

## **Building and Development Application Fee Schedule** *Effective July 1, 2022*

### **Contents**

Land Development Applications .....	2
Erosion and Sediment/Land Disturbance Applications .....	5
Stormwater Management: Virginia Stormwater Management Program (VSMP) Applications.....	6
Building and Trade Permits, Plans Review, and Code Inspections .....	8
Zoning Applications .....	13

## Land Development Applications

Fee Authority: [APPENDIX A – LSDO Chapter 1242.12](#)

APPLICATION TYPE	FEE SCHEDULE	NOTES
<b>As-Built Submissions</b> For Occupancy  For Bond Release	\$60  \$185	
<b>Boundary Line Adjustment (BLAD)</b>	\$3,495 (Includes two reviews)  \$525 Each Additional Review Beyond 2	
<b>Construction Plans and Profiles Revisions (CPAP &amp; CPAR) (2 Reviews)</b>  Residential and/or Roads  Residential and /or Roads <b>CPAR</b>  Industrial or Office Park  Industrial or Office Park <b>CPAR</b>	\$8,295  \$3,540 Each Additional Review Beyond 2  \$3,540  \$3,870  \$1,660 Each Additional Review Beyond 2  \$1,660	
<b>Dedication of right-of-way (DEDI) (2 Reviews)</b>	\$4,920  \$1,075 Each Additional Review Beyond 2	
<b>Easements (ESMT) (2 Reviews)</b>	\$3,630  \$545 Each Additional Review Beyond 2	
<b>Family Subdivision (SBFM) (2 Reviews)</b>	\$5,545  \$855 Each Additional Review Beyond 2	

Loudoun County Building and Development – Application Fee Schedule  
 Effective July 1, 2022

APPLICATION TYPE	FEE SCHEDULE	NOTES
<b>Final Development Plan (FIDP)</b>	\$12,010	
<b>Floodplain Alteration (FPAL Type I)</b>	\$500	Normally a driveway crossing the floodplain. Floodplain Alterations must be filed and processed separately from Floodplain Studies.
<b>Floodplain Alteration (Type II) (FPAL)</b> Base fee	\$4,000 FPAL2 + \$100 per 300' linear feet of stream in study area	
<b>Floodplain Study (FPST Type I)</b>	\$500	
<b>Floodplain Study (FPST Type II)</b> Base fee	\$5,115 FPST2 + \$100 per 300' linear feet of stream in study area	
<b>Facility Standard Manual (FSM) Waiver Request</b>	\$610	
<b>Plat of Correction (POCO) (2 Reviews)</b>	\$3,560 \$625 Each Additional Review Beyond 2	
<b>Preliminary/Record Subdivisions (SBPR) (2 Reviews)</b> Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	\$6,075 \$6,075 \$6,075 \$1,930 Each Additional Review Beyond 2	
<b>Preliminary Subdivision (SBPL) (2 Reviews)</b> Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	6,790 \$2,290 Each Additional Review Beyond 2 \$7,860 \$2,645 Each Additional Review Beyond 2 \$12,430 \$3,000 Each Additional Review Beyond 2	
<b>Preliminary Soils Report (PSR)</b>	\$1,795	

Loudoun County Building and Development – Application Fee Schedule  
 Effective July 1, 2022

APPLICATION TYPE	FEE SCHEDULE	NOTES
<b>Performance Bond Fees</b> Extensions Reductions Re-Inspection Release Public Bond Release SWM Release	\$500 \$1,215 \$285 \$1,645 \$2,310 \$850	
<b>Record Subdivision (SBRD) (2 Reviews)</b> Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	\$6,075 \$1,070 Each Additional Review Beyond 2 \$6,075 \$1,070 Each Additional Review Beyond 2 \$6,075 \$1,070 Each Additional Review Beyond 2	
<b>Rural Economy Site Plan (REST) (2 Reviews)</b>	\$6,600 \$1,000 Each Additional Review Beyond 2	
<b>Site Plans (STPL/STMP) (2 Reviews)</b> Over 1 acre 1 acre or less	\$8,670 \$3,470 Each Additional Review beyond 2 \$5,200 \$1,000 Each Additional Review beyond 2	
<b>Site Plan Amendment (SPAM)</b>	\$3,190	
<b>Subdivision Base Density (SBBD) (2 Reviews)</b>	\$4,645 \$715 Each Additional Review beyond 2	
<b>Subdivision Extension</b> <i>Applicable to Preliminary Subdivisions only</i>	\$360	
<b>Subdivision Exception (SBEX) per submission</b>	\$2,145	
<b>Subdivision Waiver (SBWV) (2 Reviews)</b>	\$4,645 \$715 Each Additional Review beyond 2	

