipment rated horsepower (hp) to include commercial heating, cooling and ventilating equipment. On package equipment, such as pumps and commercial air handlers, fans, compressors and disposals, each motor shall be charged separately:
 	
• 1/8 horsepower or less
 	
• Over 1/8 to 1 hp
  o First
  o Each additional motor
 	
• Over 1 to 5 hp
  o First
  o Each additional motor
 	
• Over 5 to 10 hp
  o First
  o Each additional motor
 	
• Over 10 to 20 hp
  o First
  o Each additional motor
 	
• Over 20 to 30 hp
  o First
  o Each additional motor
 	
• Over 30 to 40 hp
  o First
  o Each additional motor
 	
• Over 40 to 50 hp
  o First
  o Each additional motor
 	
• Over 50 hp
  o First
  o Each additional motor
	
	Charged as fixtures
	
	$14.45
	$5.50
	
	$17.50
	$5.50
	
	$23.85
	$10.45
	
	$29.15
	$14.45
	
	$33.50
	$17.50
	
	$43.60
	$29.15
	
	$51.70
	$37.45
	
	$62.00
	$47.45

13. Parking lot lighting: • First pole o Each additional	 $10.45 $5.50
14. Services: New or replacement, subservices, subpanels, submeters or meters for separate occupancies: o 0 to 800 amp o Over 800 amp • Temporary service on structures for construction of temporary or permanent service o 0 to 800 amp o Over 800 amp	 $48.70 $71.15 $48.70 $71.15
Circuits, fixtures, receptacles and equipment to be charged for under the circuit fixture and motor schedule	
15. Signs: • Fluorescent, each sign o 1 to 4 tubes o Each additional 4 tubes or fraction thereof • Incandescent, each sign • Neon, each sign o First transformer o Each additional transformer	 $14.45 $10.45 $14.45 $14.45 $5.50
16. Swimming pools, annual inspections fees: • Includes two inspections Fee must be paid before insepctions will be performed. Additional inspections will require payment of re-inspection fee.	 $129.00
17. Temporary wiring: • Tree sales, produce stands, fireworks stands, tent sales and other temporary non-amusement activities • Carnivals, fairs, circuses and other temporary amusement activities	 Base fee $165.00
18. Transformers, UPS and step down transformers: • 0 to 10 KVA o Each additional transformer in this range • Over 10 to 50 KVA o Each additional transformer in this range • Over 50 to 75 KVA o Each additional transformer in this range • Over 75 to 200 KVA o Each additional transformer in this range • Over 200 KVA o Each additional transformer in this range	 $14.45 $10.45 $17.50 $14.45 $29.15 $23.70 $43.60 $33.50 $55.50 $47.00
19. Unit heaters	$5.50
20. UPS System: Fee shall be the same as transformers by KVA rating	
21. Welders	$6.20
22. X-ray machines	$6.20

E: PLUMBING PERMIT FEES	
(A) Plumbing and Gasfitting Equipment Installation Fees:	
1. New plumbing systems in new buildings, existing unplumbed buildings, or portions thereof, changes in existing systems • Plus, for each fixture, each appliance, each appurtenance, including sill cock, and for each area-way drain, floor drain and roof drain	$47.45 $7.05
2. Setting or replacing fixtures without changes in existing system • Plus, for each fixture	$47.45 $5.50
3. Sewer, new, replacement or repair	$47.45
4. Sewer tapping	$47.45
5. Sewage ejector pump	$7.05
6. Sump pump	$7.05
7. Swimming pool, public and semipublic	Fixture, appliance and appurtenance fee apply
8. Water service, new, replacement or repair	$47.45

F: HOUSEHOLD APPLIANCE PERMIT FEES	
(A) Household Appliance Fees:	
• Base permit fee, which includes the first appliance o Plus, additional appliances added on the same permit, each	$50.00 $11.75

G: VERTICAL TRANSPORTATION PERMIT FEES	
(A) Mechanical Equipment Installation Fees: The permit fee for installation, repair, or replacement of all mechanical equipment installed in buildings other than within individual residences. This fee is in addition to the equipment fees listed below in this section.	1.96% of the contract value less the value of the equipment listed below
1. Commercial (new or replacement): • Chair/platform lifts • Dumbwaiters/material lifts o Hand-operated o Power-driven • Elevators o Construction o Freight, plus floor charge o Passenger, plus floor charge • Escalators, per floor/moving walks • Man lifts o Hand-driven	 $142.00 $142.00 $142.00 $306.00 $289.00 $289.00 $497.00 $146.00 $113.00

