



Fee Schedule (Land Use & Building) Effective July 1, 2022

Division	Name of Fee	Fee
PERMIT CENTER FEES		
Permit Center	Processing Fee (including re-packaging)	\$75
Permit Center	Processing Fee for Accessories without Review	\$60
Permit Center	Over-the- Counter Permit and Processing	\$40
Permit Center	Weekly or Monthly Permit Issuance Report	\$20
Permit Center	Application Extension Fee	\$30
Permit Center	Permit Extension Fee	\$35
Permit Center	Permit Transfer	\$25
Permit Center	Mechanics Lien Agent Changes	\$25
Permit Center	General Contractor Changes	\$25
Permit Center	Tradesman Certificate Changes	\$25
BUILDING - RESIDENTIAL FEES		
Building	Single Family Homes (New Construction)	\$0.53 per sq. ft. Gross Building Area -includes all trades, construction & plan review, \$265 minimum charge
Building	Addition/Accessories - Plan Review, Electrical, Plumbing, Mechanical	\$0.53 per sq. ft. Gross Building Area -includes all trades, construction & plan review, \$265 minimum charge
Building	Residential Amendment Plan Review	\$270
Building	Residential Structural Re-review	\$415
Building	Single Wide	\$415
Building	Double & Triple Wide	\$560
Building	Re-Review for Residential Plan Review	\$75 per letter
Building	Code Modification Request - Residential	\$270
Building	Home Use or Home Occupancy	\$105
Building	Backflow Preventer - Residential	\$100
Building	Change Electric Service - Residential	\$100

Building	Minimum Building Over The Counter	\$100
Building	Minimum Mechanical Over The Counter	\$100
Building	Minimum Plumbing Over The Counter	\$100
Building	Minimum Electrical Over The Counter	\$100
Building	Interior Renovations/Alterations/Basement (All non-structural work)	\$0.34 per sq. ft. - Gross Building Area
		\$180 minimum charge
BUILDING - COMMERCIAL FEES		
Building	Commercial New Construction and Commercial Alteration Inspection	See: Comm New Construction/Alterations
		\$160 minimum charge
Commercial New Construction/ Alterations		
Group	<i>Factor - Use Description</i>	
1	1 - S,U,H,F,shell	\$0.13
2	1.2 - B,M	\$0.16
3	1.3 - A2,3,4,E,I4,R2	\$0.18
4	1.4 - R1,A1	\$0.19
5	1.75 - I1,2,3	\$0.24
Building	Commercial New Construction Plan Review	See: Commercial New Construction Plan Review
		\$180 minimum charge
Commercial New Construction Plan Review		
Group	<i>Factor - Use Description</i>	
1	1 - S,U,H,F,shell	\$0.13
2	1.2 - B,M	\$0.16
3	1.3 - A2,3,4,E,I4,R2	\$0.17
4	1.4 - R1,A1	\$0.19
5	1.75 - I1,2,3	\$0.23
Building	Commercial Amendment Plan Review	See: Commercial Amendment Plan Review
		\$180 minimum charge
Commercial Amendment Plan Review		
Group	<i>Factor - Use Description</i>	
1	1 - S,U,H,F,shell	\$0.05
2	1.2 - B,M	\$0.06
3	1.3 - A2,3,4,E,I4,R2	\$0.07
4	1.4 - R1,A1	\$0.07
5	1.75 - I1,2,3	\$0.09
Building	Commercial - Plumbing	\$185 + \$30 per fixture
Building	Commercial - Mechanical	\$0.06 per sq. ft. gross bldg. area or \$180 minimum, plus \$30 per Fire Damper
Building	Commercial - Electric	\$1.23 per amp. \$180 minimum
Building	Commercial - Electric R1 and R2 Dwelling units	\$90 per unit
Building	Commercial Hoods Type I	\$525
Building	Commercial Hoods Type II	\$435

