

Department of Planning and Zoning Fee Schedule Effective July 1, 2025 (Yellow depicts 2025 changes)			Land Use Fee
Fee Type			
Special Use Permits (SUP)*	SUP requiring hearing by Planning Commission and City Council		275
	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 Use and Parking Reductions		325
	CLUs with Development Cases, Coordinated Sign Programs and Request for Increases in Density		1,075
Short-Term Residential Rental - Owner-occupied**	Administratively Approved Annual Permit		350
Short-Term Residential Rental - Commercialized**	Administratively Approved Annual Permit		100
Signage (SIG)			250
Vacation (VAC)			250
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
Development Site Plan(DSP)* Development Special Use Permit(DSUP)*	Each development plan review fee will cover a maximum of three DSP/DSUP applications	(DSUP) 5,300 plus 10 review (DSP) 3,300 plus 15/100sf maximum 80,000 for DSUP maximum 85,000 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		
		3,300 plus 15/100sf maximum 80,000	
Final Site Plan Reviews*	First submission	Plus an additional 5.2% of the total calculated fees	
	Each review beyond 2nd submission		2,104
ODD Concept Plan*		3,300 plus 15/100sf of site area maximum 80,000 Plus an additional 5.2% of the total calculated fees	
ODD 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	
Transportation Management Plan SUP*		1,001,000sf of site area maximum 80,000 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 152 acres over 1 acre Plus an additional 5.2% of the total calculated fees	
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Master Plan Amendment*			
Appeal of Site Plan, Subdivision and Chesapeake Bay Issues to City Council**			150
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As-Built Site Plan	Inspection and Processing		\$1,000
Bond Review & Processing	Total value \$20,000 or greater		\$2,000
Bond Review & Processing -	Submission requiring a third-party sustainability professional to assess compliance with the City's 2019 Green Building Policy		\$7,000
Green Building Review Fee*			\$200/hour
Affordable Housing Contribution Review Fee	For development applicants who are seeking density in excess of density envisioned by an existing 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			
Fee Type			
Administrative Approvals*	Residential		110
	Non-Residential		185
	Signs		110
Calculation or Partial Conversion of over 25 sq. ft. of exterior building Roof Walk-up Surface*	Residential		135
	Non-Residential		335
Calculation or Partial Conversion of Less than 250 gross sq. ft. of Floor Area*	with DSP/DSUP		2,335
	Non-Residential		1,035
Conversion or Partial Conversion of 250 or more gross sq. ft. of Floor Area of any structure (regardless of visibility)	with DSP/DSUP		2,035
	Non-Residential		1,035
New Subdivisn*	Residential	1,255 plus \$1/af	
	Non-Residential	2,055 plus \$1/af	
	with DSP/DSUP	5,055 plus \$1/104sf	
Addition of Accessory Structure with less than 250 gross sq. ft. of Floor Area*	Residential		135
	Non-Residential		335
	with DSP/DSUP		1,035
Addition of Accessory Structure with 250 or more gross sq. ft. of new Floor Area*	Residential	1,055 plus \$1/af	
	Non-Residential	1,855 plus \$1/af	
	with DSP/DSUP	3,055 plus \$1/104sf	
Alterations with no increase in floor area*	Residential		135
	Non-Residential		335
	with DSP/DSUP		1,035
Water (Yard, Vision Clearance, HAZID Screens, or Fence Height, etc., not otherwise part of a pending BAR application) *	Residential		135
	Non-Residential		335
	with DSP/DSUP		1,035
Signs requiring BAR Hearing*	Residential		444
	Non-Residential		245
	with DSP/DSUP		2,335
Minor Amendment to Plans Previously Approved by the BAR*	Residential		185
	Commercial		335
	with DSP/DSUP		1,035
BAR Re-approval of Previously Approved Original Plans (with no substantial changes)**	Residential		135
	Commercial		335
	with DSP/DSUP		1,035
Appeal to City Council***			200
Revised applications beyond the 2nd review			150
Deferral beyond five 2nd hearing			150
Zoning Services/Board of Zoning Appeals			
Fee Type			
Variance/Special Exception*	Residential		335
	Commercial		785
	Commercial/Industrial		1,035
Accessory Dwelling Unit Application Fee	Zoning Administrative Permit		135
Zoning Compliance Letter			500
Appeal to the BOZ*			985
Kiosk Street Outdoor Dining		100 plus \$1,500/af of public land	
Retail Pedestrian Wayfinding - 12 panels	Annual fee		200
Retail Pedestrian Wayfinding - 6 panels	Annual fee		225
Panel Update - Existing Business			50
	with DSP/DSUP		915
Commercial Antenna Fee*	Installation on an existing structure		1,995
	Construction of a tower or monopole		5,250
* Includes review fees for the Office of Building and Fire Code Administration. An additional \$75 has been added to SUP and preliminary development Site Plan fees. An additional \$200 has been added to Development Special Use Permit (DSUP) fee. A 5.2% fee has been added to cases associated with development. An additional \$55 has been added to the fees for Variance/Special Exception fees and all Historic Preservation/BAR fees. Where the City needs to have a third-party sustainability professional to review a submission a Green Building review fee of \$250/hour will be charged to development applicants to assess compliance with the City's 2019 Green Building Policy. This would include a fee for Green Building certification companies and/or development applicants who may apply to have a new certification program added to the Green Building Policy. ** The Short-Term Rental Fees do not take effect until September 1, 2025. *** The Grading Plan Fee Transition takes effect upon adoption of the FY 2026 Budget.			