## Erosion and Sediment/Land Disturbance Applications

Fee Authority: [APPENDIX A – Codified Ordinance of Loudoun County Chapter 1220](#)

APPLICATION TYPE	FEE SCHEDULE	NOTES
<b>Grading Permits - Land Disturbance                      (3-Year Initial Permit)</b>  Single House/Single Lot  Less Than 1 Acre  1-5.999 Acres  6-10.999 Acres  11-25.999 Acres  26-50.999 Acres  51-75.999 Acres  76-100.999 Acres  101 + Acres	\$2,380  \$4,025  \$4,080  \$5,410  \$6,940  \$9,545  \$10,680  \$25,045  \$25,555	
<b>Renewal Application                      1-Year Renewal</b>	1/3 of the cost of original permit	
<b>Overlot Grading Plans                      per lot fee</b>	\$310	
<b>Grading Bond Fee</b>  Reduction  Re-inspection  Release	\$400  \$285  \$400	

## Stormwater Management: Virginia Stormwater Management Program (VSMP) Applications

Fee Authority: [APPENDIX A – Codified Ordinance of Loudoun County Chapter 1096](#)

APPLICATION TYPE	FEE SCHEDULE	NOTES
<p><b>Virginia Stormwater Management Program (VSMP)</b></p> <p><u><i>Less than 1 Acre</i></u></p> <p><i>Single Family Detached Residential</i></p> <p>Separately built or part of a common plan of development that disturbed less than 1 acre<sup>2,6</sup></p> <p>VSMP Permit Fee</p> <p>VSMP Permit option to pay ½ at time of application</p> <p>Modification/Transfer fee</p> <p>Annual Permit Maintenance Fee</p> <p><i>Other</i></p> <p>Separately built or part of a common plan of development that disturbed less than 1 acre<sup>2,6</sup></p> <p>VSMP Permit Fee</p> <p>VSMP Permit option to pay ½ at time of application</p> <p>Modification/Transfer fee</p> <p>Annual Permit Maintenance Fee</p>	<p>N/A</p> <p>\$405</p> <p>\$202.50</p> <p>\$40</p> <p>\$100</p> <p>N/A</p> <p>\$405</p> <p>\$202.50</p> <p>\$40</p> <p>\$100</p>	<p>Part of a common plan of development that disturbed 1 acre or more</p> <p>Part of a common plan of development that disturbed 1 acre or more</p>
<p><b>Virginia Stormwater Management Program (VSMP)</b></p> <p><u><i>≥1 acre, &lt; 5 acres</i></u></p> <p><i>Single Family Detached Residential</i></p> <p>VSMP Permit Fee</p> <p>VSMP Permit option to pay ½ at time of application</p> <p>Modification/Transfer fee</p> <p>Annual Permit Maintenance Fee</p> <p><i>Other</i></p> <p>VSMP Permit Fee</p> <p>VSMP Permit option to pay ½ at time of application</p> <p>Modification/Transfer fee</p> <p>Annual Permit Maintenance Fee</p>	<p>\$405</p> <p>\$202.50</p> <p>\$40</p> <p>\$100</p> <p>\$3,890</p> <p>\$1,945</p> <p>\$390</p> <p>\$775</p>	

Loudoun County Building and Development – Application Fee Schedule  
 Effective July 1, 2022

