

Community Development Unified Fee Schedule

Effective July 26, 2010

Our office can only accept checks, money orders and debit/credit cards for payment of fees. Debit/Credit cards have a 2.75 % surcharge.

Division	Name of Fee	Fee Amount
Building	RESIDENTIAL	
Building	Single Family Homes (New Construction)	\$0.38 per sq ft Gross Building Area -includes all trades, construction & plan review
Building	Addition/Accessories	\$0.38 per sq ft Gross Building Area includes all trades, construction & plan review; \$145.00 min
Building	Residential Amendment Plan Review	\$140.00
Building	Residential Structural Re-review	\$295.00
Building	Single Wide	\$305.00
Building	Double & Triple Wide	\$415.00
Building	Re-Review for Residential Plan Review	\$65.00 per letter
Building	Code Modification Request - Residential	\$185.00
Building	Backflow Preventer - Residential	\$65.00
Building	Change Electric Service - Residential	\$65.00
Building	Basements and Interior Renovations :	
Building	Interior Renovations/Alterations/Basement (All non-structural work)	\$0.32 per sq ft - Gross Building Area - includes all trades, construction & plan review \$145.00 min
Building	COMMERCIAL	
Building	Commercial New Construction	See Attached Complexity Chart: Comm New Construction/Alterations \$155.00 min.
Building	Commercial Alterations	
Building	Commercial - Plumbing	\$155.00 + \$25.00 per fixture
Building	Commercial - Mechanical	\$0.05 per sq ft gross bldg area, \$155.00 min + \$25 per Fire Damper
Building	Commercial - Electric	\$1.05 per amp, \$155.00 min
Building	Commercial - Electric	
	Commercial - Electric R1 and R2 Dwelling units	\$80.00 per unit
Building	Commercial New Construction Plan Review	See Attached Complexity Chart: Comm New Construction Plan Review \$135.00 min.
Building	Commercial Amendment Plan Review	See Attached Complexity Chart: Comm Amendment Plan Review \$135.00 min.
Building	Commercial Hoods Type I	\$375.00
Building	Commercial Hoods Type II	\$300.00
Building	Commercial Building TRC Review	\$355.00
Building	Re-Review for Commercial Plan Review	\$100.00 per letter
Building	Building Use Review	\$55.00
Building	Code Modification Request - Commercial	\$435.00
Building	Backflow Preventer - Commercial	\$65.00
Building	Commercial Signs – Wall (with or w/o electric)	\$120.00
Building	Commercial Signs – Freestanding (with or w/o electric)	\$180.00
Building	Change Electric Service - Commercial	\$160.00
Building	OTHER BUILDING FEES	
Building	Temporary Electric on Pole	\$65.00
Building	Water or Sewer Line	\$65.00

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Division	Name of Fee	Fee Amount
Building	Footing and Foundation (By approved request only)	\$240.00
Building	Elevator/Escalator/Annual Certifications	\$65.00
Building	Building / Structure Relocation	\$485.00
Building	Demolition	\$65.00
Building	Construction Trailer	\$230.00
Building	Sales Trailer	\$305.00
Building	Early Phase Tenant Build-out	\$110.00
Building	Targeted Industry	\$455.00
Building	Carports (Pre-Manufactured Metal Free-Standing Only)	\$65.00
Building	Open/Uncovered Handicap Ramp	\$65.00
Building	Shed - 256sf or less (with or without electric)	\$65.00
Building	Decks (with or without electric)	\$125.00
Building	Above Ground Pools	\$105.00
Building	Above Ground Pool w/ Deck	\$130.00
Building	Residential In-ground Pools	\$325.00
Building	Commercial In-ground Pools	\$425.00
Building	Kiosks, Tents, Tanks - Building Fee	\$65.00
Building	Kiosks, Tents, Tanks - Electrical Fee	\$65.00
Building	Tanks Removal	\$65.00
Building	Asbestos Abatement	\$65.00
Building	Amusement Devices:	
Building	Kiddie Ride	\$25.00
Building	Major Ride	\$35.00
Building	Spectacular Ride	\$55.00
Building	Roller Coasters over 30ft in height	\$150.00
Building	ADMINISTRATIVE CHARGES	
Building	Notice Violation Fee - Charged for failure to obtain a required permit prior to performing construction work.	\$110.00
Building	Notice To Comply - Charged if permits have been obtained but a code violation is discovered.	\$140.00
Building	Stop Work Order	\$115.00
Building	Information Request	Staff Time/Hr + cost of copies
Building	Copies of Permit File (Stored Off-site)	Staff Time/Hr + cost of copies
Building	Copies of CO (Stored Off-site)	Staff Time/Hr + cost of copies
Building	Copies of Approved Bldg Plans (Stored Off-site)	Staff Time/Hr + cost of copies
Building	Building Board Code Appeal (BBCA) Filing	\$195.00

