

Fund 40200: Land Development Services

Mission

The mission of Fund 40200, Land Development Services (LDS), focuses on the safe and sustainable building of communities throughout Fairfax County. As such, the fund is committed to the protection of the environment, and the health, safety, and welfare of all who live in, work in, and visit Fairfax County. Through partnerships with stakeholders, LDS achieves excellence in service by balancing the safety, needs, rights, and interests of the community in the building and land development process.

Connection to the Countywide Strategic Plan

The Fairfax County Board of Supervisors adopted the first-ever Countywide Strategic Plan on October 5, 2021. The Countywide Strategic Plan serves as a road map to help guide future work, focusing on the 10 Community Outcome Areas that represent the issues of greatest importance to the community, and uses the County's One Fairfax policy to invest in people and places that have limited access to opportunity. On February 17, 2026, the fourth Annual Report on the work of the strategic plan was released to the public. The report contains point-in-time progress highlights for each of the community outcome areas, plus a number of additional initiatives to embed the elements of the plan within department-level work. The report also includes eight data dashboards and data stories that are being replicated across all of the outcome areas. In addition to helping engage residents, these dashboards will serve as a resource to leadership who can utilize the data to focus and guide the overall work of the County. For more information on the Countywide Strategic Plan, please visit www.fairfaxcounty.gov/strategicplan. Land Development Services primarily supports the following Community Outcome Areas:



| Community Outcome Area | Vision Statement |
|-----------------------------|-------------------------------------------------------------------------|
| Economic Opportunity | <i>All people, businesses, and places are thriving economically.</i> |
| Safety and Security | <i>All people feel safe at home, school, work and in the community.</i> |

Focus

Fund 40200 was established as part of the [FY 2023 Adopted Budget Plan](#) to serve as a dedicated funding source to help realize the Board of Supervisors' vision and community values for safe and sustainable communities, as codified in the regulations that guide building and land development design and construction. Funding which previously provided General Fund support for Agency 31, Land Development Services, and funding associated with employee fringe benefits in Agency 89, Employee Benefits, was transferred to Fund 40200 to provide an accounting mechanism to reflect all revenues and expenditures associated with LDS activities in a dedicated Special Revenue Fund.

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The fund is supported by the fees and charges assessed by LDS. It is expected that the fees will be calculated to cover the required services and reserves necessary to operate those services year over year. Fee schedules are expected to be adjusted regularly to reflect market trends and to ensure that cost recovery is maximized. An appropriate level of operating reserves will be determined such that they are robust enough to sustain the fund operations during periods of economic uncertainty. Any excess revenues at year-end will remain in the fund and may be used for future investment or to help finance operating activities when fee revenues do not fully support expenses. The self-sustaining nature of the fund will also allow for more flexibility in responding to market demands to increase staff and resources, as land development fees will cover land development activities. The fund will also make investments in both capital technology costs and annual hardware replacement. In addition, the fund will cover indirect costs for central support services provided by General Fund agencies as well as other operational costs such as space and utilities.

LDS is the gateway agency to land and site development in Fairfax County. It facilitates the safe and sustainable building of Fairfax County communities, protecting the health, safety, and welfare of the County's structures. The role of LDS is to preserve community character and facilitate economic development, which involves about \$2 billion worth of construction annually.

This important mission is accomplished by having customers apply for permits and submit plans, when required, for certain land disturbance, building construction, or building modification activities. Permits and plans are reviewed by professional engineers and code specialists at LDS to ensure compliance and safety, followed by inspections before projects are deemed complete and ready for occupancy. Whether staff are working with large commercial projects, smaller single-family homes, deck renovations, office tenant improvements, or other projects, they are responsible for ensuring that all buildings and sites developed in Fairfax County meet regulatory, safety, health, and environmental standards.

On average, LDS staff process around 4,500 building permit applications per month. Applications range from gas appliance installations and residential additions, such as decks, to the coordination of large, commercial development projects that involve public improvements, such as streetlights, sewer systems, or sidewalks. LDS processes approximately 56,000 building permits and conducts 172,000 building inspections and 30,000 site inspections each year. These services generated approximately \$53 million in revenue in FY 2025 via permit fees collected.