APPLICATION TYPE	FEE SCHEDULE	NOTES
<p><b>Virginia Stormwater Management Program (VSMP)</b></p> <p><i>≥5 acres, &lt; 10 acres</i></p> <p>VSMP Permit Fee</p> <p>VSMP Permit option to pay ½ at time of application</p> <p>Modification/Transfer fee</p> <p>Annual Permit Maintenance Fee</p>	<p>\$4,900</p> <p>\$2,540</p> <p>\$485</p> <p>\$975</p>	
<p><b>Virginia Stormwater Management Program (VSMP)</b></p> <p><i>≥10 acres, &lt; 50 acres</i></p> <p>VSMP Permit Fee</p> <p>VSMP Permit option to pay ½ at time of application</p> <p>Modification/Transfer fee</p> <p>Annual Permit Maintenance Fee</p>	<p>\$6,480</p> <p>\$3,240</p> <p>\$585</p> <p>\$1,265</p>	
<p><b>Virginia Stormwater Management Program (VSMP)</b></p> <p><i>≥50 acres, &lt; 100 acres</i></p> <p>VSMP Permit Fee</p> <p>VSMP Permit option to pay ½ at time of application</p> <p>Modification/Transfer fee</p> <p>Annual Permit Maintenance Fee</p>	<p>\$8,780</p> <p>\$4,390</p> <p>\$875</p> <p>\$1,750</p>	
<p><b>Virginia Stormwater Management Program (VSMP)</b></p> <p><i>≥100 acres</i></p> <p>VSMP Permit Fee</p> <p>VSMP Permit option to pay ½ at time of application</p> <p>Modification/Transfer fee</p> <p>Annual Permit Maintenance Fee</p>	<p>\$13,820</p> <p>\$6,910</p> <p>\$1,360</p> <p>\$2,700</p>	

## Building and Trade Permits, Plans Review, and Code Inspections

Virginia Uniform Statewide Building and Housing Code

Fee Authority: [Codified Ordinance of Loudoun County Chapter 1410](#)

- The minimum permit fee for any permit shall be sixty-five dollars \$65.00.
- Fees for permits, inspections or reports on any building or structure, not covered by this fee schedule, shall be the actual cost of the County services as determined by the Building Official.

### Building Gross Area x Type of Construction x Permit Fee Multiplier

Input into the formula is based on the following: The building area is determined from the construction drawings; the type of construction factor is as listed below; and the permit fee multiplier is established by the local jurisdiction at .0053 for residential R3, R4 and R5, .0068 for residential R2 and .0062 for all others.

#### INTERNATIONAL CODE COUNCIL BUILDING CODE TYPE OF CONSTRUCTION FACTOR <sub>A, B, C</sub>

GROUP	2006 INTERNATIONAL BUILDING CODE	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
	Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2	Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2	Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3	Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3	Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4	Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B	Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E	Educational	195.85	189.10	183.56	175.25	163.21	154.58	169.21	142.63	137.99
F-1	Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2	Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1	High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234	High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5	HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1	Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2	Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2	Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3	Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4	Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M	Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1	Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2	Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3, R-5	Residential, one-and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4	Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1	Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2	Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U	Utility, miscellaneous	77.10	72.64	68.12	64.64	58.13	54.28	61.62	45.49	43.33

NOTE a. Private Garages use Utility, miscellaneous  
 NOTE b. Unfinished basements use Utility, miscellaneous  
 NOTE c. N.P. – Not Permitted

PLEASE NOTE – R-1 IS CHARGED AT THE COMMERCIAL RATE



Loudoun County Building and Development – Application Fee Schedule  
 Effective July 1, 2022