Building	Commercial Building TRC Review	\$485
Building	Re-Review for Commercial Plan Review	\$135 per letter
Building	Building Use Review	\$100
Building	Code Modification Request - Commercial	\$640
Building	Backflow Preventer - Commercial	\$100
Building	Commercial Signs – Wall (with or w/o electric)	\$185
Building	Commercial Signs – Freestanding (with or w/o electric)	\$260
Building	Change Electric Service - Commercial	\$190
BUILDING - OTHER FEES		
Building	Temporary Electric on Pole	\$100
Building	Water and Sewer Lines (each)	\$100
Building	Footing and Foundation (By approved request only)	\$345
Building	Residential Elevator Installation	\$220
Building	Commercial Elevator Installation	\$480
Building	Elevator/Escalator/Annual Certifications	\$100
Building	Building / Structure Relocation	\$625
Building	Demolition	\$100
Building	Construction Trailer	\$285
Building	Sales Trailer	\$375
Building	Early Phase Tenant Build-out	\$170
Building	Carports (Pre-Manufactured Metal Free-Standing Only-Intake only)	\$75
Building	Open/Uncovered Handicap Ramp	\$100
Building	Decks (with or without electric)	\$160
	(No Plan Review)	
Building	Decks (with plan review)	\$250
Building	Residential Above Ground Pools and Hot Tubs	\$150
Building	Residential Above Ground Pool w/ Deck	\$240
Building	Residential In-ground Pools	\$430
Building	Commercial In-ground Pools	\$555
Building	Kiosks, Tents, Tanks - Building Fee	\$100
Building	Kiosks, Tents, Tanks - Electrical Fee	\$100
Building	Tanks Removal	\$100
Building	Asbestos Abatement	\$100
Building	Permits not covered in this fee schedule. Consult with Building Official on a case by case basis.	At cost - \$100 minimum
Building	Amusement Devices: Fees set Commonwealth in 13VAC5-31-75	
BUILDING - ADMINISTRATIVE FEES		
Building	Notice Violation Fee - Charged for failure to obtain a required permit prior to performing construction work.	\$145
Building	Notice To Comply - Charged if permits have been obtained but a code violation is discovered.	\$185

Building	Stop Work Order	\$165
Building	Building Board Code Appeal (BBCA) Filing	\$300
BUILDING - INSPECTION FEES		
Building	Residential Temp. Certificate of Occupancy	\$90
Building	Commercial Temp. Certificate of Occupancy	\$105
Building	Re-Inspection Fee (Residential/Commercial)	\$100
Building	Commercial Special Inspection	\$0.08 per sq. ft. \$155 minimum
Building	Third Party County Certification	\$560
Building	Third Party Inspection Review	\$13 per inspection
Building	After Hours Inspection (Appr. By CBO)	\$180 per hour (2 hr. minimum)
BUILDING - FIRE REVIEW FEES		
Building	Bldg. Shell Sprinkler Syst Plan Review	\$0.03 per sq. ft., \$190 minimum
Building	Sprinkler Head Add/Reloc Plan Review	\$0.02 per sq. ft., \$95 minimum
Building	New Bldg Sprinkler Syst Plan Review	\$0.03 per sq. ft., \$240 minimum
Building	Standpipe System Plan Review	\$160
Building	Fire Pump System Plan Review	\$235
Building	Alternative Syst. Plan Review	\$2.50 per device over 30
		\$200 minimum
Building	Underground Fire Service Plan Review	\$150
Building	Range Hood Plan Review	\$210 for the first hood, \$40 for each additional hood
Building	Smoke Removal Plan Review	\$235
Building	Fire Alarm Sys. Plan Review	\$2.50 per device over 30
		\$160 minimum
Building	Limited Area Sprinkler Plan Review	\$160
Building	Fire Protection Amendment	\$125
Building	Spray Booths Plan Review and Inspection	\$390
FIRE - ADMINISTRATIVE FEES		
Fire	Building Shell Sprinkler System	\$.03 per sq. ft. > 10,000 sq. ft. w/hydro test; \$350 min
Fire	Sprinkler Head Addition/Relocation	\$100 for 5 heads or less; \$10 per head over 5; \$300 min (includes hydro test)
Fire	Standpipe System	\$100 per riser; \$100 min
Fire	Fire Pump System	\$50 per riser; \$150 min
Fire	Fire Pump	\$200
Fire	Specialized Detection System	\$5 per device; \$50 min
Fire	Fire Dampers	\$10 per device; \$100 min
Fire	Underground Fire Service Line Inspection/Flush	\$200 (includes hydro test)
Fire	Range Hood Test/Inspection	\$175 per hood
Fire	Smoke Removal Performance Test	\$175
Fire	Fire Alarm System Test	\$5 per device; \$100 min

