

**ADOPTION OF AN AMENDMENT TO
APPENDIX Q (LAND DEVELOPMENT SERVICES FEE SCHEDULE)
OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, March 19, 2019, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Appendix Q (Land Development Services Fee Schedule) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:**

That the Code of the County of Fairfax, Virginia, Appendix Q (Land Development Services Fee Schedule), is amended, as follows:

Amend the Table of Contents, where insertions are underlined, to read as follows:

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), 36-98.3, 36-105, 62.1-44.15:28(A) and 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 (Zoning Ordinance), and 124 (Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia (the Code). (34-17-Q)

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Amend Part II (Site Development Fees), Section A (Plan and Document Review Fees), Subsection B (Subdivision Plans, Site Plans, and Site Plans for Public Improvements Only), Paragraphs 1- 5, where insertions are underlined and deletions are struck, to read as follows:

(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 Plans
 - ~~1st submission~~ Review Cycle \$5,796.00
 - \$6,955.00

- Site Plans
 - ~~1st submission~~ Review Cycle \$8,755.20
 - \$9,806.00

- Site Plans and Subdivision Plans \$1,061.00
 - Additional fee per
 - disturbed acre or any
 - fraction thereof

- The maximum base fee (as part of the initial review cycle) is as follows:
 - For Subdivision Plans \$17,862.00
 - For Site Plans \$59,526.00

- Site ~~p~~lans 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.
 - ~~1st submission~~ Review Cycle \$4,222.80
 - \$3,843.00

2. Fees in addition to base fees (Due only with First Review Cycle):

Site Plan and Subdivision Plan	Additional — fee	1,060.80
	per — disturbed	
	acre — or — any	
	fraction thereof	

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	\$1.45
● 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
■ Sites subject to rezoning		\$2,442.00
■ Sites subject to special exception		\$1,713.60
■ Sites subject to special permit		\$1,713.60
■ Sites subject to variance		\$1,269.60
● Review resulting from site conditions and proposed improvements		
■ SWM/BMP facility, for each facility serving the site (on or off-site), except as noted,	with a maximum cumulative fee of	\$7,500.00
◆ Constructed Wetland or Ponds		\$3,200.00
◆ Bioretention Basin or Filter, Infiltration Facility, Filtering Practice ¹ , Innovative BMP ² , or Detention-Only Facility ³		\$1,900.00
◆ Dry Swale, Wet Swale, or Grass Channel (per linear foot),		\$5.00
	with a minimum of	\$1,500.00
◆ Rainwater Harvesting System, per square foot of collection area,		\$0.12
	with a minimum of	\$1,900.00
◆ Permeable Pavement, Vegetated Roof, per square foot of surface		\$0.12
	with a minimum of	\$1,500.00
◆ Manufactured BMP ⁴ , Micro- or Urban Bioretention ⁵		\$1,200.00
◆ Rooftop Disconnection, for each building served		\$500.00
◆ Sheet Flow to Vegetated Filter Strip or Conserved Open Space, Soil Amendments, Reforestation, flat fee per plan		\$500.00
■ Floodplain area (existing and proposed)		\$856.80
■ Natural drainage way (non-floodplain watersheds)		\$856.80

- Problem soils (area with soil types A or B, per the official map adopted by the Board or as deemed by the Director) \$1,269.60

Footnotes;

1. Filtering practices include facilities such as sand filters.
2. BMPs not on the Virginia Stormwater BMP Clearinghouse approved list or listed with a Pilot Use Designation or Conditional Use Designation.
3. Vaults or other underground storage systems providing detention only. No ponds.
4. Includes proprietary devices.
5. Includes residential rain gardens, urban stormwater planters, expanded tree pits, and stormwater curb extensions.

3. ~~Resubmissions~~ Additional Review Cycles:

- ~~2nd submission~~ Review Cycle Fee: fee tabulated at Percentage of the 50.00%
as a percentage of all fees due at initial submission the Original all Fees 55.00%
first submission (Base Fee + all other associated fees
assessed in accordance with (B1) and (B2) above).
 - Plus, additional fees charged in accordance (B1) Tabulated Fee
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~~ review cycle.
- ~~The maximum combined first and second submission base fees:~~
 - ~~For subdivision plans~~ \$15,907.20
 - ~~For site plans~~ \$56,772.00
- Signature Set Review Cycle (formerly 3rd Submission): Site Plans, \$0.00
Subdivision Plans, and Site Plans with public improvements only
- ~~Resubmission site and subdivision plan after 2nd submission, per \$5,604.00~~
submission Additional review cycles if Signature Set Review Cycle is not \$6,000.00
approved; per review cycle (does not apply to site plans with public
improvements only)
- ~~2nd submission fee for site plans with public improvements only, per \$0.00~~
submission

- ~~Resubmissions after 2nd submission~~ Additional review cycles for site plans with public improvements only, if Signature Set Review Cycle is not approved; per review cycle, per submission: fee tabulated at a percentage of the first submission fee in accordance with (B1) and (B2) above.

<u>Percentage of the</u>	50.00%
<u>Original Fee</u>	<u>\$2,500.00</u>

4. Revisions:

- Fee, per submission

\$1,269.60
<u>\$1,346.00</u>

 - 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~~ approved plan.

