



Zoning Application Fees & Planned District Recreational Minimum Expenditure

Land Use Policy Committee
February 27, 2024

Tracy Strunk, Department of Planning and Development

Most recent Zoning Ordinance amendments for application fees

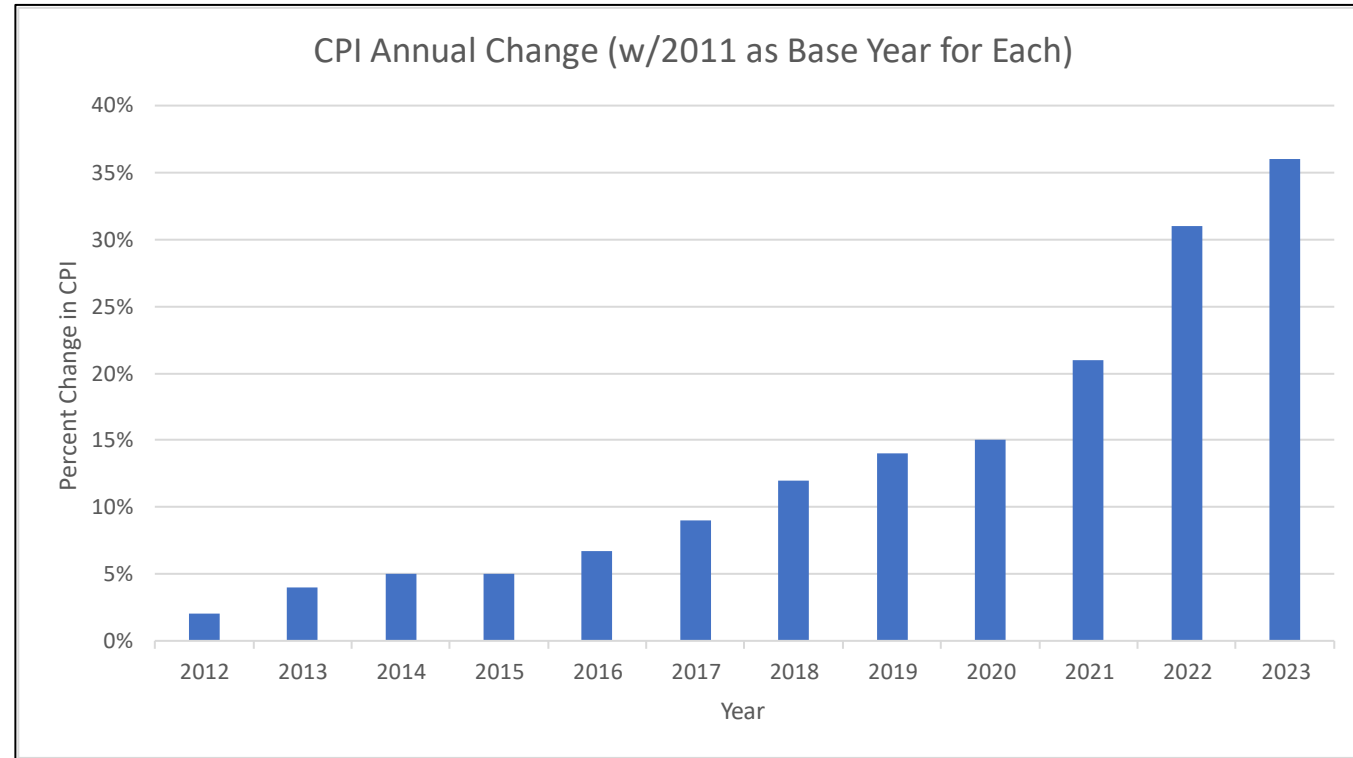
ZO-09-418 (2009) and ZO-11-429 (2011)

- Fee amendments:
 - 2009: 200% increase
 - 2011: 3.1% increase
 - 2021: new fees created and certain fees lowered w/ original zMOD adoption
- Justification 2009/2011:
 - Increase cost recovery, offset inflation as reflected in personnel costs
- Analysis 2009/2011:
 - Neighboring jurisdictions and Consumer Price Index (CPI)



Inflationary costs over time

- Personnel
 - Total hourly salary increased 51%
 - 21 additional staff since 2011
- 12 years since last increase



Data Source: https://www.bls.gov/data/inflation_calculator.htm

Recommendation

Fee increase of 35% based on personnel costs and CPI

Application Type	Current Fees	Fees + 35%
Admin. Permit	\$100 - \$205	\$135 - \$275
Appeals	\$600	\$720*
Special Permit	\$435 - \$16,375	\$585 - \$22,105
Special Exception	\$4,085 - \$16,375	\$5,515 - \$22,105
Rezoning (Planned District) + per acre	\$27,280 \$910	\$36,830 \$1,230

Note: Fees rounded to the nearest \$5.

*Note: \$720 for Appeals represents proposed 20% increase.

Zoning fees by jurisdiction (2023) with and without 35% increase

Application Type	Fairfax Co.	Proposed Fairfax Co. (35%)	Loudoun Co.	Arlington Co.	Prince William Co.	Montgomery Co.	Prince George's Co.
Compliance Letter	\$320	\$430	\$485	\$385	\$100	\$490	\$45
Appeals	\$600	\$720*	\$350	\$645	\$825	\$220	\$200
Special Permit (Community Pool)	\$4,085	\$5,515	\$260	\$2,100	\$55	\$1,640	\$825
Special Permit (Home Day Care)	\$435	\$585	\$350	\$145	\$445	\$490	\$700
Special Exception (Religious Assembly)	\$1,100	\$1,485	\$5,955	NA	\$2,925	NA	NA
Special Exception (Vehicle Fueling Station)	\$16,375	\$22,105	\$10,805	\$9,785	\$11,695	\$16,390	\$5,500
Rezoning (Planned District)	\$27,280	\$36,380	\$35,605	\$16,790	\$15,935	\$7,800	\$5,000
+ per acre	\$910	\$1,230	\$180	NA	\$475	\$700	\$200

Note: Fees rounded to the nearest \$5.

*Note: \$720 for Appeals represents proposed 20% increase.

Comparison summary of neighboring jurisdictions

Application Type	Current Fees			Fairfax Co. + 35%
	Fairfax Co.	High	Low	
Compliance Letter	\$320	\$490 (MoCo)	\$45 (PG)	\$430
Appeals	\$600	\$825 (PW)	\$200 (PG)	\$720*
Special Permit (Home Day Care)	\$435	\$700 (PG)	\$145 (ARL)	\$585
Special Exception (Vehicle Fueling Station)	\$16,375	\$16,390 (MoCo)	\$5,500 (PG)	\$22,105
Rezoning (Planned District)	\$27,280	\$35,605 (LoCo)	\$5,000 (PG)	\$36,380

Note: Fees rounded to the nearest \$5.

*Note: \$720 for Appeals represents proposed 20% increase.

Most recent ZOA for Planned District recreation minimum expenditure

ZO-17-463 (2017)

ZO requires recreational facilities provided in PDH, PDC, PRM, and PTC Districts

- Currently \$1,900 per dwelling
 - Last updated in 2017
- Most facilities provided on-site
 - BOS can approve off-site





Recommendation

- The spending power of the current \$1,900 expenditure has been reduced given inflation and rising construction costs
- Staff proposes increasing required expenditure to \$2,400 (26% increase)



Timeline

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- **February 2024**
Meetings with LUPC and LUPR
 - **March 2024**
General outreach
Authorization of public hearings
 - **April 2024**
Planning Commission and Board of Supervisors
public hearings
(delayed effective date of 7/1/24)



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