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Division	Name of Fee	Fee Amount
Building	INSPECTION FEES	
Building	Residential Temp. Certificate of Occupancy	\$50.00
Building	Commercial Temp. Certificate of Occupancy	\$55.00
Building	Re-Inspection Fee (Residential/Commercial)	\$65.00
Building	Commercial Special Inspection	\$0.07 per sq ft; \$135.00 min.
Building	Third Party County Certification	\$410.00
Building	Third Party Inspection Review	\$10.00 per inspection
Building	After Hours Inspection (Appr. By CBO)	\$155.00 per hour (2 hr. min.)
Building	FIRE REVIEW	
Building	Bldg Shell Sprinkler Syst Plan Review	\$.02 per sq ft; \$165.00 min
Building	Sprinkler Head Add/Reloc Plan Review	\$.015 per sq ft; \$85.00 min
Building	New Bldg Sprinkler Syst Plan Review	\$.03 per sq ft; \$210.00 min
Building	Standpipe System Plan Review	\$80.00
Building	Fire Pump System Plan Review	\$80.00
Building	Specialized Detection Syst. Plan Review	\$2.50 per device; \$80.00 min
Building	Underground Fire Service Plan Review	\$80.00
Building	Range Hood Plan Review	\$80.00
Building	Smoke Removal Plan Review	\$80.00
Building	Fire Alarm Sys. Plan Review	\$2.50 per device; \$80.00 min
Building	Limited Area Sprinkler Plan Review	\$80.00
Building	Spray Booths Plan Review	\$80.00
Building	Fire Administration Fees:	
Building	Building Shell Sprinkler System	\$.03 per sq ft > 10,000 sq ft w/hydro test; \$300 min
Building	Sprinkler Head Addition/Relocation	\$100 for 5 heads or less; \$10 per head over 5; \$300 min (includes hydro test)
Building	Standpipe System	\$100 per riser; \$100 min
Building	Fire Pump System	\$50 per riser; \$150 min
Building	Fire Pump	\$150.00
Building	Specialized Detection System	\$5 per device; \$50 min
Building	Fire Dampers	\$10 per device; \$100 min
Building	Underground Fire Service Line Inspection/Flush	\$150 (includes hydro test)
Building	Range Hood Test/Inspection	\$150 per hood
Building	Smoke Removal Performance Test	\$150.00
Building	Fire Alarm System Test	\$5 per device; \$100 min
Building	Inspection of Dry Pipe, Valve Trip Test	\$100 Valve Trip Test
Building	Limited Area Sprinkler	\$100.00
Building	Spray Booths	\$150.00
Building	Elevator Testing	\$100 per car
Building	Emergency Generator Testing/Fire Protection Equip.	\$125 per generator
Building	Burn Permits	\$150.00
Ches. Bay Div.	CHES. BAY FEES	
Ches. Bay Div.	Plan Reviews	
	Non-Residential (Erosion Only) 1-5 Dist. Acres	\$1,010.00
	Non-Residential (Erosion Only) 5.1-10 Dist. Acres	\$1,315.00
	Non-Residential (Erosion Only) > 10 Disturbed Acres	\$1,315.00 + \$80 per acre > 10 dist. acres
	SFH & Additions/Accessories No Mitigation	\$110.00
	SFH & Additions/Accessories W/ Mitigation	\$215.00
Ches. Bay Div.	RPA Encroachment waivers	\$270.00