Fire	Inspection of Dry Pipe, Valve Trip Test	\$125 Valve Trip Test
Fire	Limited Area Sprinkler	\$125
Fire	Spray Booths	\$175
Fire	Elevator Testing	\$125 per car
Fire	Emergency Generator Testing/Fire Protection Equip.	\$150 per generator
Fire	Kiosks, Tent, Tank Fee	\$70
Fire	Re-Inspection for New Construction (Residential/Commercial)	\$85
Fire	After Hours Inspection (Approved By DFM)	\$170 per hr (2 hour Min)
FIRE		
Fire	Open Burn Permits	\$200
Fire	Residential Site Plan Review 1-6 Dwelling units	\$125
Fire	Residential Site Plan Review 7-30 Dwelling units	\$175
Fire	Residential Site Plan Review 31-100 Dwelling units	\$225
Fire	Residential Site Plan Review 101-300 Dwelling units	\$325
Fire	Residential Site Plan Review 301 + Dwelling units	\$350.00 + \$2 per unit over 301 dwelling units
Fire	Commercial Site Plan Review less than 1 disturbed acre	\$325
Fire	Commercial Site Plan Review greater than 1 disturbed acre but less than 5AC	\$425
Fire	Commercial Site Plan Review greater than 5 disturbed acres	\$525
Fire	Fire Lane Plan Review	\$150
Fire	FREM Permit for Storage of Explosives	\$250
Fire	FREM Permit for Off-Site Storage of Fireworks	\$250
Fire	FREM Permit for Blasting	\$250
Fire	FREM Permit for Retail Sales of Consumer Fireworks	\$275
Fire	FREM Permit for Fireworks Display (Also requires \$1M Certificate of Insurance)	\$120 per hour
Fire	FREM Permit for Amusement Buildings	\$120 per hour billed by the quarter hour (\$30 for each 15-minute interval) \$50 Minimum
Fire	Origin and Cause Report	\$15
Fire	FREM Fire Report	\$5
ENVIRONMENTAL - CHESAPEAKE BAY		
Ches. Bay Div.	Non-Residential Plan Review (Ches Bay and SWM) - Minor Site Plan Review	*\$2,500 + \$150/hr for review over 4 hours
Ches. Bay Div.	Non-Residential Plan Review (Ches Bay and SWM) - Major Site Plan Review	*\$5,000 plus \$95 per acre >10 disturbed acres
Ches. Bay Div.	SFH & Additions/Accessories No Mitigation	\$95
Ches. Bay Div.	SFH & Additions/Accessories W/ Mitigation	\$215 + \$95 per re-review
Ches. Bay Div.	RPA Encroachment waivers	\$625
Ches. Bay Div.	RPA Encroachment waivers (requiring Planning Commission Public Hearing)	\$1,600
Ches. Bay Div.	BMP Agreement	\$650
Ches. Bay Div.	As-built Plans reviews	\$225 + \$95/hr exceeding 2 hours
Ches. Bay Div.	RPA/Wetland Determinations	\$325 + \$160/hr exceeding 2 hours