In addition to LDS' role in ensuring safe buildings in the County, staff also enforce environmental compliance through the administration of the Chesapeake Bay Preservation Ordinance, County, and federal floodplain regulations, and erosion control and stormwater management code, as well as through the application of green building practices.

In FY 2023, LDS launched the Planning and Land Use System (PLUS), a modernized and centralized permitting platform. PLUS improves the efficiency and effectiveness of the land development process, aligning with the "Effective and Efficient Government" community outcome area of the Fairfax County Strategic Plan. Agency staff continue to seek innovative methods of reaching out to customers to ensure that everyone can successfully navigate the permitting process, which can feel complicated, especially for homeowners who do not need to use the PLUS platform on a regular basis, unlike professional contractors and large development companies.

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Staff understand that regulations and codes can feel even more complicated for non-native English speakers. For all customers, LDS is continually adding opportunities for education. Multiple documents, instructions, user guides, videos, and webinars are made available online, and translation and interpretation are being pursued aggressively. Staff are also available to answer questions in person at the Herrity Building, during outreach events at locations around the County, and at other special events such as the Building Safety Month Resource Fair. In observation of the One Fairfax policy, LDS has developed an equity impact plan, which includes providing dedicated attention to customers experiencing challenges accessing the PLUS system (e.g., language or computer literacy). Customers can also schedule one-on-one virtual meetings with staff to ask questions about their projects. In addition, LDS leadership have established equity training classes and created tools and dashboards so staff can first identify where the need for support and education about County codes and permitting expectations is greatest in the County and then conduct targeted outreach in those areas. Training and education are also offered to the builders, designers, and other professionals in the home and commercial building industries when processes are modified.

LDS attempts to minimize the administrative burden for development projects against the increasing complexity of regulatory compliance. This difficult balance is further complicated by continued development of smaller and environmentally complex project sites. Despite the regulatory difficulty involved, a driving force for the agency's work is to minimize the time it takes for a project to move through the permit review process from submission to permit issuance. One reoccurring obstacle inhibiting short timelines is low-quality plans that do not meet minimum standards. To address this, in partnership with industry, LDS launched a "gateway review," which has ensured that high-quality, approval-ready plans do not languish in a queue filled with substandard applications.

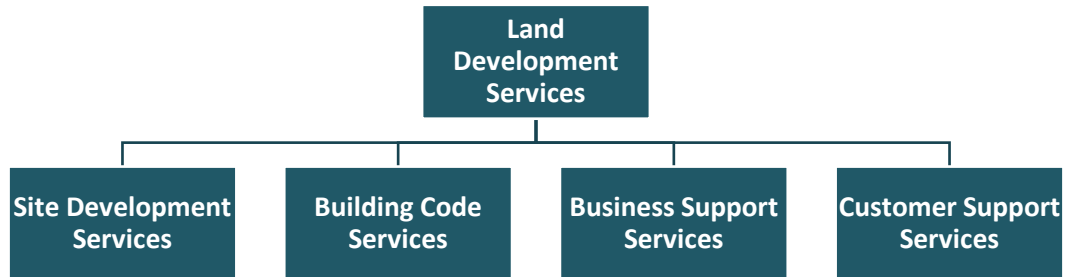
For FY 2027, the LDS Fee Schedule for plan review, permits, and inspection services is adjusted by an average increase of five percent to ensure that the LDS Special Revenue Fund is sustainable and self-supporting for the costs allocated to the fund. As part of the FY 2025 Adopted Budget Plan, the Board of Supervisors approved fee adjustments and made the decision to phase them in over a two-year period, with the first one effective July 1, 2024 (FY 2025), followed by another one effective July 1, 2025 (FY 2026). The additional revenue generated as a result of the FY 2027 fee adjustments assists LDS in efforts to improve the timeliness, quality, and customer focus of the regulatory review process, conduct ongoing staff training, and enhance the PLUS platform, as well as maintain cost recovery.

