



Loudoun County, Virginia

www.loudoun.gov

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Department of Building and Development

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 Permits & Subdivision Review Fax (703) 771-5522
 Engineering Division Fax (703) 771-5215

Department of Planning and Zoning

3rd Floor, MS #62
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 Planning Fax (703) 777-0441
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Effective June 23, 2016

LAND DEVELOPMENT APPLICATION FEE SCHEDULE

BUILDING & DEVELOPMENT

APPLICATION TYPE	FEE SCHEDULE	NOTES
As-Built Submissions For Occupancy	\$300.00 (submit to Land Development Counter on the 2 nd floor)	*Please see Performance Bond section for other bond release fees.
For Bond Release*	\$300.00 (submit to Bonds Management on the 2 nd floor)	
Boundary Line Adjustment (BLAD)	\$1,750 (Includes two reviews) Additional reviews \$275.00	
Construction Plans and Profiles (CPAP & CPAR*) Residential and/or Roads 1 st submission: 2 nd submission: Additional submissions: Industrial or Office Park 1 st submission: 2 nd submission: Additional submissions:	\$7,085.00 + .00075 x Public Improvements Cost Fee included above \$2,535.00 (flat fee) \$2,575.00 + .00075 x Public Improvements Cost Fee included above \$850.00 (flat fee)	Public Improvements Cost means the Grand Total of the Bond estimate. *CPAR fees shall be the base fee of \$2,535.00 for any residential or roads-only plan, or \$850.00 for any industrial or office park plan. The public improvement increment shall not be used for CPAR fee calculations.
Dedication of right-of-way (DEDI)	\$2,445.00 (Includes 2 reviews) Additional reviews \$520.00	
Easements (ESMT)	\$1,880.00 (Includes 2 reviews) Additional reviews \$365.00	
Family Subdivision (SBFM)	\$2,860.00+ \$180.00 per each new lot created (Includes 2 reviews) Additional reviews \$465.00	

APPLICATION TYPE	FEE SCHEDULE	NOTES
Final Development Plan (FIDP)	\$12,010.00	
Abbreviated Floodplain Alteration (Type I) (FPAL)	\$500.00	Normally a driveway crossing the floodplain. Floodplain Alterations must be filed and processed separately from Floodplain Studies.
Floodplain Alteration (Type II) (FPAL)	\$2,150.00+ \$100.00 per cross section for each cross section over 8	Floodplain Alterations must be filed and processed separately from Floodplain Studies.
Floodplain Study (FPST) 0-8 cross sections:	\$3,625.00 + \$100.00 per cross section for each cross section over 8	Floodplain Studies must be filed and processed separately from Floodplain Alterations.
FSM Waiver Requests (WAIV)	\$1,190.00	
Grading Bond Fees Reduction Re-inspection Release	\$285.00 \$200.00 10% of original bond-not to exceed \$500 (includes 2 inspections-punchlist and final)	Submit at 2 nd floor Permit Counter
Grading Permits Residential Subdivisions Infrastructure Applications (Commercial) Single House / Single Lot Other (wetland banks, stream restoration, riding rings, swimming pools, or other projects determined by the Director)	\$4,100.00 + \$115.00 per disturbed acre + \$40.00 per lot \$780.00 + \$130.00 per disturbed acre \$2,100.00 flat rate \$780.00 + \$130.00 per disturbed acre, up to a maximum of \$2,950	
Overlot Grading Plans	\$310.00 per lot	
Performance Bond Fees Extensions Reduction Re-inspection Release*	\$300.00/year extended \$785.00 \$200.00 \$500.00 (includes 2 inspections-punchlist and final)	Submit to Bonds Management at 2 nd floor Land Development Counter. *Please see as-builts section for the as-builts fee at time of bond release.
Plat of Correction (POCO)	\$1,890.00 (Includes 2 reviews) Additional reviews \$315.00	
Preliminary/Record Subdivisions (SBPR) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	\$3,750.00 + \$350.00 per lot (2 reviews) \$3,750.00 + \$350.00 per lot (2 reviews) \$3,750.00 + \$350.00 per lot (2 reviews) Additional reviews \$1,195.00	Open space parcels should not be included in the fee calculation. However, a conservancy lot should be included in the fee calculation because it is a buildable lot.
Preliminary Soils Report (Soil Map Review/Mapping)	\$1,425.00 for first 30 acres and \$25.00 per acre thereafter	