Tabulated Fee

5. Plan extensions (redate), per request \$1,713.60

Amend Part II (Site Development Fees), Section A (Plan and Document Review Fees), Subsection C (Minor Site Plans and Grading Plans), Paragraphs 1- 5, where insertions are underlined and deletions are struck, to read as follows:

(C) Minor Site Plans and Grading Plans:

1. Minor Site Plans, ~~per submission~~ \$3,422.40
 - 1st Review Cycle \$3,901.00
 - 2nd Review Cycle

<u>Percentage of the</u>	<u>55.00%</u>
<u>1st Review Cycle</u>	
<u>Fee</u>	
 - Signature Set Review Cycle (Formerly 3rd Submission) \$0.00
 - Additional review cycles if Signature Set Review Cycle is not approved; per review cycle \$3,750.00
 - Revisions; per submission \$719.00
2. Grading plans for building permits on existing lots within a subdivision currently bonded with the County:
 - 1st submission, first lot \$1,269.60
 - Each additional lot within the same subdivision submitted within the same plan set \$1,054.80

● Resubmissions and revisions, first lot		\$432.00
■ Each additional lot within the same subdivision submitted within the same plan set		\$222.00
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, <u>per infill lot</u> :		
● 1st submission, per infill lot <u>Review Cycle</u>		\$1,685.00 <u>\$1,921.00</u>
● <u>2nd Review Cycle</u>	<u>Percentage of the</u> <u>1st Review Cycle</u> <u>Fee</u>	<u>55.00%</u>
● <u>Signature Set Review Cycle (Formerly 3rd Submission)</u>		<u>\$0.00</u>
● <u>Additional review cycles if Signature Set Review Cycle is not approved; per review cycle</u>		<u>\$700.00</u>
● Resubmissions and r <u>evisions</u> , per submission <u>infill lot</u>		\$678.00 <u>\$712.00</u>
4. Rough grading plan (RGP) and filling parcels:		
● 1st submission <u>Review Cycle</u> , per division of land or disturbed acre, or fraction thereof, whichever amount is greater		\$792.00 <u>\$903.00</u>
	Not to Exceed	<u>\$14,622.00</u> <u>\$16,671.00</u>
● <u>2nd Review Cycle</u>	<u>Percentage of the</u> <u>1st Review Cycle</u> <u>Fee</u>	<u>55.00%</u>
● <u>Signature Set Review Cycle (Formerly 3rd Submission)</u>		<u>\$0.00</u>
● <u>Additional review cycles if Signature Set Review Cycle is not approved; per review cycle</u>		<u>\$900.00</u>
● Resubmissions and r <u>evisions</u> , per submission	<u>Percentage of the</u> <u>Original Fee</u>	25.00% <u>\$500.00</u>
5. Conservation plan without a grading plan, per submission		\$1,208.40

Amend Part II (Site Development Fees), Section A (Plan and Document Review Fees), Subsection E (Miscellaneous Fees), where insertions are underlined and deletions are struck, to read as follows:

(E) Miscellaneous fees:

● Sheet substitution (insert): fee paid prior to plan approval of any insert sheet to a study, report, plan or waiver.	\$108.00
● Lot Validation Application	\$444.00
● <u>Landscape Deferral Application</u>	<u>\$108.00</u>

Amend Part II (Site Development Fees), Section C (Site Inspection Fees), Subsection B (Fees in Addition to the Base Fee), Paragraph 1 (Public Utility Fees), where insertions are underlined and deletions are struck, to read as follows:

(B) Fees in Addition to the Base Fee:

1. Public Utility Fees:

● Storm drainage	
■ Base fee for the first 100 linear feet	\$1,862.40
■ For each additional linear foot or fraction thereof	\$4.02
● Stormwater management ponds	
■ Embankment less than or equal to 6 feet high	\$1,856.40
■ Embankment greater than 6 feet high	\$3,699.60
● Dedicated streets	
■ For the first 556 <u>350</u> square yards	\$2,601.60
■ For each additional square yard or fraction thereof	\$1.94 <u>\$3.04</u>
● Private streets	
■ For the first 556 <u>350</u> square yards	\$2,110.80
■ For each additional square yard or fraction thereof	\$1.57 <u>\$2.46</u>
● Other paved area, per square yard or fraction thereof	\$1.92
■ Driveway entrances, for each entrance	\$194.40
■ Pedestrian walkways/trails	
◆ For the first 56 <u>50</u> square yards	\$446.40
◆ For each additional square yard or fraction thereof	\$4.00
● Sanitary sewer systems	

- Base fee for the first 100 linear feet of main \$2,594.40
- For each additional linear foot or fraction thereof \$8.40

Add Part III (Miscellaneous Fees), to read as follows:

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.

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

This amendment shall become effective on March 20, 2019 at 12:01 a.m. with the exception of Technology Surcharge, which shall become effective on July 1, 2019 at 12:01 a.m.

GIVEN under my hand this 19th day of March, 2019.

CATHERINE A. CHIANESE
Clerk to the Board of Supervisors