The fee increases included in the FY 2027 Adopted Budget Plan encompass a 5 percent increase in all building fees (except for vertical transportation) and all site fees, with a few exceptions. Based on the actual FY 2025 receipts and collection trends in FY 2026, the fee adjustments are anticipated to generate approximately \$2.4 million in additional permit revenue in FY 2027. In addition, based on FY 2025 actuals and FY 2026 collections, the estimate for the baseline permit revenues is increased by \$0.5 million. In total, FY 2027 permit fee revenues are projected to increase \$2.9 million compared to the FY 2026 Adopted Budget Plan.

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In FY 2027, LDS continues to support the County’s economic development and revitalization goals, improve development process timelines, and address rising workload requirements to ensure that the capacity exists to meet customer expectations and development opportunities. This requires a dynamic approach to resourcing that supports the regular course of business but allows LDS to increase resources during surge demand times and to similarly decrease resource expenditures during lower demand times.

Organizational Chart



Budget and Staff Resources

| Category | FY 2025 Actual | FY 2026 Adopted | FY 2026 Revised | FY 2027 Advertised | FY 2027 Adopted |
|--------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| FUNDING | | | | | |
| Expenditures: | | | | | |
| Personnel Services | \$44,567,884 | \$50,286,763 | \$50,286,763 | \$51,861,278 | \$52,053,278 |
| Operating Expenses | 7,687,628 | 9,430,397 | 10,346,993 | 10,185,180 | 10,190,180 |
| Subtotal | \$52,255,512 | \$59,717,160 | \$60,633,756 | \$62,046,458 | \$62,243,458 |
| Less: | | | | | |
| Recovered Costs | (\$972,758) | (\$1,016,127) | (\$1,016,127) | (\$1,056,772) | (\$1,056,772) |
| Total Expenditures | \$51,282,754 | \$58,701,033 | \$59,617,629 | \$60,989,686 | \$61,186,686 |
| AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE) | | | | | |
| Regular | 334 / 334 | 334 / 334 | 334 / 334 | 335 / 335 | 336 / 336 |

FY 2027 Funding Adjustments

The following funding adjustments from the FY 2026 Adopted Budget Plan are necessary to support the FY 2027 program. Included are all adjustments recommended by the County Executive that were approved by the Board of Supervisors, as well as any additional Board of Supervisors’ actions, as approved in the adoption of the Budget on May 5, 2026.

Employee Compensation \$1,779,764

An increase of \$1,779,764 in Personnel Services is required to reflect the cost of employee compensation increases. This amount includes \$899,871 for a 2.00 percent cost of living adjustment (COLA) for all eligible employees, effective the first full pay period in July 2026. Also included is \$879,893 for performance-based and longevity increases for non-uniformed merit employees, effective the first full pay period in July 2026, as well as other compensation adjustments for non-uniformed employees. For more information on the County’s compensation plans as well as specific details for those employees covered under the Collective Bargaining Agreements, please see the Adopted Budget Summary in the Overview Volume.

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Operating and Contract Rate Increases **\$471,520**

An increase of \$471,520 is included in Operating Expenses to reflect the projected increase in non-PLUS related expenses and to cover the cost of inflation-related contract increases.

Planning and Land Use System (PLUS) Licenses Increase **\$283,263**

An increase of \$283,263 for PLUS licenses is based on anticipated billings for licensing costs associated with the utilization of the PLUS system. PLUS is a multi-agency platform for Fairfax County customers to complete their zoning, building, permitting or other land development processes online. Through PLUS, customers can conduct online transactions such as creating and submitting building permit applications online, pay fees, track application status, receive electronic notifications and conduct searches.

Economic Competitiveness and Housing Task Force **\$197,000**

An increase of \$197,000 is associated with 1/1.0 FTE new position, including \$192,000 in Personnel Services and \$5,000 in Operating Expenses, to provide support to the County's economic competitiveness efforts.