APPLICATION TYPE	FEE SCHEDULE	NOTES
Preliminary Subdivision (SBPL) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	\$4,158.00 + \$120.00 per lot for each of the first 10 lots + \$30.00 per lot for each lot over 10 (Includes 2 reviews) Additional reviews \$1,430.00 \$4,905.00 + \$300.00 per lot for each of the first 10 lots + \$250.00 per lot for the next 30 lots and \$60.00 per lot thereafter (Includes 2 reviews) Additional reviews \$1,650.00 \$7,630.00 + \$300.00 per lot for each of the first 10 lots + \$250.00 per lot for the next 30 lots + \$60.00 per lot thereafter (Includes 2 reviews) Additional reviews \$1,890.00	Open space parcels <u>should not</u> be included in the fee calculation. However, a conservancy lot <u>should</u> be included in the fee calculation because it is a buildable lot.
Record Subdivision (SBRD) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	\$2,395.00 + \$180 per lot for each of the first 10 lots + 20.00 per lot for each lot over 10 (Includes 2 reviews) Additional reviews \$750.00 \$2,545.00 + \$110.00 per lot for each of the first 20 lots + \$30.00 for each lot over 20 (Includes 2 reviews) Additional reviews \$1,080.00 \$3,740.00 + \$130.00 per lot for each of the first 20 lots + \$50.00 per lot for each lot over 20 (Includes 2 reviews) Additional reviews \$1,540.00	Open space parcels <u>should not</u> be included in the fee calculation. However, a conservancy lot <u>should</u> be included in the fee calculation because it is a buildable lot.
Rural Site Plan (REST)	\$2,300.00	
Sign Permits	Temporary or Residential \$10.00 Commercial \$235.00	
Site Plans (STPL & STMP) over 1 acre 1 st submission 2 nd submission Additional submissions 1 acre or less 1 st submission 2 nd submission Additional submissions	\$7,605.00 + \$150.00 per acre fee included above \$3,225.00 per submission thereafter \$4,800.00 + \$95.00 per acre fee included above \$900.00 per submission thereafter	Calculated to the nearest one-hundredth of an acre (e.g., 100.15 acres). Use <i>disturbed</i> acreage to calculate fee, but include total acreage <u>and</u> disturbed acreage on the application form.

APPLICATION TYPE	FEE SCHEDULE	NOTES
Site Plan Amendment (SPAM)	\$3,405.00	
Subdivision Base Density (SBBD)	\$2735.00 (Includes 2 reviews) Additional reviews \$440.00	
Subdivision Extension	\$230.00	Applicable to Preliminary Subdivisions only
Subdivision Exception (SBEX)	\$1,490.00	
Subdivision Waiver (SBWV)	\$2415.00 (Includes 2 reviews) Additional reviews \$430.00	
Zoning Inspections	\$80.00	
Zoning Permits	Residential \$165.00 Child Care Home \$200.00 Commercial \$210.00	

PLANNING AND ZONING

APPLICATION TYPE	FEE SCHEDULE	NOTES
Appeal (APPL)	\$350.00	
Certificate of Appropriateness (CAPP)	\$60.00	
Certificate of Appropriateness – Administrative (CAPA)	\$60.00	
Commission Permit (CMPT)	\$6,990.00	
Comprehensive Plan Amendment (CPAM)	\$1,600.00 for the first 200 acres + \$7.50 per acre for each acre over 200	Calculated to the nearest one-hundredth
Rezoning (ZMAP or ZRES*) Residential Non-Residential Rezoning to Planned Development – Rural Village (PDRV) Zoning District Additional submission, fourth and each subsequent	\$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 \$27,720.00 for the first 200 acres + \$140.00 per acre for each acre over 200 \$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 contained in the village center (total acreage minus the acreage contained in conservancy lots) \$1,560.00	Calculated to the nearest one-hundredth acre (e.g., 100.15). See “Rezoning Submissions: Classification of Zoning Districts for Fee Purposes” for guidance on whether an application is residential or non-residential. *ZRES – Rezoning (residential component) subject to Code of Virginia § 15.2-2303.4 effective July 1, 2016
Rezoning (ZRTD)	\$2,380.00	Zoning Conversion (to the current Zoning Ordinance) within Rt. 28 tax district
Special Exceptions for Error in Location (SPEL)	\$460.00	

