

Department of Planning and Zoning Fee Schedule Effective July 1, 2025

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

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 plus 15/100sf (DSP) 3,300 plus 15/100sf maximum 80,000 for DSUP maximum 80,000 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 plus 15/100sf maximum 80,000 Plus an additional 5.2% of the total calculated fees.	
	Each review beyond 2nd submission	2,104	
CDD Concept Plan*		3,300 plus 15/100sf of site area maximum 80,000 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.	

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

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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 - 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
	Non Residential	185
	Signs	110
Capsulation or Partial Demolition of over 25 sq. ft. of exterior building Roof, Wall, or Surface*	Residential	135
	Non Residential	535
	with DSP/DSUP	2,535
Complete or Partial Demolition of Less than 250 gross sq. ft. of Floor Area*	Residential	135
	Non Residential	1,035
	with DSP/DSUP	2,035
Complete or Partial Demolition of 250 or more gross sq. ft. of Floor Area of any structure (regardless of visibility)*	Residential	1,035
	Non Residential	2,535
	with DSP/DSUP	10,035
New Buildings*	Residential	1,235 plus \$1/sf
	Non Residential	2,035 plus \$1/sf
	with DSP/DSUP	5,035 plus \$1/10sf
Addition or Accessory Structure with less than 250 gross sq. ft. of Floor Area*	Residential	135
	Non Residential	535
	with DSP/DSUP	1,535
Addition or Accessory Structure with 250 or more gross sq. ft. of new Floor Area*	Residential	1,035 plus \$1/sf
	Non Residential	1,635 plus \$1/sf
	with DSP/DSUP	3,035 plus \$1/10sf
Alterations with no increase in floor area*	Residential	135
	Non Residential	335
	with DSP/DSUP	1,535
Waiver (Yard, Vision Clearance, HVAC Screens, or Fence height, etc.,	Residential	135
	Non Residential	235

not otherwise part of a pending BAR application) *	with DSP/DSUP	1,035	
Signs requiring BAR Hearing*	Residential	n/a	
	Non Residential	285	
	with DSP/DSUP	2,535	
Minor Amendment to Plans Previously Approved by the BAR*	Residential	185	
	Commercial	335	
	with DSP/DSUP	535	
BAR Re-approval of Previously Approved Expired Plans (with no substantial changes) *	Residential	135	
	Commercial	335	
	with DSP/DSUP	535	
Appeal to City Council **		200	
Revised applications beyond the 2nd review		150	
Deferral beyond the 2nd hearing		150	
Zoning Services/Board of Zoning Appeals			
Fee Type		Fee Amount	
Variance/Special Exception*	Residential	335	
	Commercial	785	
	Commercial/Industrial	1,035	
Accessory Dwelling Unit Application Fee	Zoning Administrative Permit	135	
Zoning Compliance Letter		500	
Zoning Determination Letter		500	
Appeal to the BZA*		385	
King Street Outdoor Dining		100 plus \$1.50/sf of public land	
Retail Pedestrian Wayfinding - 12 panel	Annual fee		200
Retail Pedestrian Wayfinding - 6 panel	Annual fee		225
Panel Update - Existing Business			50
Commercial Antenna Fee*	with DSP/DSUP		315
	Installation on an existing structure		1,995
	Construction of a tower or monopole		5,250

<p>* 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 \$35 has been added to the fees for Variance/Special Exception fees and all Historic Preservation/BAR fees. <i>Where the City needs to have a third-party, sustainability professional to review a submission, a Green Building review fee of \$200/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.</i> " <i>† 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 (4/30/2025).</i></p>			