Position Realignment **\$122,182**

An increase of \$122,182 is associated with 1/1.0 FTE position transferred from Agency 26, Capital Facilities, to Fund 40200, Land Development Services. This position will manage the Countywide Streetlight program related to developer scoping and regulatory review within LDS. This cost is primarily supported by revenue from permits, fees and regulatory licenses.

Other Post-Employment Benefits **(\$327,431)**

A decrease of \$327,431 in Personnel Services reflects required adjustments associated with providing Other Post-Employment Benefits (OPEBs) to retirees, including the Retiree Health Benefits Subsidy. For more information on Other Post-Employment Benefits, please refer to Fund 73030, OPEB Trust, in Volume 2 of the [FY 2027 Adopted Budget Plan](#).

Work Performed for Others **(\$40,645)**

Recovered costs are increased by \$40,645 to reflect the projected amount that is expected to be billed by LDS based on historical billing actuals in previous years and compensation increase.

The following funding adjustments reflect all approved changes in the FY 2026 Revised Budget Plan since passage of the [FY 2026 Adopted Budget Plan](#). Included are all adjustments made as part of the FY 2025 Carryover Review, FY 2026 Third Quarter Review, and all other approved changes through April 30, 2026.

Carryover Adjustments **\$916,596**

As part of the FY 2025 Carryover Review, the Board of Supervisors approved funding of \$916,596 including encumbered carryover of \$816,619 primarily for the customer service center space reconfiguration and contract services for elevator inspections, as well as an increase of \$99,977 associated with the stormwater civil penalty fee revenues, which are collected in lieu of court action related to land disturbance violations and used to support awareness and education efforts.

Changes to FY 2026 Adopted Budget Plan

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Position Detail

The FY 2027 Adopted Budget Plan includes the following positions:

| LAND DEVELOPMENT SERVICES - 336 positions | | | |
|----------------------------------------------|-----------------------------------------|----|---------------------------------------------|
| Administration | | | |
| 1 | Director, LDS | 1 | Administrative Assistant IV |
| IT Operations | | | |
| 1 | IT Program Manager II | 1 | Network/Telecom. Analyst III |
| 1 | IT Program Manager I | 2 | Network/Telecom. Analysts II |
| 2 | IT Systems Architects | 1 | Internet/Intranet Architect II |
| 1 | Business Analyst IV | 1 | Geog. Info. Spatial Analyst IV |
| 4 | Business Analysts III | 2 | Data Analysts III |
| 2 | Business Analysts II | 1 | IT Technician III |
| 1 | Programmer Analyst IV | 2 | Engineering Technicians II |
| 1 | Programmer Analyst III | 1 | Administrative Assistant II |
| 1 | Programmer Analyst II | | |
| Code Academy | | | |
| 2 | Training Specialists III | | |
| Site Review and Inspections | | | |
| 1 | Division Director, LDS | 4 | Engineering Inspector Technical Specialists |
| 1 | Assistant Division Director Engineering | 22 | Senior Eng. Inspectors |
| 5 | Engineers V | 1 | Urban Forester IV |
| 15 | Engineers IV | 3 | Urban Foresters III |
| 14 | Engineers III | 5 | Urban Foresters II |
| 1 | Code Specialist IV | 3 | Urban Foresters I |
| 5 | Code Specialists III | 1 | Administrative Assistant IV |
| 1 | Code Specialist II | 1 | Administrative Assistant III |
| 4 | Supervising Eng. Inspectors | | |
| Building Review and Inspections | | | |
| 1 | Division Director, LDS | 4 | Code Specialists III |
| 1 | Chief Building Inspector | 17 | Code Specialists II |
| 3 | Engineers V | 2 | Code Specialists I |
| 11 | Engineers IV | 7 | Supervising Combination Inspectors |
| 16 | Engineers III [1T] | 15 | Master Combination Inspectors |
| 7 | Engineering Technicians III | 21 | Combination Inspectors |
| 4 | Engineering Technicians II | 1 | Administrative Assistant IV |
| 2 | Code Specialists IV | 1 | Administrative Assistant II |
| Customer and Technical Support Center | | | |
| 1 | Division Director, LDS | 21 | Engineering Technicians III |
| 1 | Director LDS Review/Compliance | 17 | Engineering Technicians II |
| 1 | Project Coordinator | 9 | Engineering Technicians I |
| 1 | Management Analyst IV | 2 | Engineering Aides |
| 1 | Management Analyst II | 3 | Code Specialists IV [+1] |
| 1 | Management Analyst I | 4 | Code Specialists III |
| 3 | Planners IV | 7 | Code Specialists II |
| 1 | Planner II | 1 | Administrative Assistant IV |
| 1 | Engineer IV | 3 | Administrative Assistants III |
| 1 | Engineer II | | |
| Operations | | | |
| 1 | Director LDS Review/Compliance | 1 | Human Resources Generalist II |
| 1 | Finance Manager | 1 | Human Resources Generalist I |
| 1 | Management Analyst IV | 1 | Information Officer III |
| 2 | Management Analysts II | 1 | Geog. Info. Spatial Analyst III |
| 1 | Management Analyst I | 1 | Safety Analyst II |
| 2 | Financial Specialists III | 3 | Administrative Assistants V |
| 3 | Financial Specialists II | 6 | Administrative Assistants IV |