Ches. Bay Div.	Major Water Quality Impact Review	\$325 Base Fee + \$120/hr for any review time exceeding two hours
Ches. Bay Div.	Linear Projects	
	Pervious surface in an RPA	0.05 per linear sf
	Impervious surface in an RPA	
	Pervious surface outside an RPA	
	Impervious Surface outside an RPA	
	Minimum charge for Linear Projects	\$80
Ches. Bay Div.	Plat Review	Exempt Plat - \$120; Final Plat - \$225 Base Fee + \$120/hr for any review time exceeding 1 hour
Ches. Bay Div.	Plat Resubmittal	Final Plat - \$225 Base Fee + \$120/hr for any review time exceeding 1 hr
Ches. Bay Div.	Residential and Commercial VDPES and Ches Bay Verification Reviews	\$25
Ches. Bay Div.	SWM Bond - Commercial/Residential Subdivisions	Per Engineering Cost Estimate + 25%
Ches. Bay Div.	Commercial/Residential Subdivision SWM Bond Management Fee (Fee includes Bond Release Processing Fee)	\$550
ENVIRONMENTAL - EROSION RESIDENTIAL		
ESC	Residential Clearing and Grading Permit Plan Review	**\$145
ESC	Single Family Detached Residential Inspections	**\$1,350 includes first, occupancy, bond release and first year of bi-weekly inspections.
ESC	Attached SFH - 2 Units Inspections	**\$1,435 includes first, occupancy, bond release and first year of bi-weekly inspections.
ESC	Attached SFH - 3 to 5 Units Inspections	**\$1,475 includes first, occupancy, bond release and first year of bi-weekly inspections.
ESC	Attached SFH - 6 to 10 Units Inspections	**\$1,555 includes first, occupancy, bond release and first year of bi-weekly inspections.
ESC	E&S RPA Mitigation Inspection (Residential)	\$825
ESC	E&S Plan Review Revision/Amendment Fee (Single Family)	\$145 + \$125 per additional review
ESC	E&S Site Plan Permit Extension (Residential)	\$100/ month
ESC	E&S Residential Site Plan - Resubmittal	\$145
ESC	E&S Temporary Final Erosion (Requested - Residential)	\$135
ENVIRONMENTAL - EROSION COMMERCIAL		
ESC	E&S RPA Mitigation Inspection (Commercial)	\$1,150
ESC	Bond Reduction or Release Inspection Request	\$385
ESC	E&S Site Bond Release Inspection (Commercial)	\$550
ESC	E&S Linear Project Inspection (per linear foot)	\$0.08
ESC	Minimum charge for Linear Project Inspection	\$100
ESC	E&S Site Plan Permit Extension (Commercial)	\$2,225
ESC	Demolition/Stabilization (Land Disturbance 2,500sq ft or more) (Commercial)	Delete
ESC	Non-Residential Plan Review (ESC) - Minor Site Plan Review	***\$2500 + \$150/hr for review over 4 hours