Floor charge: Fee charged for each floor in the building where a passenger or freight elevator is installed. This charge shall be computed and added to the cost of the first piece of equipment only.	$47.00
Alterations or repairs shall be charged at a percentage of the estimated cost of repairs, with a minimum fee of $135.00.	1.5% of the estimated cost of repairs
2. Residential, new or replacement	
• Chair/platform lifts	$142.00
• Dumbwaiters	
o Hand-operated	$142.00
o Power-driven	$142.00
• Private residence elevators	$306.00
(B) Periodic Mechanical Inspection Fee: All vertical transportation equipment, other than that which is installed within individual residences, and other than conveyors, requires an annual certificate of compliance. For an annual certificate of compliance, the annual fee payable by the owner of the building to the County of Fairfax on or before the expiration of the certificate shall be as follows:	
• Chair/platform lifts	$146.00
• Dumbwaiters/material lifts	
o Hand-operated	$122.00
o Power-driven	$134.00
• Elevators	
o Construction	$266.00
o Freight, plus floor charge	$266.00
o Passenger, plus floor charge	$266.00
• Escalators, per floor/moving walks	$146.00
• Man lifts	$146.00
• Sidewalk elevators	
o Hand-driven	$113.00
Power-driven	$150.00
Floor charge: Fee charged for each floor in the building where a passenger or freight elevator is installed. This charge shall be computed and added to the cost of the first piece of equipment only.	$47.00
Freight and passenger elevator tests*:* The following fees apply to freight and passenger elevator tests which are not performed in conjunction with regularly scheduled periodic inspections:	
• Temporary inspection	$246.00
• Temporary inspection (extension)	$115.00
• Governor test	$296.00
• Load test	$445.00
• Speed test	$296.00
• Static pressure/hydraulic	$296.00
• Fire and smoke test	$213.00

H: FIRE PREVENTION DIVISION (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.	$128.00 hour
(*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 retesting or reinspections shall be imposed per hour calculated on the quarter hour or part thereof, per required inspector.	$128.00 hour
(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 and retesting. A minimum notice of 24 hours (one full business day) for test cancellation is required. The fee is charged when an inspection is not cancelled in time to save an unnecessary trip by inspectors.	$128.00 hour

REINSPECTION FEES

CIRCUMSTANCE	*CONDITION*	*INSPECTED*	*REINSPECTION FEE*
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 not 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, sticker issued	Yes	No
Final inspection	Deficient	Yes	Yes

(D) Plan Reviews and Inspections Performed Outside Business Hours: Plan reviews and inspections may be performed outside business hours upon request at the sole discretion of the fire official. Fees for these plan reviews and inspections shall be assessed at twice the rate listed in (A), (B), and (C) above. Fees shall be assessed in 30 minute increments.

I: AMUSEMENT DEVICE PERMIT FEES	
The permit fee for each amusement device or carnival ride shall be as follows:	
• Kiddie ride	$25.00
• Circular ride or flat-ride less than 20 feet in height	$35.00
• Spectacular ride that cannot be inspected as a curcular ride or flat-ride due to complexity or height.	$55.00
• Roller coaster that exceeds 30 feet in height	$150.00

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 and 112 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) Plats:	
1. Easement plat, per submission	$350.00
2. Preliminary subdivision plat:	
• Initial Submission	
o Less than 10 lots	$3,400.00
▪ Plus, fee per lot or division of land including outlots and parcels	$64.00
o 10 lots or more	$5,535.00
▪ Plus, fee per lot or division of land including outlots and parcels	$64.00
• Redate (reapproval): fee for reapproval of a previously approved preliminary plat submitted to the County for approval during the validity period of the preliminary plat, each.	$690.00
• Resubmissions, per submission	25% of the original fee
• Revisions, per submission	25% of the original fee
3. Record (final) subdivision plat:	
• Initial Submission	$590.00
o Plus, fee per lot or division of land including outlots and parcels	$30.00
• Resubmission Fee, per submission	$300.00
• Redate (reapproval): fee for reapproval of a previously approved final plat that has expired, per submission	$515.00
(B) 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 Plan	
o 1st submission	$4,700.00
o Plus, fee per disturbed acre or any fraction thereof	$860.00