PERMIT TYPE	FEE SCHEDULE	NOTES
<b>New Construction and Commercial Addition Fees</b>	For new buildings and commercial additions, the fee shall be based on the Building Valuation Data Report as published in the International Code Council Magazine, to be updated July 1 of each year to conform to the latest published Building Valuation Data Report. Type R3 fees shall be the same as R5.	Refer to the page 8 of the Fee Schedule, this fee includes all associated trade permit fees. For all other permits under this chapter, fees shall be established and amended from time to time by the Board of Supervisors.
<b>Commercial / Residential Alterations</b>	The fee for repair and alteration of a building or structure when there is no addition or enlargement shall be calculated on the actual cost of the work covered under the permit as follows: <b>one (1.0) percent of the total cost.</b>	A copy of the contract is required upon request.
<b>Residential Additions</b>	The fee for additions shall be computed on the exterior dimensions of all floors. The fee for a Residential addition of 1,000 square feet or less shall be one hundred dollars (\$100.00). The fee for a residential addition larger than 1,000 square feet shall be charged as “new construction”	
<b>Sales and Office Trailers</b>	\$175	
<b>Moved, relocated, manufactured, and industrialized structures</b>	Charged as new construction.	
<b>Swimming Pools</b> Residential Pools Other Pools	\$95 \$175	
<b>Structures, other than a building</b> (Signs, antennae, dish antennae, bleachers, etc.)	\$90 for minimum fee	For which no fee appears in the fee schedule shall be calculated at the rate of one (1.0) percent of the actual cost of the work
<b>Special Inspections</b>	\$70 per inspection	
<b>Re-inspection</b>	\$65	
<b>A Stop Work Order posted on a job</b>	\$95	
<b>Demolition of a building or structure</b>	\$70	
<b>Commercial Occupancy permit</b>	\$70	
<b>Residential Occupancy permit</b>	\$70	

Loudoun County Building and Development – Application Fee Schedule  
 Effective July 1, 2022

PERMIT TYPE	FEE SCHEDULE	NOTES
<b>Temporary Occupancy permit</b>	\$70	
<b>Extensions of Temporary Occupancy Permit</b>	\$70	
<b>Plan review fees for miscellaneous building permits</b>	\$130	
<b>Amusement Devices Permit Inspection Fees</b>	Fees shall be charged in accordance with 13VAC5-31-100 pursuant to Title 36 of the Code of Virginia	These fees are to cover all costs of administrative and enforcement activities performed by local government personnel including processing permits, inspecting amusement devices, posting inspection labels, etc.
<b>Plan Review Fees</b> <i>Residential Plan Review (Per Review)</i> New construction, 1&2 Family Dwelling \$170 R3, R4 and R5 additions and alterations \$130  <i>Commercial Plan Review (Per Review)</i> Building Volume (Sq. Ft. All Floors) 0-50,999 sq. ft. \$425 51,000 to 250,999 sq. ft. \$580 251,000 to 350,000 sq. ft. \$820 > 350,000 sq. ft. \$1,220 Individual Trade Review for new, alterations and additions \$65		When determined by the Building Official that the complexity of the plan requires independent review, the applicant shall pay the fee.  Plan review fee includes two revisions.
<b>Electrical Permit fees</b> <i>The Permit fee for adding, replacing, or relocating electrical protection equipment</i>  <b>Service Equipment</b> (New, temporary or replacement) 0 to 400 amps \$70 >400 amps \$100  <b>Sub-panels</b> \$40 each  <b>Fixtures, Receptacles and Circuits</b> 1 & 2 Family Dwellings \$70 Commercial \$100  <b>Electric Signs</b> \$55 each  <b>Motors and Generators</b> \$40 each		

Loudoun County Building and Development – Application Fee Schedule  
 Effective July 1, 2022