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Division	Name of Fee	Fee Amount
Ches. Bay Div.	RPA Encroachment waivers (requiring Planning Commission Public Hearing)	\$1,795.00
Ches. Bay Div.	BMP Agreement	\$465.00
Ches. Bay Div.	As-built Plans reviews	\$275.00
Ches. Bay Div.	Minor Site Plans	
	Erosion Review Only	\$1,235.00
	Storm Water Management Required	\$1,385.00
Ches. Bay Div.	RPA/Wetland Determinations	\$650.00
Ches. Bay Div.	Flood Plain Studies	\$1,220.00
Ches. Bay Div.	Storm Water Management Plans	\$155.00/hr
Ches. Bay Div.	Early Clearing & Grading	1-5 Dist. Acres - \$655.00 5.1-10 Dist. Acres - \$960.00 >10 Dist. Acres - \$960.00 + \$80 per acre > 10 acres
Ches. Bay Div.	Clearing & Grading Only	
E&S	RESIDENTIAL	
E&S	E&S Residential Permit (Includes Plan Review and three required inspections -first erosion, final erosion, bond release)	
	Detached SFH	\$1,040.00
	Attached SFH - 2 Units	\$1,115.00
	Attached SFH - 3 to 5 Units	\$1,155.00
	Attached SFH - 6 to 10 Units	\$1,235.00
E&S	E&S RPA Mitigation Inspection (Residential)	\$850.00
E&S	E&S Plan Review Revision/Amendment Fee (Single Family)	\$105.00
E&S	E&S Site Plan Permit Extension (Residential)	\$115.00
E&S	E&S Residential Site Plan - Resubmittal	\$105.00
E&S	Demolition/Stabilization (Land Disturbance 2,500sq ft or more) (Residential)	\$415.00
E&S	E&S Temporary Final Erosion (Requested - Residential)	\$130.00
E&S	ESC Administrator Decision Appeal (Residential)	\$115.00
E&S	COMMERCIAL	
E&S	E&S RPA Mitigation Inspection (Commercial)	\$1,170.00
E&S	E&S Bond Reduction Inspection (Commercial)	\$460.00
E&S	E&S Site Bond Release Inspection (Commercial)	\$460.00
E&S	E&S Site Plan Permit Extension (Commercial)	\$115.00
E&S	Demolition/Stabilization (Land Disturbance 2,500sq ft or more) (Commercial)	\$580.00
E&S	Site Plans (Commercial/Industrial): Environmental	1 Acre - \$2,935 2 - 4 Acres - \$5,170 5 -10 Acres - \$6,590 10-30 Acres - \$7,705 + \$95 per acre > 10 acres 30-60 Acres \$9,940 + \$95 per acre > 10 acres 60-80 Acres - \$14,410 + \$95 per acre > 10 acres
E&S	E&S Temporary Final Erosion (Requested - Commercial)	\$225.00
E&S	ESC Administrator Decision Appeal (Commercial)	\$115.00
E&S	OTHER ENVIRONMENTAL FEES	
E&S	E&S BMP Initial Certification (All types)	\$80.00
E&S	E&S Annual BMP Re-Cert. (any type) (Maint)	\$95.00
E&S	Flood Plain Determination (Written Confirmation)	\$120.00
E&S	E&S Variance	\$190.00
E&S	E&S Re-inspection Fee	\$130.00