• Site Plan o 1st submission o Plus, fee per disturbed area or any fraction thereof • 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. o 1st submission o Plus, per linear foot or fraction thereof, of each improvement	 $7,100.00 $860.00 $3,425.00 $1.18
2. Fees in addition to base fees: • 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 $3,370.00 o Sites subject to rezoning o Sites subject to special exception o Sites subject to special permit o Sites subject to variance • Review resulting from site conditions and proposed improvements o BMP facility, for each facility serving the site (on or off-site) o Floodplain area (existing and proposed) o Natural drainageway (non-floodplain watersheds) o Problem soils (area with soil types A or B, per the official map adopted by the Board or as deemed by the Director) o Stormwater management facility, for each facility serving the site (on or off-site)	 $1,980.00 $1,390.00 $1,390.00 $1,030.00 $2,280.00 $695.00 $695.00 $1,030.00 $855.00
3. Resubmissions: • 2nd submission base fee: fee tabulated at 50% of the first submission fee assessed in accordance with (B1) and (B2) above. o Plus, additional fees charged in accordance (B1) and (B2) above for changes in the amount of disturbed area, zoning action, site conditions, and/or proposed improvements from that indicated on the first submission. The maximum combined first and second submission base fees: o For subdivision plans o For site plans • Resubmission site and subdivision plan after 2nd submission, per submission (does not apply to site plans with public improvements only) • 2nd submission fee for site plans with public improvements only, per submission • Resubmissions after 2nd submission for site plans with public improvements only, per submission: fee tabulated at 50% of the first submission fee in accordance with (B1) and (B2) above.	 50% of the original fee Tabulated fee $12,900.00 $46,040.00 $4,545.00 $0.00 50% of the original fee
4. Revisions: • Fee, per submission o Plus, additional fees charged in accordance with (B1) and (B2) above for changes in the disturbed area, zoning action, site conditions, and/or proposed improvements from that indicated on the original plan.	 $1,030.00 Tabulated Fee
5. Plan extensions (redate), per request	$1,390.00

(C) Minor Site Plans and Grading Plans:	
1. Minor Site Plans, per submission	$2,775.00

2. Grading plans for building permits on existing lots within a subdivision currently bonded with the County:
• 1st submission, first lot
  o Each additional lot within the same subdivision submitted within the same plan set
• Resubmissions and revisions, first lot
  o Each additional lot within the same subdivision submitted within the same plan set
	
	$1,030.00
	$855.00
	$350.00
	$180.00

3. Grading plans for building permits on existing lots that are not within a subdivision currently bonded with the County and parcels with lots of 5 acres or more: • 1st submission, per infill lot • Resubmissions and revisions, per infill lot	 $1,640.00 $660.00
4. Rough grading plan (RGP) and filling parcels: • 1st submission, per division of land or disturbed acre, or fraction thereof, whichever amount is greater, not to exceed $11,860.00 • Resubmissions and revisions, per submission	 $642.00 25% of the original fee
(D) Processing of Studies, Soils Reports and Other Plans:	

1. Studies:
• Drainage study, per submission (non-floodplain watersheds)
• Floodplain study
  o Per submission, per linear foot of baseline or fraction thereof
  o Plus, fee per road crossing and per dam, not to exceed a total fee of $9,105.00, per submission
• Parking study
  o Parking tabulation for change in use, per submission
  o Parking redesignation plan, per submission
  o 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
  o Parking reduction based on hourly parking accumulation characteristics or hourly parking accumulation characteristics in combination with other factors when the required spaces are:
  ▪ Under 225 spaces
  ▪ 225 to 350 spaces
  ▪ 351 to 599 spaces
  ▪ 600 spaces or more
  o Parking reduction based on proximity to a mass transit station
  o Parking reduction based on a Transportation Demand Management Program
• 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 site, as required by the Fairfax County Business Implementation Recycling Plan, per submission.
	
