

ATTACHMENT II – PROPOSED FY 2027 FEE SCHEDULE

Department of Planning and Zoning Fee Schedule Effective July 1, 2026

Land Use and Development/Planning Commission		
Fee Type		Fee Amount
Special Use Permits (SUP)*	SUP requiring hearing by Planning Commission and City Council	575
	Administrative SUP - Change of Ownership	250
	Administrative SUP - Amendment & New Use	325
	Admin SUP for Outdoor Display	125
	Non Profit, Child Care, Single Family Residential Uses and Parking Reductions	325
	SUPs with Development Cases, Coordinated Sign Programs and Request for Increase in Density	1,075
Short Term Residential Rental - Owner-unoccupied	Administrative Approved Annual Permit	350
Short Term Residential Rental - Owner-occupied	Administrative Approved Annual Permit	100
Encroachment (ENC)		500
Vacation (VAC)		500
Grading Plan		1000
Extension of Grading Plan Approval		100
Preliminary Subdivision (SUB) Including subdivisions with a DSUP application.	Less than 10 lots	2,000 plus 500/lot
	More than 10 lots	3,000 plus 500/lot
Final Subdivision (SUB) Including subdivisions with a DSUP application.	Less than 10 lots	1,000 plus 500/lot
	More than 10 lots	2,000 plus 500/lot
	Each review beyond 2nd submission	250

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Development Site Plan(DSP)* Development Special Use Permit(DSUP)*	Each development plan review fee will cover a maximum of three DSP/DSUP applications	(DSUP) 3,300 3,500 plus 15/100-sf 16/100sf; (DSP) 3,300 3,500 plus 15/100-sf 16/100sf; maximum 80,000 120,000 for DSUP and maximum 80,000 120,000 for DSP Plus an additional 5.2% of the total calculated fees.
	Resubmission beyond 1st completeness	additional 2,000
	Revised application	additional 500
	Deferred application	additional 500
Each SUP requested with a DSUP or DSP*		1,075
Development Site Plan/SUP Amendment and Extensions		2,104
	With request for additional floor area	2,000 plus 10/100sf
Final Site Plan Reviews*	First submission	3,300 3,500 plus 15/100sf 16/100sf; and a maximum 80,000 of 120,000 Plus an additional 5.2% of the total calculated fees.
	Each review beyond 2nd submission	2,104
CDD Concept Plan*		3,300 3,500 plus 15-16/100sf of site area; and a maximum of 80,000 120,000 Plus an additional 5.2% of the total calculated fees.
CDD Concept Plan Amendment*	Minor Amendment	No Charge
	Medium Amendment	Original fee up to a max of 15,000 plus an additional 5.2% of the total calculated fees.
	Full Amendment	Original fee up to a max of 30,000 plus an additional 5.2% of the total calculated fees.

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Transportation Management Plan SUP*		120/1,000sf of site area maximum 60,000 Plus an additional 5.2% of the total calculated fees.
Transportation Management Plan SUP Amendment*	Minor Amendment	No Charge
	Medium Amendment	Original fee up to a max of 15,000 plus an additional 5.2% of the total calculated fees.
	Full Amendment	Original fee up to a max of 30,000 plus an additional 5.2% of the total calculated fees.
Rezoning*		3,000 plus 300 per each 1/2 acre over 1 acre Plus an additional 5.2% of the total calculated fees.
Master Plan Amendment*		3,000 plus 300 per each 1/2 acre over 1 acre Plus an additional 5.2% of the total calculated fees.
Appeal of Site Plan, Subdivision and Chesapeake Bay Issues to City Council**		150
As-Built Site Plan	Inspection and Processing	\$1,000
Bond Review & Processing	Total value \$20,000 or greater	\$2,000
Bond Review & Processing - Reduction in the bonded amount	Total value \$20,000 or greater	\$1,000
Green Building Review Fee*	Submission requiring a third-party, sustainability professional to assess compliance with the City's 2019 Green Building Policy	\$200/hour

Affordable Housing Contribution Review Fee	For development applicants who are seeking density in excess of density envisioned by an underlying Small Area Plan and requesting a reduction in the City's Affordable Housing Contribution Requirements for a third-party professional review of the request	\$250/hour
Historic Preservation/Board of Architectural Review		
Fee Type		Fee Amount
Administrative Approvals*	Residential	110 121
	Non Residential	185 207
	Signs	110 121
Capsulation or Partial Demolition of over 25 sq. ft. of exterior building Roof, Wall, or Surface*	Residential	135 150
	Non Residential	535 610
	with DSP/DSUP	2,535 2885
Complete or Partial Demolition of Less than 250 gross sq. ft. of Floor Area*	Residential	135 150
	Non Residential	1,035 1185
	with DSP/DSUP	2,035 2285
Complete or Partial Demolition of 250 or more gross sq. ft. of Floor Area of any structure (regardless of visibility)*	Residential	1,035 1185
	Non Residential	2,535 2885
	with DSP/DSUP	10,035 11,535
New Buildings*	Residential	1,235 plus \$1/sf 1,375 plus \$1.15/sf
	Non Residential	2,035 plus \$1/sf 2,285 plus \$1.15/sf
	with DSP/DSUP	5,035 plus \$1/10sf 5,785 plus 1.15/10sf
Addition or Accessory Structure with less than 250 gross sq. ft. of Floor Area*	Residential	135 150
	Non Residential	535 610
	with DSP/DSUP	1,535 1,735
Addition or Accessory Structure with 250 or more gross sq. ft. of new Floor Area*	Residential	1,035 plus \$1/sf 1,185 plus \$1.15/sf
	Non Residential	1,635 plus \$1/sf 1,865 plus \$1.15/sf
	with DSP/DSUP	3,035 plus \$1/10/sf 3,485 plus \$1.15/sf
Alterations with no increase in floor area*	Residential	135 150
	Non Residential	335 380
	with DSP/DSUP	1,535 1,735
Waiver (Yard, Vision Clearance, HVAC Screens, or Fence height, etc., not otherwise part of a pending BAR application) *	Residential	135 150
	Non Residential	235 265
	with DSP/DSUP	1,035 1185

Signs requiring BAR Hearing*	Residential	n/a
	Non Residential	285 325
	with DSP/DSUP	2,535 2885
Minor Amendment to Plans Previously Approved by the BAR*	Residential	185 207
	Commercial	335 380
	with DSP/DSUP	535 610
BAR Re-approval of Previously Approved Expired Plans (with no substantial changes) *	Residential	135 150
	Commercial	335 380
	with DSP/DSUP	535 610
Appeal to City Council		200 225
Revised applications beyond the 2nd review		150 167
Deferral beyond the 2nd hearing		150 167