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Division	Name of Fee	Fee Amount
E&S	Notice of Violation/Notice to Comply	\$525.00
E&S	RPA - Notice of Violation/Notice to Comply	\$895.00
E&S	Notice of Violation/Notice to Comply Re-Inspect.	\$220.00
E&S	RPA Encroachment Violation Fee	\$895.00
E&S	Enivronmental Investigation Fee (for disturbance without permit)	\$1,000.00
E&S	ENVIRONMENTAL BONDING	
E&S	Erosion Bond - Residential - Townhouses	\$1,000 ea
E&S	Erosion Bond - Residential - 1/4 acre or less	\$1,500.00
E&S	Erosion Bond - Residential - >. 1/4 to 1/2 acre	\$2,500.00
E&S	Erosion Bond - Residential - >. 1/2 to 1 acre	\$3,000.00
E&S	Erosion Bond - Residential - 1 acre Plus	\$3,000 per acre + the cost of any additional acreage
E&S	Erosion Bond - Commercial/Residential Subdivisions	Per Engineered Cost Estimate + 25%
E&S	ADMINISTRATIVE CHARGES	
E&S	Information Request	Staff Time/Hr
Fire	FIRE/RESCUE FEES	
Fire	Residential Site Plan Review 1-6 Dwelling units	\$100.00
Fire	Residential Site Plan Review 7-30 Dwelling units	\$150.00
Fire	Residential Site Plan Review 31-100 Dwelling units	\$200.00
Fire	Residential Site Plan Review 101-300 Dwelling units	\$300.00
Fire	Residential Site Plan Review 301 + Dwelling units	\$300.00 + \$2 per unit over 301 dwelling units
Fire	Commercial Site Plan Review less than 1 disturbed acre	\$300.00
Fire	Commercial Site Plan Review greater than 1 disturbed acre but less than 5AC	\$400.00
Fire	Commercial Site Plan Review greater than 5 disturbed acres	\$500.00
Fire	Fire Lane Plan Review	\$125.00
GIS	GIS FEES	
GIS	Exhibit Easements	\$460.00
GIS	Residential Site Plan Review	\$1,130 + \$20 per lot > 10 lots
GIS	Commercial Site Plan Review	
GIS	Minor Site Plan Review	
GIS	Site Plan Amendment	
GIS	Record Plat Review (Minor)	\$1,285 + \$15 per lot > 3 lots
GIS	Record Plat Review (Major)	
GIS	Preliminary Plat Review	\$1,275 + \$25 per lot > 10 lots
GIS	Annual Division Review	\$920.00
GIS	Family Exempt Plat Review	\$920.00
GIS	Consolidation & Lot Line Adjustment Plat Review	\$920.00
GIS	Right of Way Dedication & Easement Plat Review	\$920.00
GIS	Rezoning Review	\$830.00
GIS	Special Use Permit Review	\$830.00
GIS	Special Use Permit Telecommunication Tower	\$830.00
GIS	Road Name Change	\$750 + \$250 per sign + \$5 per affected lot
Permit Center	PERMIT CENTER FEES	
Permit Center	Post-App Modification Fee (Splitting App. Package)	\$40.00
Permit Center	Processing Fee	\$55.00
Permit Center	Over-the- Counter Processing Fee	\$30.00
Permit Center	Weekly Permit Issuance Report	\$15.00
Permit Center	Monthly Permit Issuance Report	\$15.00