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| | | | |
|---|---------------------------------|---|------------------------------|
| 1 | Financial Specialist I | 1 | Administrative Assistant III |
| 1 | Human Resources Generalist III | | |
| | | | |
| T | Denotes Transferred Position(s) | | |
| + | Denotes New Position(s) | | |

Performance Measurement Results by Community Outcome Area

Economic Opportunity

In FY 2025, the percentage of projects in irresolvable default which must be completed by the County was 3 percent due to 11 projects falling into this category. When a developer remains unresponsive and does not submit an extension request after 3 Notices of Default, the project becomes an "irresolvable default." LDS continues to refine processes and remains 100 percent electronic for all permits and most building inspections.

Safety and Security

In FY 2025, the percentage of buildings experiencing catastrophic system failure as a result of building design remained at the goal of 0 percent. The number of construction projects required to cease as a result of deficiencies identifiable on the plan remained at the goal of 0 projects in FY 2025.

| Community Outcome Area | FY 2023 Actual | FY 2024 Actual | FY 2025 Estimate | FY 2025 Actual | FY 2026 Estimate | FY 2027 Estimate |
|-----------------------------------------------------------------------------------------------|----------------|----------------|------------------|----------------|------------------|------------------|
| Economic Opportunity | | | | | | |
| Promoting Economic Vibrancy in All Parts of Fairfax County | | | | | | |
| Percent of projects in irresolvable default which must be completed by the County | 0% | 0% | 0% | 3% | 0% | 0% |
| Safety and Security | | | | | | |
| Reliable and Secure Critical Infrastructure | | | | | | |
| Percent of buildings experiencing catastrophic system failures as a result of building design | 0% | 0% | 0% | 0% | 0% | 0% |
| Construction projects required to cease as a result of deficiencies identifiable on the plan | 0 | 0 | 0 | 0 | 0 | 0 |

A complete list of performance measures can be viewed at <https://www.fairfaxcounty.gov/budget/fy-2027-adopted-performance-measures-pm>