ESC	Non-Residential Plan Review (ESC) - Major Site Plan Review	***\$5,000 plus \$95 per acre >10 disturbed acres
ESC	E&S Temporary Final Erosion (Requested - Commercial)	\$225
ESC	ESC Administrator Decision Appeal (Commercial)	\$100
ESC	OTHER ENVIRONMENTAL FEES	
ESC	E&S BMP Initial Certification (All types)	\$125
ESC	E&S Annual BMP Re-Cert. (any type) (Maint)	\$100 no inspection; \$200 w/ inspection
ESC	E&S Variance	\$195
ESC	E&S Re-inspection Fee	\$125
ESC	Notice of Violation/Notice to Comply	\$725
ESC	RPA - Notice of Violation/Notice to Comply	\$725
ESC	Notice of Violation/Notice to Comply Re-Inspect.	\$225
ESC	RPA Encroachment Violation Fee	\$900
ESC	Environmental Investigation Fee (for disturbance without permit)	\$900
ESC	Illicit Discharge Violation Fee (discharge flowing from construction site directly into waterway(s))	\$885
ESC	VDPES Violation Fee (No SWPPP onsite, or any violation of the CGP permit)	\$885
ESC	Large Scale Land Disturbance Fees:	
	400 to < 1000 ac	\$7,000 per month
	1000 to <2000 ac	\$11,000 per month
	2000 to <3000 ac	\$22,000 per month
	3000 ac and greater	\$44,000 per month
ESC	ENVIRONMENTAL BONDING	
ESC	Erosion Bond - Residential - Townhouses	\$1,000 ea
ESC	Erosion Bond - Residential - 1/4 acre or less	\$1,500
ESC	Erosion Bond - Residential - >. 1/4 to 1/2 acre	\$2,500
ESC	Erosion Bond - Residential - >. 1/2 to 1 acre	\$3,000
ESC	Erosion Bond - Residential - 1 acre Plus	\$3,000 per ac + the cost of any additional partial acre as noted above
ESC	Residential Bond Transfer Request	\$50
ESC	Commercial Bond Transfer Request	\$150
ESC	Erosion Bond - Commercial/Residential Subdivisions	Per Engineering Cost Estimate + 25%
ESC	ADMINISTRATIVE CHARGES	
ESC	Information Request	Staff Time/Hr
ENVIRONMENTAL - STORMWATER FEES		
	Local SWM Fees	
SWM	SFH CBPA 1 ac to 5 ac	\$209
SWM	Less than 1 ac	\$290
SWM	Greater than 1 ac less than 5 acre	\$1,944
SWM	Equal to or greater than 5 ac less 10 ac	\$2,448
SWM	Equal to or greater than 10 ac less 50 ac	\$3,240

SWM	Equal to or greater than 50 ac less than 100 ac	\$4,390
SWM	Equal to or than 100 ac	\$6,912
SWM	Phase 1 clearing equal to or greater 5 ac	\$750
SWM	Phase ii clearing = to or >1ac less 5 ac	\$450
SWM	Modification less than 1 ac	\$20
SWM	Modification equal to or greater than 1 ac less 5 ac	\$200
SWM	Modification = or > 5 ac less than 10 ac	\$250
SWM	Modification = or > 10 ac less than 50 ac	\$300
SWM	Modification = or > 50 ac less than 100 ac	\$450
SWM	Modification equal to or > 100 ac	\$700
SWM	Modification individual permit discharge	\$5,000
SWM	Maintenance less than 1 acre	\$50
SWM	Maintenance greater than 1 ac less than 5 ac	\$400
SWM	Maintenance= or > 5 ac less than 10 ac	\$500
SWM	Maintenance = or > 10 ac less than 50 ac	\$650
SWM	Maintenance = or > 50 ac less than 100 ac	\$900
SWM	Maintenance equal to or > 100 ac	\$1,400
SWM	Maintenance individual discharge	\$3,000
STATE MANDATED FEES	State SWM Fees	
SWM	Greater than 1 ac less than 5 acre	\$756
SWM	Equal to or greater than 5 ac less 10 ac	\$952
SWM	Equal to or greater than 10 ac less 50 ac	\$1,260
SWM	Equal to or greater than 50 ac less than 100 ac	\$1,708
SWM	Equal to or than 100 ac	\$2,688
GIS FEES		
GIS	Exhibit Easements	\$460
GIS	Residential Site Plan Review	\$435 + \$5 per lot > 10 lots
GIS	Commercial Site Plan Review	
GIS	Minor Site Plan Review	
GIS	Site Plan Amendment	
GIS	Record Plat Review (Minor)	\$1,390 + \$12 per lot > 3 lots
GIS	Record Plat Review (Major)	
GIS	Preliminary Plat Review	\$435 + \$6 per lot > 10 lots
GIS	Annual Division Review	\$945
GIS	Family Exempt Plat Review	\$945
GIS	Consolidation & Lot Line Adjustment Plat Review	\$945
GIS	Right of Way Dedication & Easement Plat Review	\$945
GIS	Rezoning Review	\$330
GIS	Special Use Permit Review	\$330
GIS	Road Name Change	\$750 + \$250 per sign + \$5 per affected lot