	$1,590.00
	
	$2.25
	$495.00
	
	$795.00
	$795.00
	$795.00
	
	$2,280.00
	$3,960.00
	$6,330.00
	$13,260.00
	$2,280.00
	$2,280.00
	
	$0.00

• Water Quality Fees* o Resource Protection Area (RPA) Boundary Delineations and Resource Management Area (RMA) Boundary Delineations ▪ 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, per submission ▪ Bonded lots: lots in conjunction with multiple construction within a subdivision currently bonded with the County, per submission: o Projects with 150 linear feet or less of baseline o Projects with greater than 150 linear feet of baseline ▪ Plus, fee per linear foot of baseline or fraction thereof, in excess of 150 linear feet o Water Quality Impact Assessments (WQIA) ▪ 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, per submission ▪ Bonded lots: lots in conjunction with multiple construction within a subdivision or site plan currently bonded with the County, per submission *In the event that a 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.	 $340.00 $340.00 $340.00 $0.78 $350.00 $1,340.00
2. Soils Reports: • Bonded lots: lots in conjunction with multiple constructions in a newly bonded subdivision development o 1st submission, per lot o Resubmissions and revisions, per submission • Non-bonded lots: existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres of more, not within a subdivision or site plan development currently bonded with the County, per submission o 1st submission, per lot, not to exceed $3,555.00 o Resubmissions and revisions, per submission	 $2,775.00 $910.00 $1,785.00 $910.00
3. Other Plans: • As-built plans o Sanitary Sewer, per submission o Site and subdivision, per submission • Debris landfill design plan o Base fee, per submission o Plus, per acres • Debris landfill permit, semi-annual, each permit • Environmental Site Assessment: o 1st submission o Resubmissions and revisions, per submission	 $515.00 $350.00 $1,090.00 $72.00 $2,380.00 $2,580.00 $910.00

• Photometric or Sports Illumination Plan, fee per submission when such plan is not submitted as part of a required site plan submission	$715.00
• Tree removal permit, each permit	$180.00
(E) Miscellaneous fees:	
• Sheet substitution (insert): fee paid prior to plan approval of any insert sheet to a study, report, plan or waiver.	$88.00
• Lot Validation Application	$360.00

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	$1,995.00
• Security value of $10,000 or less	$275.00
(B) Agreement Extensions, Replacements and Reductions:	
• Agreement extensions	$800.00
• 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.	$1,425.00
• Agreement security reductions in support of an agreement	$1,355.00
• Agreement extension and reduction submitted simultaneously	$1,355.00
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: Per disturbed acre per agreement month, with a minimum of $1,305.00 and a maximum of $23,475.00	$37.50
(B) Fees in Addition to the Base Fee:	
1. Public Utility Fees:	
• Storm drainage	
o Base fee for first 100 linear feet	$1,510.00
o Plus, fee for each additional linear foot or fraction thereof	$3.25
• Stormwater management ponds	
o Embankment less than or equal to 6 feet high	$1,505.00
o Embankment greater than 6 feet high	$3,000.00
• Dedicated streets	
o For first 100 linear feet	$2,110.00
o Plus, fee for each additional linear foot or fraction thereof	$8.80

• Private streets	
o For the first 100 linear feet	$1,712.00
o Plus, fee for each additional linear foot or fraction thereof	$7.05
• Other paved area, per square yard or fraction thereof	$1.55
o Driveway entrances, for each entrance	$158.00
o Pedestrian walkways/trails	
▪ For the first 100 linear feet	$362.00
▪ Plus, fee for each additional linear foot or fraction thereof	$1.80
• Sanitary sewer systems	
o Base fee for first 100 linear feet of main	$2,104.00
o Plus, fee for each additional linear foot or fraction thereof	$6.80
2 Other Bonded and Proffered Work: fee is based on a percentage of the bonded amount	
• Cast in place culverts	
o Percentage of bonded amount up to $50,000	14.50%
▪ Plus, percentage of the bonded amount greater than $50,000 but less than or equal to $200,000	7.15%
▪ Plus, percentage of bonded amount greater than $200,000	2.99%
o All other work	
▪ Percentage of bonded amount up to $50,000	14.50%
▪ Plus, percentage of bonded amount greater than $50,000	2.99%
3. Inspection Fee for Agreement Extensions: per disturbed acre*, per agreement month *When the amount of disturbed site area has been reduced to less than one-half of the original amount and the developer's agreement has not expired, a one-time fifty percent reduction of the original disturbed area is permitted.	$37.50
4. Inspection following a stop work order: each, payable at next bonding action	$600.00
5. Inspection following a violation: each inspection, payable at next bonding action	$300.00