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Division	Name of Fee	Fee Amount
Permit Center	Application Extension Fee	\$25.00
Permit Center	Permit Extension Fee	\$25.00
Permit Center	Permit Transfer	\$20.00
Permit Center	Mechanics Lien Agent Changes	\$20.00
Permit Center	General Contractor Changes	\$20.00
Permit Center	Tradesman Certificate Changes	\$20.00
Permit Center	Permit Info Request (each)	Staff Time/Hr + cost of copies
Permit Center	Copies of CO (In Office)	Staff Time/Hr + cost of copies
Permit Center	Copies of Permit File (In Office)	Staff Time/Hr + cost of copies
Planning	PLANNING DEPARTMENT FEES	
Planning	Residential Site Plan Review	\$3,215 + \$25 per lot > 10 lots
Planning	Commercial Site Plan Review	\$3,215 + \$90 per acre > 2 acres
Planning	Minor Site Plan Review	\$1,350.00
Planning	Infrastructure Plan	\$1,765 + \$90 per dist. acre > 5 AC
Planning	Preliminary Plat Review (9 lots or less)	\$2,010.00
Planning	Preliminary Plat Review (10 or more lots)	\$3,020 + \$15 per lot > 20 lots
Planning	Record/Final Plat Review (3 lots or less and no infrastructure surety required)	\$1,750.00
Planning	Record/Final Plat Review (4 lots or more and/or infrastructure surety required)	\$3,140 + \$35 per lot > 10 lots
Planning	Article 13 Plat Review	\$1,485 + \$35 per lot > 20 lots
Planning	Article 13 Infrastructure Plan Review	\$1,390 + \$45 per acre > 5 AC
Planning	Family Division Plat Review	\$1,255.00
Planning	Consolidation & Lot Line Adjustment Plat Review	\$1,145.00
Planning	Annual Division Plat Review	\$1,145.00
Planning	Right of Way Dedication & Easement Plat Review	\$1,460.00
Planning	Easement Exhibit Plat	\$865.00
Planning	Easement Exhibit Plat (No Legal Review Required)	\$490.00
Planning	Rezoning	\$11,600 + \$45 per acre > 5 AC + mailing fees
Planning	Rezoning Proffer Amendment	\$7,180 + \$45 per acre > 5 AC + mailing fees
Planning	Special Use Permit (New Development)	\$8,135 plus mailing fees
Planning	Special Use Permit (No New Development)	\$4,405 plus mailing fees
Planning	Special Use Permit for Telecommunications Tower	\$12,135 plus mailing fees
Planning	Waiver/Modification	Delete Fee
Planning	Development Rights Determination Letter	\$50 per parcel
Planning	Site Plan or Infrastructure Plan Amendment	\$1,260.00
Planning	Waiver/Exception Request heard by the Planning Commission	\$200.00
Planning	Site Specific Data Request/Administrative Co-location Review	\$40 per hour or portion thereof
Planning	3rd and subsequent Site Plan Review	\$270.00
Planning	3rd and subsequent Infrastructure Review	\$150.00
Planning	3rd and subsequent Minor Site Plan Review	\$150.00
Planning	3rd and subsequent Site Plan Amendment/ Infrastructure Plan Amendment Review	\$150.00
Planning	3rd and subsequent Major Record Plat Review	\$555.00
Planning	3rd and subsequent Minor Record Plat Review	\$270.00
Planning	3rd and subsequent Easement Exhibit Plat Review	\$195.00
Planning	3rd and subsequent Article 13 Plat Review	\$180.00
Planning	3rd and subsequent Article 13 Infrastructure Plan Review	\$120.00
Planning	3rd and subsequent Family Division Plat Review	\$195.00