PLANNING FEES		
Planning	Residential Site Plan Review	\$3,635 + \$25 per each 5 lots or portion > 10
Planning	Commercial Site Plan Review	\$3,635 + \$150 per dist acre > 2AC
Planning	Minor Site Plan Review	\$1,600
Planning	Infrastructure Plan	\$1955 + \$60 per dist acre > 5 AC
Planning	Trail Review	\$780
Planning	Preliminary Plat Review (50 lots or less)	\$1,905
Planning	Preliminary Plat Review (51 or more lots)	\$3,310 + \$20 per each 5 lots or portion >55
Planning	Preliminary Plat Technical Change	\$65
Planning	Record/Final Plat Review (3 lots or less and no infrastructure surety required)	\$2,015
Planning	Record/Final Plat Review (4 lots or more and/or infrastructure surety required)	\$3,935 + \$15 per lot > 10 lots
Planning	Article 13 Plat Review	\$1,750 + \$20 per lot > 10 lots + \$500 if includes legal documents
Planning	Article 13 Infrastructure Plan Review	\$1,700 + \$55 per acre > 5 dist. Acre
Planning	Family Division Plat Review	\$1,390
Planning	Consolidation & Lot Line Adjustment Plat Review	\$1,145
Planning	Annual Division Plat Review	\$1,285
Planning	Right of Way Dedication & Easement Plat Review	\$1,995
Planning	Easement Exhibit Plat	\$975
Planning	Easement Exhibit Plat (No Legal Review Required)	\$590
Planning	Rezoning	\$13,000 + \$55 per acre > 10 dist AC + mailing fees
Planning	Rezoning GDP & Proffer Amendment	\$7,565 + mailing fees
Planning	Rezoning Proffer Amendment - Text Only	\$5,345 + mailing fees
Planning	Special Use Permit (New Development)	\$6,825 + mailing fee
Planning	Special Use Permit (No New Development)	\$4,205 + mailing fee
Planning	Special Use Condition Amendment, Home Enterprise or Sign SUP, Deminimus rezoning, and SUP with a rezoning	\$2,545 + mailing fee
Planning	Right of Way Vacation or Alteration (15.2-2006)	\$600 (includes advertising)
Planning	Development Rights Determination Letter	\$30
Planning	Site Plan or Infrastructure Plan Amendment	\$1,425
Planning	Waiver/Exception Request heard by Planning Commission	\$210
Planning	3rd and subsequent Site Plan Review	\$360
Planning	3rd and subsequent Minor Site Plan Review	\$230
Planning	3rd and subsequent Infrastructure or Trail Review	\$230
Planning	3rd and subsequent Preliminary Plat Review	\$350
Planning	3rd and subsequent Major Record Plat Review	\$650
Planning	3rd and subsequent Minor Record Plat Review	\$320
Planning	3rd and subsequent Article 13 Plat Review	\$250; \$500 if includes legal documents
Planning	3rd and subsequent Article 13 Infrastructure Plan Review	\$275
Planning	3rd and subsequent Family Division Plat Review	\$250
Planning	3rd and subsequent Consolidation, & Lot Line Adjustment Plat Review	\$230