APPLICATION TYPE	FEE SCHEDULE	NOTES
<p>Special Exceptions (SPEX)</p> <p>Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas \$15,750.00</p> <p>Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas \$6,570.00</p> <p>Approval of use with no land disturbance \$5,955.00</p> <p>Zoning Ordinance modifications specified to be processed as Special Exceptions other than modifications under 6-1216(B) and 6-1217 \$10,805.00</p> <p>Additional submissions, third and each subsequent \$2,560.00</p> <p>Special Exceptions pursuant to the 1972 Zoning Ordinance that are considered only by the Board of Supervisors (no Planning Commission recommendation required).</p> <p>Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas \$8,215.00</p> <p>Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas \$3,425.00</p> <p>Approval of use with no land disturbance \$3,105.00</p>		<p>For the purpose of this fee schedule, a site is considered to include a sensitive environmental area if any of the following features fall anywhere on the parcel(s) as shown in the County’s on-line geographic database WEBLOGIS: Floodplain; Mountainside OD 1993; Steep Slope; Limestone OD; and Wetlands Model.</p> <p>See ZMOD or ZCPA for modifications pursuant to §§ 6-1216 and 6-1217.</p>
<p>Special Exceptions, Sign Development Plan (SIDP)</p>	<p>\$5,120.00</p>	
<p>Special Exceptions, Minor (SPMI)</p> <p>Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas \$8,215.00</p> <p>Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas \$3,425.00</p> <p>Approval of use with no land disturbance \$3,105.00</p> <p>Approval of Child Care Home use \$350.00</p> <p>Modification of additional use regulations in Section 5-600, minor revisions to approved Sign Development Plan in Section 5-1200, and setbacks from roads in Section 5-900 \$1,870.00</p> <p>Modification of additional use regulations in Section 5-609 Child Care Facilities \$350.00</p>		<p>For the purpose of this fee schedule, a site is considered to include a sensitive environmental area if any of the following features fall anywhere on the parcel(s) as shown in the County’s on-line geographic database WEBLOGIS: Floodplain; Mountainside OD 1993; Steep Slope; Limestone OD; and Wetlands Model.</p>

APPLICATION TYPE	FEE SCHEDULE	NOTES
Zoning Concept Plan Amendment or Proffer Amendment (ZCPA or ZRAM*) Residential Non-Residential Residential deck into yard or buffer	\$26,230.00 \$20,575.00 \$350.00	Fee (residential vs. nonresidential) based on the proposed use. The residential fee would apply to any ZCPA that proposes a change to a residential component. * ZRAM – Proffer amendment (residential component) subject to Code of Virginia § 15.2-2303.4 effective July 1, 2016
Zoning Ordinance Modification (ZMOD or ZRMD*) Residential Non-Residential Residential deck into yard or buffer Adoption of a Comprehensive Sign Package or other modification of sign regulations under the 1972 Zoning Ordinance Amendment of an approved Comprehensive Sign Package under the 1972 Zoning Ordinance	\$13,315.00 \$12,610.00 \$350.00 \$5,120.00 \$2,285.00	Pursuant to §§ 6-1216(B)(4) or 6-1217 Fee (residential vs. non-residential) based on the proposed modification. The residential fee would apply to any modification in a residential zoning district. Pursuant to §523 of the 1972 Zoning Ordinance. Pursuant to §523 of the 1972 Zoning Ordinance. *ZRMD – Zoning modification (residential component) subject to Code of Virginia § 15.2-2303.4 effective July 1, 2016
Zoning Correspondence (ZCOR) Proffer Determination Zoning Verification Vesting Determination Buffer Yard Waivers and Modifications (WAIZ)	\$690.00 \$485.00 \$1,035.00 \$1,190.00	
Zoning Variance (VARI)	\$805.00	

**Rezoning Submissions:
Classification for Fee Purposes as Residential vs. Nonresidential,
by Zoning District**

Residential	Nonresidential
All PDH – Planned Development Housing Districts PD-CV – Countryside Village PD-MUB – Mixed Use Business PD-TRC – Transit Related Center PD-AAAR – Active Adult Age Restricted R – Residential JLMA – Joint Land Management Districts CR – Countryside Residential Districts TR – Transitional Residential Districts PD-TC – Town Center RC – Rural Commercial	GB – General Business CLI – Commercial/Light Industrial PD-IP – Industrial Park PD-OP – Office Park PD-TREC – Transit Related Employment Center PD-CC – Commercial Center Districts PD-SA – Special Activity PD-GI – General Industry PD-RDP – Research and Development Park

Note: The fee would be charged according to the proposed district. If the applicant proposes mixed use or multiple districts that include a residential district, the residential fee would be charged. If the applicant proposed a residential use within the AR-1 district, the residential fee also would be charged.