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Division	Name of Fee	Fee Amount
Planning	3rd and subsequent Consolidation, & Lot Line Adjustment Plat Review	\$195.00
Planning	3rd and subsequent Annual Division Review	\$195.00
Planning	3rd and subsequent Right-of-way dedication & Easement Plat Review	\$195.00
Planning	3rd and subsequent Preliminary Plat Review	\$180.00
Planning	Special Use Permit with a Rezoning Request	\$3,635 plus mailing fees
Planning	Certificate of Appropriateness for a Sign or Minor Modification	\$940.00
Planning	Certificate of Appropriateness for Alterations to Existing Buildings	\$1,300.00
Planning	Certificate of Appropriateness for Major Renovation/New Construction	\$1,840.00
Planning	Comprehensive Plan Amendment	\$1,000.00
Planning	Agricultural/Forestral District Applications	\$300.00
Transportation	Site Plan Review (Commercial & Residential)	\$250.00
Transportation	Traffic Study Review	\$250 per review
Transportation	Letter of Credit or Bond	110% of the approved Engineer's estimate
Transportation	Engineer's Estimate Review	\$100 per review
Transportation	Bond or Letter of Credit Review/Reduction	\$200 per request
Transportation	Final Inspection for Bond/Letter of Credit Release	\$300.00
Transportation	Snow Removal Bond	\$500 + \$20 per lot
Utilities	UTILITIES DEPARTMENT FEES	
Utilities	Water and Sewer Site Plan Review (Residential)	\$500 + \$50 per lot inspection fee
Utilities	Off-Site Water & Sewer Plan Review (Residential)	\$200 + \$.25 per ln. ft. inspection fee
Utilities	Water and Sewer Site Plan Review (Commercial)	\$258 + \$.40 per ln. ft
Utilities	Off-Site Water & Sewer Plan Review (Commercial)	\$200 + \$.25 per ln. ft. inspection fee
Zoning	RESIDENTIAL	
Zoning	Single Family Regular Review ¹	\$105.00
Zoning	Residential Amendment Fee ¹	\$65.00
Zoning	Single Family Fast Track	\$200.00 Surcharge to base fee
Zoning	Single Family Addition ¹	\$70.00
Zoning	Single Family Accessory w/proffer or located in RPA	\$120.00 plus \$25.00 per accessory on permit
Zoning	Zoning Confirmation Letters- Residential	\$165.00
Zoning	Zoning Home Occupations	\$60.00
Zoning	Zoning Home Enterprise	\$60.00
Zoning	Farm Exempt	\$60.00
Zoning	Zoning Board Of Appeals Residential + Mailing	\$390.00
Zoning	¹ Residential Proffer Surcharge	\$75.00
Zoning	COMMERCIAL	
Zoning	Commercial Use Certificate - Reg Review	\$90.00
Zoning	Commercial Use Certificate - Fast Track	\$200.00 Surcharge to base fee
Zoning	Major Site Plan Review ^{2,3}	\$445.00 + \$120.00 per building
Zoning	Minor Site Plan Review ^{2,3}	\$220.00
Zoning	Site Plan Resubmittial	\$170.00
Zoning	Site Plan Amendment	\$155.00
Zoning	Site Plan Permit Extension	\$150.00
Zoning	Signs without Proffers	\$135.00 plus \$95.00 per sign
Zoning	Signs with Proffers	\$215.00 plus \$95.00 per sign
Zoning	Commercial Addition ²	\$120.00
Zoning	Comm. Detached Access Structure	\$80.00

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Division	Name of Fee	Fee Amount
Zoning	Zoning Confirmation Letters- Commercial	\$175.00
Zoning	Zoning Board Of Appeals Commercial + Mailing	\$545.00
Zoning	Certificate & Inspection (No Proffers)	\$325.00
Zoning	Certificate & Inspection (Proffers Attached)	\$635.00
Zoning	Commercial Amendment and Inspection (No Proffers)	\$165.00
Zoning	Commercial Amendment and Inspection (Proffers Attached)	\$460.00
Zoning	² Commercial Proffer Surcharge	\$275.00
Zoning	³ Overlay District Surcharge	\$160.00
Zoning	OTHER ZONING FEES	
Zoning	Special Use Permit	\$470.00
Zoning	Rezoning	\$625.00
Zoning	Proffer Amendment Fee	\$625.00
Zoning	Preliminary Plats	\$105.00
Zoning	Record/Final Plats	\$105.00
Zoning	Exempt Plat Review	\$55.00
Zoning	Special Event Permit < 1,000 participants est.	\$380.00
Zoning	Special Event Permit > 1,000 participants est.	\$535.00
Zoning	Division Of Motor Vehicle Certification Letters	\$145.00
Zoning	Temp Zoning Approvals	\$80.00
Zoning	Administrative Reduction In Yard	\$125.00
Zoning	Early Phase Permit	\$125.00
Zoning	Zoning - Temporary Electric	\$50.00
Zoning	Buoy Application	\$65.00
Zoning	INSPECTION FEES	
Zoning	Commercial Site Plans Re-Inspection	\$120.00
Zoning	Zoning Proffer Inspection	\$190.00
Zoning	Zoning Proffer Reinspection	\$95.00
Zoning	Special Use (Conditions) Inspection	\$190.00
Zoning	Special Use (Conditions) Reinspection	\$95.00
Zoning	ADMINISTRATIVE CHARGES	
Zoning	Information Request	Staff Time/Hr + cost of copies
Zoning	Copies of Zoning Specification Sheets	Staff Time/Hr + cost of copies
Zoning	Copies of Zoning Case Files	Staff Time/Hr + cost of copies