Planning	3rd and subsequent Annual Division Review	\$230
Planning	3rd and subsequent Right-of-way dedication & Easement Plat Review	\$305
Planning	3rd and subsequent Easement Exhibit Plat Review	\$235
Planning	3rd and subsequent Site Plan Amendment/ Infrastructure Plan Amendment Review	\$235
Planning	Comprehensive Plan Amendment/ 2232	\$1,000
Planning	Agricultural/Forestral District Applications	\$300
TRANSPORTATION FEES		
Transportation	Site Plan Review (Commercial & Residential)	\$640 + \$115 3rd+ submission review
Transportation	Preliminary Plat Review	\$405
Transportation	Rezoning and SUP Review	\$750
Transportation	TIA Scoping	\$250
Transportation	Traffic Study Review 500 to 999 daily trips	\$600 + \$250 3rd+ review
Transportation	Traffic Study Review 1,000 to 4,999 daily trips	\$1,050 + \$400 3rd+ review
Transportation	Traffic Study Review 5000+ daily trips	\$1,550 + \$600 3rd+ review
Transportation	Letter of Credit or Bond	110% of the approved Engineer's estimate
Transportation	Bond/Subdivision Agreement Extension	\$400
Transportation	Inspection (not associated with process in fee sch.)	\$150
Transportation	Engineer's Estimate Review (per review)	\$225
Transportation	Bond/Letter of Credit Substitution	\$250
Transportation	Inspection for Bond or Letter of Credit Review/Reduction (per request)	\$390
Transportation	Final Inspection for Bond/Letter of Credit Release	\$485
Transportation	Bond Default Action	\$1,520
Transportation	Snow Removal Bond	\$750 +\$30 per lot
UTILITIES FEES		
Utilities	Water and Sewer Site Plan Review (Residential)	\$525 + \$50 per lot inspection fee
Utilities	Off-Site Water & Sewer Plan Review (Residential)	\$210 + \$.25 per ln. ft. inspection fee
Utilities	Water and Sewer Site Plan Review (Commercial)	\$271 + \$.40 per ln. ft.
Utilities	Off-Site Water & Sewer Plan Review (Commercial)	\$210 + \$.25 per ln. ft. inspection fee
Utilities	Sanitary Sewer Lateral CCTV & Water Meter Inspection	\$150
Utilities	Sanitary Sewer Main CCTV Inspection	\$1.95 per ln. ft
Utilities	Water Main Bacteriological Sample Collection Fee	\$55 per event
Utilities	Water Main Bacteriological Sample Testing Fee	\$35 per sample
Utilities	Rezoning (GDP) or Feasibility (W&S)	\$575
Utilities	Major Site Plan Modeling (W&S)	\$575
Utilities	Minor Site Plan, SUP, Amendment, & Infrastructure Modeling (W&S)	\$250
ZONING REVIEW FEES		
Zoning	Review fee for process not in fee schedule. Consult with Zoning Official on a case by case basis.	\$90/hr
Zoning	Single Family Regular Review	\$115 + \$45 if proffers

Zoning	Multi-family Review	\$345 + \$85 if proffers
Zoning	Residential Amendment Fee	\$100 + \$45 if proffers
Zoning	Non-Residential Principal Structure	\$330 + \$85 if proffers
Zoning	Single Family Addition or Accessory (fee for either Addition or first Accessory only)	\$95 + \$15 per accessory on permit
Zoning	Single Family Addition or Accessory w/ proffer or located in RPA (fee for either Addition or first Accessory only)	\$145 + \$15 per accessory on permit
Zoning	Zoning Home Occupations	\$60
Zoning	Zoning Home Enterprise	\$100
Zoning	Farm Exempt	\$55
Zoning	Zoning Board Of Appeals Residential	\$685 + mailing fee
Zoning	Commercial Use Certificate	\$120 + \$30 if proffers
Zoning	Commercial Use Owner Change	\$70
Zoning	Major Site Plan Review	\$645 + \$85 if proffers + \$165 if overlay district
Zoning	Minor Site Plan Review	\$470 + \$85 if proffers + \$45 if overlay district
Zoning	Site Plan Resubmittal	\$140
Zoning	Site Plan Amendment	\$150 + \$65 if proffers
Zoning	Site Plan Permit Extension	\$160
Zoning	Signs without Proffers	\$230 + \$110 per sign
Zoning	Signs with Proffers	\$280 + \$110 per sign
Zoning	Commercial Addition and renovation	\$275 + \$65 if proffers
Zoning	Comm. Detached Access Structure	\$240 + \$65 if proffers
Zoning	Small Cell facility review (new)	\$100 each for up to 5 small cell facilities plus \$50 for each additional small cell facility on a permit
Zoning	Zoning Confirmation Letters	\$260
Zoning	Zoning Board Of Appeals Commercial + Mailing Variance	\$690 + mailing fee
Zoning	Certificate & Inspection (No Proffers)	Deleted and replaced with Non-Res. Principal Structure
Zoning	Certificate & Inspection (Proffers Attached)	
Zoning	Commercial Amendment and Inspection (No Proffers)	\$260
Zoning	Commercial Amendment and Inspection (Proffers Attached)	\$420
Zoning	Special Use Permit	\$490
Zoning	Special Use Permit Minor	\$385
Zoning	Special Use Permit Amendment, deminimus rezoning, home enterprise, and SUP with rezoning	\$195
Zoning	Rezoning	\$605
Zoning	Proffer Amendment Fee	\$405
Zoning	Preliminary Plats	\$315 + \$85 if proffers
Zoning	Record/Final Plats	\$110 + \$85 if proffers
Zoning	Exempt Plat Review	\$70 + \$30 if proffers
Zoning	Special Event Permit < 1,000 participants est.	\$370
Zoning	Special Event Permit > 1,000 participants est.	\$525
Zoning	Division Of Motor Vehicle Certification Letters	\$330
Zoning	Division of Motor Vehicle Certification Update	\$60
Zoning	Temporary Zoning Approvals	\$225