PERMIT TYPE	FEE SCHEDULE	NOTES
<p><b>Electrical Permit fees</b>  <i>The Permit fee for adding, replacing, or relocating electrical protection equipment</i></p> <p><b>Electric Heating and Air Conditioning</b></p> <p><b>Miscellaneous</b>                      Gasoline or Flammable liquid pumps                      X-Ray Machines                      Commercial Swimming Pools                      Transformers (Oil, Vault, and dry 10 KVA of Fraction)                      Automatic Car Washing Unit                      Sales and Office Trailers</p> <p><b>Commercial Trade Review for new, alterations and additions</b></p> <p><b>Additional Re-inspections per inspection</b></p>	<p>\$25 each</p> <p>\$70 each                      \$70 each                      \$70 each                      \$70 each                      \$70 each                      \$70 each</p> <p>\$65</p> <p>\$30 each</p>	<p><b>Permit Fee includes 2 (two) inspections</b></p>
<p><b>Plumbing Permit Fees</b>  <i>The Permit fee for adding, replacing, or relocating plumbing equipment</i></p> <p>1 &amp; 2 Family Dwellings                      Commercial                      Water service (new or replacement)                      Sewer Lines (new or replacement)</p> <p><b>Commercial Trade Review for new, alterations and additions</b></p> <p><b>Additional Re-inspections per inspection</b></p>	<p>\$70                      \$105                      \$70                      \$70</p> <p>\$65</p> <p>\$30 each</p>	<p><b>Permit Fee includes 2 (two) inspections</b></p>
<p><b>Gas Permit Fees</b>  <i>The Permit fee for adding, replacing, or relocating gas equipment</i></p> <p>1 &amp; 2 Family Dwellings                      Commercial</p> <p>Propane Gas Service (tank and piping)                      1 &amp; 2 Family Dwellings                      Commercial</p>	<p>\$70                      \$105</p> <p>\$70                      \$70</p>	

Loudoun County Building and Development – Application Fee Schedule  
 Effective July 1, 2022

PERMIT TYPE	FEE SCHEDULE	NOTES
<p><b>Gas Permit Fees</b></p> <p><b>Commercial Trade Review for new, alterations and additions</b></p> <p><b>Additional Re-inspections per inspection</b></p>	<p>\$65</p> <p>\$30 each</p>	<p><b>Permit Fee includes 2 (two) inspections</b></p>
<p><b>Elevator Permit Fees</b> <i>(for County provided services)</i></p> <p><b>Annual (including routine) inspections</b></p> <p>Elevator, freight, passenger, or sidewalk</p> <p>Escalator</p> <p>Power driven dumbwaiter or man-lift</p> <p>Hand driven dumbwaiter or elevator</p> <p><b>Adding, replacing, relocating or repairing elevator equipment</b></p>	<p>\$45 <b>plus</b> \$25 per floor</p> <p>\$120</p> <p>\$120</p> <p>\$120</p> <p>\$120</p>	
<p><b>Mechanical Permit Fees</b> <i>The Permit fee for adding, replacing, or relocating mechanical equipment</i></p> <p>Central heating (furnace or boiler), air conditioning</p> <p>1 &amp; 2 Family Dwellings</p> <p>Commercial</p> <p>Commercial duct installation only</p> <p>Motor fuel or fuel oil storage tanks and related piping (above or below ground)</p> <p><b>Commercial Trade Review for new, alterations and additions</b></p> <p><b>Additional Re-inspections per inspection</b></p>	<p>\$70</p> <p>\$105</p> <p>\$170</p> <p>\$155</p> <p>\$65</p> <p>\$30 each</p>	<p><b>Permit Fee includes 2 (two) inspections</b></p>

Loudoun County Building and Development – Application Fee Schedule  
 Effective July 1, 2022

PERMIT TYPE	FEE SCHEDULE	NOTES
<b>Fire Permit Fees</b> <i>The Permit fee for adding, replacing, or relocating fire protection equipment</i>		
Fire Sprinkler System	\$240	
Fire Alarm System	\$250	
Kitchen Hood Fire System	\$250	
Dry Chemical Fire System	\$420	
Wet Chemical Fire System	\$250	
Fire Extinguishers	\$90	
Fire Lanes (FMO Fee)	\$120	
Foam, CO2, Clean Agent	\$360	
<b>Commercial Trade Review for new, alterations and additions</b>	\$65	<b>Permit Fee includes 2 (two) inspections</b>
<b>Additional Re-inspections per inspection</b>	\$30 each	

## Zoning Applications

Fee Authority: [Section 6-402 - Revised 1993 Loudoun County Zoning Ordinance](#)

APPLICATION TYPE	FEE SCHEDULE	NOTES
<b>Final Development Plan (FIDP)</b>	\$12,010	
<b>Zoning Sign Permits</b> Temporary or Residential Commercial	\$10 \$235	
<b>Zoning Permit Fees</b> Residential Child Care Home Commercial	\$165 \$200 \$210	
<b>Zoning Inspection</b>	\$80	