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Division	Name of Fee	Fee Amount
Contact Information		
Code Compliance Department 10304 Spotsylvania Avenue Suite 400 Fredericksburg, VA 22408 Phone: 540-507-7222 Fax: 540-507-7282		
Abbreviations and Symbols		
bldg.	building	res residential
CBO	Chief Building Official	RPA Resource Protection Area
CO	Certificate of Occupancy	lin.ft. linear linear foot
com.	Commercial	sq.ft square square foot
ERU	equivalent residential units	> greater than
est.	estimated	> less than
gpd	gallons per day	≥ greater than or equal to
ind.	Industrial	≤ less than or equal to
min.	minimum	
Definitions and Notes:		
<p>* Virginia State levy on all permits for the purpose of continued education and training (2.00% of building permit fee).</p> <p>* BMP-Best Management Practices: "...effective, practical means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals." Spotsylvania County Code, Section 6A-4. Definitions</p> <p>* Deposits - All deposits collected are non-refundable.</p> <p>* Permit Applications - Awaiting issuance or additional information are voided after six months and deposits are forfeited.</p> <p>* Riser: sprinkler system water main.</p> <p>* Mechanical inspections: inspections of heating, ventilation, and air conditioning systems.</p> <p>* Refunds (Building & Zoning) - All refunds need to be requested in writing to the Code Compliance Department Directors. 70% refund of amount paid minus the deposit, if no inspections have been made; or 70% refund minus the deposit and a percentage based on the number of inspections.</p> <p>* Refunds (Planning) - All refunds must be requested in writing to the Planning Director. Refunds will be issued in the following circumstances: 95% of Planning fees if application is withdrawn within two (2) business days of submission; 80% of Planning fees if application is withdrawn during the initial review period (time varies depending on application type); 40% of Planning fees if application is withdrawn within ten (10) business days after initial review comments are issued.</p> <p>* Gross Building Area: The total area of each floor including the basement and all exterior structures, (such as decks, porches, garages, sheds, etc.)</p> <p>* Head: sprinkler head.</p> <p>* For permitting and review purposes: townhouses are considered residential; apartments and churches are considered commercial.</p> <p>* Permit transfer: would apply, for example, in the sale of a house.</p> <p>* Plumbing Fixture: A receptacle or device that is either permanently or temporarily connected to the water distribution system of the premises and demands a supply of water there from; discharges wastewater, liquid-borne waste materials or sewage either directly or indirectly to the drainage system of the premises; or requires both a water supply connection and a discharge to the drainage system of the premises. (Examples but not limited to: dishwasher, eye wash station, water heater, floor drain, sink, urinal, toilet, tub, shower, service sink, drinking fountain, clothes washer, water purifier, separator, interceptor)</p>		

**Community Development
Complexity Chart, Effective 7-26-2010**

Commercial New Construction/Alterations
COMPLEXITY CHART

Group	Factor	Use Description	Per SF Charge - Gross Building Area
1	1.00	S,U,H,F,shell	\$0.11
2	1.20	B,M	\$0.14
3	1.30	A2,3,4;E;I4;R2	\$0.15
4	1.40	R1, A1	\$0.16
5	1.75	I1,2,3	\$0.20

Commercial New Construction Plan Review
COMPLEXITY CHART

Group	Factor	Use Description	Per SF Charge - Gross Building Area
1	1.00	S,U,H,F,shell	\$0.09
2	1.20	B,M	\$0.11
3	1.30	A2,3,4;E;I4;R2	\$0.12
4	1.40	R1, A1	\$0.13
5	1.75	I1,2,3	\$0.17

Commercial Amendment Plan Review
COMPLEXITY CHART

Group	Factor	Use Description	Per SF Charge - Gross Building Area
1	1.00	S,U,H,F,shell	\$0.04
2	1.20	B,M	\$0.04
3	1.30	A2,3,4;E;I4;R2	\$0.05
4	1.40	R1, A1	\$0.05
5	1.75	I1,2,3	\$0.07