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 Site plan revisions Site plan extensions Rough grading plans As-built site and subdivision plans Plats	Subdivision plans Site plans for public improvements only Revisions and reapprovals to subdivision plans and site plans for public improvements only
(A) Plan Review fees: Fees are based on an hourly charge calculated on the quarter hour or part thereof, per reviewer.	$128.00 hour
(B) Testing and Inspection Fees: Fees are based on an hourly charge calculated on the quarter hour or part thereof, per inspector.	$128.00 hour

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	$300.00
• Private property being developed for sale by subdivision (i.e. land developer)	$300.00
• Drainage structures	$300.00
• Steps, sidewalks, curb and gutter, etc.	$300.00
(B) Overhead installations:	
• Crossings	$300.00
• Poles	$300.00
• Guys and anchors	$300.00
• Streetlights	$300.00
(C) Underground installations:	
• Crossings	$460.00
• Parallel installations, any length on one permit	$460.00
• Emergency permits or permits for repairs of existing facilities	$300.00
• Valve boxes	$300.00
• Manholes (construction, reconstruction, adjust when on existing line)	$300.00
• Test holes	$300.00
• Fire hydrants, installed on existing line	$300.00
• Service connections	$300.00

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) 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 or 104 of the Code.

Resource Protection Area (RPA) Applications

County Ordinance	Fee		
	Pursuant to Chapter 101	Pursuant to Chapter 112	Pursuant to Chapter 104
1. Chapter 118-5-1(a): Exemption	No fee	No fee	No fee
2. *Chapter 118-5-1(b):* Exemption 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.			
3. Chapter 118-5-2: Exemption for public utilities			
4. Chapter 118-5-3(a): Exemption Water wells, site amenities for passive recreation, historic preservation, and archeological activities located within an RPA.			
5. Chapter 118-5-3(b): Exemption for less than 2500 sf. disturbance in RMA.			
6. Chapter 118-5-3(c): Exemption			
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.		$710.00	$165.00
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 of the RPA buffer area.			
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.			
10. Chapter 118-5-5(b): Exception Waive 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.			
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)			
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 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)		$710.00	$165.00
13. Chapter 118-6-9: General Exception General exception for construction in an RPA. A Public Hearing is required. (see note 4)	$710.00	$710.00	$165.00

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

County Ordinance	Fee		
	Pursuant to Chapter 101	Pursuant to Chapter 112	Pursuant to Chapter 104
1. PFM 6-0402.4: *SWM/BMP Modification:* to use an innovative water quality or detention facility	No fee	No fee	No fee
2. Chapter 118-3-2(f)8: BMP Exemption for maintenance, alteration, use or improvement to an existing structure or use that does not degrade water quality.	No fee	No fee	No fee
3. Chapter 118-3-2(f)5, PFM 6-0401.2: *BMP waiver* for site and subdivision plans	$710.00	$710.00	
4. Chapter 112-7-808(1), PFM 6-0401.1: *BMP waiver* for sites located in the Water Supply Overlay District			
5. PFM 6-0301.3 General SWM Waiver			
6. PFM 6-0303.8 SWM Modification to locate an underground detention facility on a residential development. Must be approved by the Board in conjunction with a rezoning or special exception application.			
7. PFM 6-1603.4: SWM Waiver of the dam breach analysis for dams <70 acres, <15 feet high and <25 acre-feet of storage.			
8. PFM 6-1600: SWM Waiver of the dam standards.			
9. Chapter 118-3-2(f)7,PFM 6-0401.2: BMP Waiver due to constraints of a single lot grading plan.			$165.00
10. Chapter 101-2-2(12), PFM 6-1307, PFM 6-0303.9: SWM Modification to locate a detention facility on an individual residential lot.	$710.00		

(C) General Applications	
County Ordinance	Fee
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 and the Public Facilities Manual.	$710.00
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)	$1,995.00
3. *Minor Adjustment of Property Lines:* Fee for a waiver associated with the minor adjustment of property lines.	$253.00

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 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 $2,845.00. CBPO waivers and exceptions associated with grading plans shall not exceed $710.00.
4. An additional fee of $355.00 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.
5. A single fee of $835.00 shall be paid when combined stormwater and BMP waivers are submitted simultaneously.
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 $710.00.

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 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.