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FUND STATEMENT

| Category | FY 2025 Actual | FY 2026 Adopted Budget Plan | FY 2026 Revised Budget Plan | FY 2027 Advertised Budget Plan | FY 2027 Adopted Budget Plan |
|-------------------------------------------|---------------------|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|
| Beginning Balance | \$14,463,713 | \$17,247,319 | \$20,772,274 | \$21,837,491 | \$21,837,491 |
| Revenue: | | | | | |
| Permits, Fees and Regulatory Licenses | \$52,903,547 | \$54,133,803 | \$54,133,803 | \$57,018,886 | \$57,018,886 |
| Charges for Services | 249,120 | 440,000 | 440,000 | 461,000 | 461,000 |
| Fines & Forfeitures | 93,065 | 170,000 | 170,000 | 100,000 | 100,000 |
| Revenue from the Use of Money & Property | 1,078,278 | 350,000 | 350,000 | 600,000 | 600,000 |
| Technology Surcharge Fee ¹ | 3,693,541 | 6,011,895 | 6,011,895 | 6,347,195 | 6,347,195 |
| Miscellaneous Revenue | 7,616 | 11,000 | 11,000 | 11,000 | 11,000 |
| Total Revenue² | \$58,025,167 | \$61,116,698 | \$61,116,698 | \$64,538,081 | \$64,538,081 |
| Total Available | \$72,488,880 | \$78,364,017 | \$81,888,972 | \$86,375,572 | \$86,375,572 |
| Expenditures: | | | | | |
| Personnel Services | \$44,567,884 | \$50,286,763 | \$50,286,763 | \$51,861,278 | \$52,053,278 |
| Operating Expenses | 7,687,628 | 9,430,397 | 10,346,993 | 10,185,180 | 10,190,180 |
| Recovered Costs | (972,758) | (1,016,127) | (1,016,127) | (1,056,772) | (1,056,772) |
| Total Expenditures² | \$51,282,754 | \$58,701,033 | \$59,617,629 | \$60,989,686 | \$61,186,686 |
| Transfers Out: | | | | | |
| General Fund (10001) ³ | \$433,852 | \$433,852 | \$433,852 | \$522,982 | \$522,982 |
| Total Transfers Out | \$433,852 | \$433,852 | \$433,852 | \$522,982 | \$522,982 |
| Total Disbursements | \$51,716,606 | \$59,134,885 | \$60,051,481 | \$61,512,668 | \$61,709,668 |
| Ending Balance⁴ | \$20,772,274 | \$19,229,132 | \$21,837,491 | \$24,862,904 | \$24,665,904 |
| Technology Surcharge Reserve ¹ | \$11,456,927 | \$14,066,727 | \$13,861,685 | \$16,400,563 | \$16,400,563 |
| Operating Reserve | 9,315,347 | 5,162,405 | 7,975,806 | 8,462,341 | 8,265,341 |
| Unreserved Ending Balance | \$0 | \$0 | \$0 | \$0 | \$0 |

¹ Revenue from the Technology Surcharge fee is utilized to cover expenditures associated with PLUS IT staff, other essential technical staff resources, and PLUS licenses. In addition, a portion of the revenue is set aside for future upgrades/replacement of the PLUS system. As part of the FY 2025 Adopted Budget Plan, the Board of Supervisors approved fee adjustments and made the decision to phase them in over a two-year period, with the first one effective July 1, 2024 (FY 2025), followed by another one effective July 1, 2025 (FY 2026). LDS increased the Technology Surcharge fee from the original 4 percent to 7 percent in FY 2025 and from 7 percent to 10 percent in FY 2026. Of the total 10 percent Technology Surcharge fee, 6 percent is used to cover costs associated with PLUS IT staff, PLUS licenses, and other essential technical staff resources required, while 4 percent is set aside in the Technology Surcharge Reserve for future upgrades/replacement of the PLUS system.

² In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as a decrease of \$231,625.83 to FY 2025 revenues and an increase of \$1,476.00 to FY 2025 expenditures. The Annual Comprehensive Financial Report (ACFR) reflects all audit adjustments in FY 2025. Details of the audit adjustments were found in Attachment VI of the FY 2026 Third Quarter Package.

³ In FY 2027, funding of \$522,982 is transferred to Fund 10001, General Fund, to partially offset central support services provided to Fund 40200 by the General Fund. These indirect costs include support services such as Human Resources, Purchasing, Budgeting and other administrative services.

⁴ Ending Balance fluctuations are a result of operating and revenue requirements that change annually. Funding is carried forward each fiscal year to provide flexibility given the uncertainty of market conditions and expenditure requirements.