



# 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

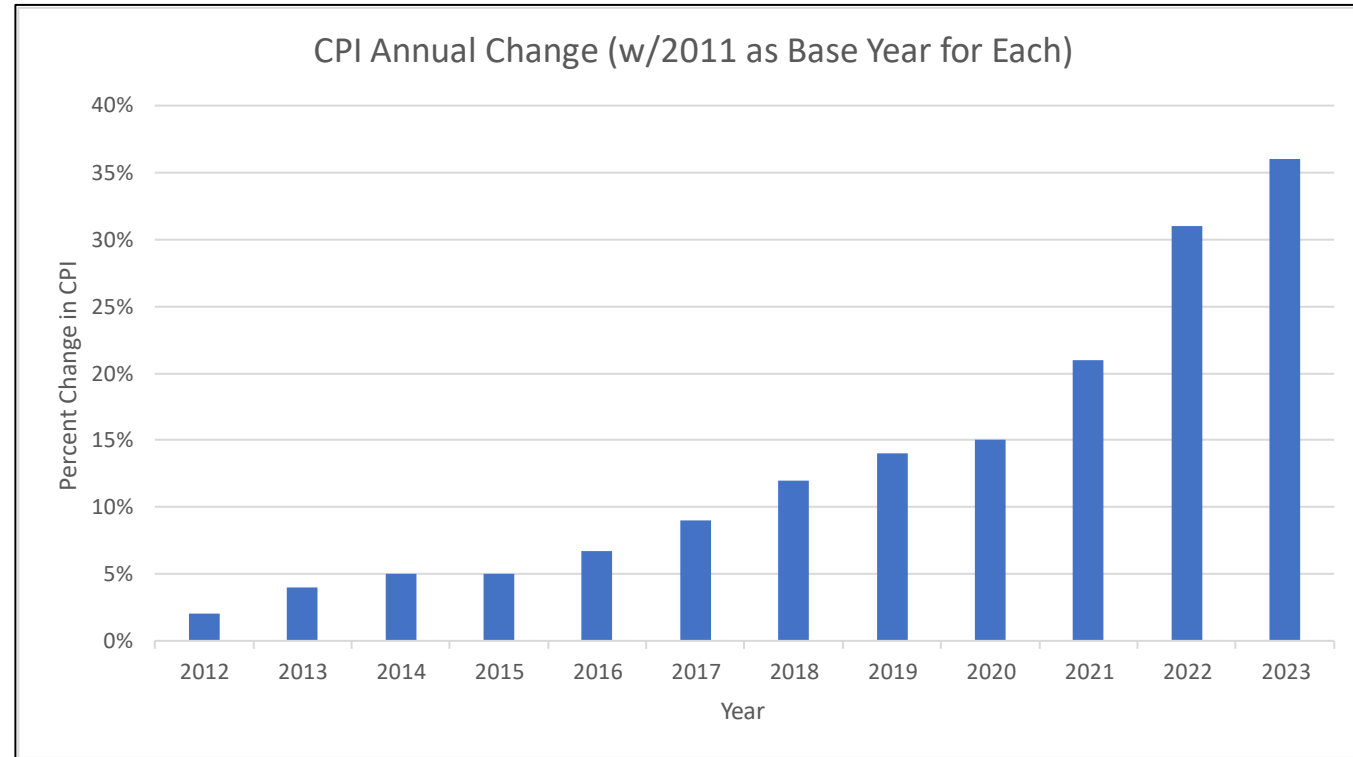
## ZO-09-418 (2009) and ZO-11-429 (2011)

- 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](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.
<b>Compliance Letter</b>	\$320	\$430	\$485	\$385	\$100	\$490	\$45
<b>Appeals</b>	\$600	\$720*	\$350	\$645	\$825	\$220	\$200
<b>Special Permit</b> (Community Pool)	\$4,085	\$5,515	\$260	\$2,100	\$55	\$1,640	\$825
<b>Special Permit</b> (Home Day Care)	\$435	\$585	\$350	\$145	\$445	\$490	\$700
<b>Special Exception</b> (Religious Assembly)	\$1,100	\$1,485	\$5,955	NA	\$2,925	NA	NA
<b>Special Exception</b> (Vehicle Fueling Station)	\$16,375	\$22,105	\$10,805	\$9,785	\$11,695	\$16,390	\$5,500
<b>Rezoning (Planned District)</b> + per acre	\$27,280 \$910	\$36,380 \$1,230	\$35,605 \$180	\$16,790 NA	\$15,935 \$475	\$7,800 \$700	\$5,000 \$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	
<b>Compliance Letter</b>	\$320	\$490 (MoCo)	\$45 (PG)	\$430
<b>Appeals</b>	\$600	\$825 (PW)	\$200 (PG)	\$720*
<b>Special Permit</b> (Home Day Care)	\$435	\$700 (PG)	\$145 (ARL)	\$585
<b>Special Exception</b> (Vehicle Fueling Station)	\$16,375	\$16,390 (MoCo)	\$5,500 (PG)	\$22,105
<b>Rezoning</b> (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

- 
- **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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