Zoning	Temporary Zoning Renewal	\$70
Zoning	Temp Family Health Structure	\$55
Zoning	Administrative Reduction In Yard	\$115
Zoning	Buoy Application	\$470
Zoning	Floodplain LOMR	\$250 + \$115/hr per additional hour
Zoning	Chicken Coop	\$65
Zoning	Sheriff Tow Operator	\$50

ZONING INSPECTION FEES

Zoning	Commercial Site Plan Re-Inspection	\$180
Zoning	Zoning Proffer Inspection	\$220
Zoning	Zoning Proffer Reinspection	\$180
Zoning	Special Use (Conditions) Inspection	\$220
Zoning	Special Use (Conditions) Reinspection	\$180

CONTACT INFORMATION

**Spotsylvania County Community Development
9019 Old Battlefield Blvd., Suite 100
Spotsylvania, VA 22553**

**Permit Center, Building, & Environmental
540-507-7222 Fax: 540-507-7282**

**Planning & Zoning
540-507-7434**

www.spotsylvania.va.us

Abbreviations and Symbols:		Notes:
AC	acre	* Virginia State levy on all permits for the purpose of continued education and training (2% of building permit fee).
bldg.	building	
CBO	Chief Building Official	
CO	Certificate of Occupancy	
com.	commercial	* Deposits - All deposits collected are non-refundable.
ERU	equivalent residential units	
est.	estimated	* Document requests / FOIA - Staff Salary/Hr. + cost of copies
gpd	gallons per day	
ind.	industrial	*Hourly rates at full or partial hour
min.	minimum	*Special fees - applicant will be charged at cost for consultant/expert review in special circumstances.
SUP	Special Use Permit	

Definitions:	Refunds:
<p>* <i>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</i></p>	<p>* <i>Refunds (Building & Zoning) - All refunds need to be requested in writing to the 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. Refund request must be within 6 months of permit issuance.</i></p>
<p>* <i>Permit Applications - Awaiting issuance or additional information are voided after six months and deposits are forfeited.</i></p>	
<p>* <i>Riser: sprinkler system water main.</i></p>	
<p>* <i>Mechanical inspections: inspections of heating, ventilation, and air conditioning systems.</i></p>	<p>* <i>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 three (3) 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.</i></p>
<p>* <i>Gross Building Area: The total area of each floor including the basement and all exterior structures, (such as decks, porches, garages, sheds, etc.)</i></p>	
<p>* <i>Head: sprinkler head.</i></p>	
<p>* <i>For permitting and review purposes: townhouses are considered residential; apartments and churches are considered commercial.</i></p>	
<p>* <i>Permit transfer: would apply, for example, in the sale of a house.</i></p>	
<p>* <i>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)</i></p>	