

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 24, 2026

TO: DEVELOPERS, ARCHITECTS, ENGINEERS, AND SURVEYORS

FROM: JESSE E. MAINES, STORMWATER MANAGEMENT DIVISION CHIEF
AND INTERIM DEPUTY DIRECTOR, ENVIRONMENTAL SERVICES,
TRANSPORTATION AND ENVIRONMENTAL SERVICES

SUBJECT: VIRGINIA EROSION AND STORMWATER MANAGEMENT PROGRAM
FEE UPDATES

In accordance with amended Virginia Erosion and Stormwater Management Program (VESMP) regulations for applicable land-disturbing activities that are administered locally by the City, fees for land-disturbing permits and the construction general permit have been revised by the Virginia Department of Environmental Quality (VDEQ) effective July 1, 2026. The fee structure, established by 9VAC25-875, is subject to annual adjustment by VDEQ based on the Consumer Price Index (CPI), with VDEQ calculating the adjusted fees by January 1 of each year and such adjustments becoming effective July 1 of that same year.

Revised permitting fees include those for construction general permit applications, permit modifications and transfers, and annual maintenance fees. The attached fee table will be updated annually and effective July 1 of that year, consistent with fee modifications made by VDEQ annually.

Who must apply for construction permit coverage?

Operators of construction activities resulting in land disturbance of one acre or greater must seek and secure coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities (Construction General Permit). Land-disturbing activities equal to or greater than 2,500 square feet – defined as “Chesapeake Bay Land-Disturbing Activities - do not have to seek coverage under the Construction General Permit but still must comply with the City’s local submission and fee requirements. This is in addition to any other applicable non-stormwater permits, approvals, or development plan requirements associated with the project.

Visit the City's VESMP webpage for more details: <https://www.alexandriava.gov/stormwater-management/virginia-erosion-and-stormwater-management-program>

How do I apply?

The City's permit application process requires the submission of an unsigned registration statement, if the project is one acre or greater and must receive coverage under the construction general permit, and payment of the first 50% of the applicable fee with the minimum submission review of a final site plan or the first final submission of a grading plan. The submitted plan requiring coverage under the construction general permit must include the required stormwater pollution prevention plan (SWPPP) for review, if disturbance is one acre or greater and requires a Construction General Permit.

For projects requiring a Construction General Permit, once the SWPP has been approved, the applicant is required to submit a complete and accurate registration statement and the remainder of the permit fee no later than when the bond package is posted. Projects with grading plans not subject to the Construction General Permit, must submit the remainder of the fee no later than when the bond package is posted.

Please note that for projects subject to coverage under the Construction General Permit, the applicant must pay the State portion of the fee directly to VDEQ via the provided portal or via check. Once the City has approved of the completed registration statement and SWPPP and entered this information into the VDEQ online portal, the applicant will receive notice via the email provided on the registration statement that the VDEQ portion of the fee is due. State fees cannot be paid prior to the City approval of the registration statement and SWPPP.

How are fees determined?

Fees are set in Virginia code as reflected in the attached fee schedule. The current regulatory framework includes fees for new Municipal Separate Storm Sewer System (MS4) permit issuance and maintenance, and construction general permit coverage, modifications, transfers, and annual maintenance fees. The fee is subject to changes annually based on the CPI.

For projects subject to a Construction General Permit, the VDEQ portion of the fee is now set at 30% and is to be remitted directly to VDEQ.

Where do I submit the required plans, registration materials, and local fee?

Required submittals and local payments shall be made to the City through the current City development review / permitting intake process, or such other submission process as may be designated by the City. The City currently uses the APEX Permitting and Land Use System. Credit cards are preferred, but checks are acceptable and paid to the Permit Center and made out to "The City of Alexandria" with "VESMP Fee" in the memo line.

Where is the DEQ portion paid?

Where a VDEQ portion applies, payment shall be made directly to the State in accordance with VDEQ's current procedures. The City does not accept payments of the State fee.

When are fees due?

Payment of the first 50% of the total fee due is paid to the City at minimum submission review of the final site plan or the first final submission of a grading plan. The second half of the City fee is due no later than when the bond is posted.

The State portion of the fee must be paid directly to VDEQ following review and approval of the registration statement and SWPPP by the City. The City notes the approval in the VDEQ online portal. Instructions on how to pay this fee will be sent to the applicant by VDEQ via the email address provided on the registration statement after the City approval.

What is the schedule for review and issuance?

The City will review submitted materials for completeness and compliance through its normal development review process. Prior to release of final site plans for construction, applicants must satisfy all applicable stormwater-related submission, fee, permit coverage, and agreement-recordation requirements then in effect under City and state requirements. This includes the City-approved SWPPP, City fees paid, complete and accurate registration statement materials, state fees paid directly to VDEQ, permit issued by VDEQ, and recordation of BMP maintenance agreement(s).

How do I terminate permit coverage?

Once construction is complete and all permit conditions have been satisfied, the operator shall submit the required notice of termination (NOT) for the construction general permit, if applicable, in accordance with the City's and VDEQ's procedures. The NOT should be submitted via APEX for the related project.

What are the annual maintenance fees?

Annual maintenance fees apply in accordance with 9VAC25-875-1420 and the City's current fee schedule, as applicable, until permit coverage is terminated. Under the updated schedule, those fees are among the fees calculated using the CPI adjustment methodology in 9VAC25-875-1375.

What are the permit modification or transfer fees?

Permit modification and transfer fees apply in accordance with 9VAC25-875-1410 and the City's current fee schedule. If a permit modification results in changes that require additional stormwater management plan review, the applicable review fees apply under that section.

Attached Fee Schedule

See the City's current VSMP fee schedule for applicable fee categories, local payment timing, and department portion where applicable. Because the applicable regulations now provide for

annual CPI-based fee adjustments, applicants should rely on the fee schedule and VDEQ information current at the time of application rather than prior-year memoranda or archived fee tables.

Fee Schedule

The Virginia Erosion and Stormwater Management Regulations establishes fees in 9VAC25-875 for the administration of local stormwater programs. Payment of the total fee due is divided into two payments. The first portion of the fee is due when the Development Plan is submitted for minimum submission review (MSR) or Final One depending on the type of submission. The final portion of the fee is due at bonding, prior to release of the plan for construction. It is the responsibility of the applicant to pay the State portion of the fee due directly to VDEQ. The City cannot release any portion of the final site plan (including Phase I Erosion and Sediment Control) until the State has acknowledged receipt of payment and issued coverage under the state Construction General Permit, when applicable. Please note that a registration statement is not required for detached single-family home construction within or outside of a common plan of development or sale, but that the City will still collect the scheduled fee as the projects still must adhere to plan review requirements and the requirements of the Construction General Permit.

INITIAL VESMP PERMIT TYPE	Total Fee to be Paid	Due at MSR / Final One Submittal	Due at Bonding Prior to Permit Coverage	Portion Paid to VDEQ
Single Family Residential Development with Disturbed Area equal to or greater than 2,500 square feet and less than 5 acres <i>No Registration Statement or Formal Construction General Permit Coverage required. Projects are still required to adhere to requirements of the General Permit. Applies to Single Family Residential within or outside of a common plan of development or sale.</i>	\$290	\$145	\$145	\$0
Development with Disturbed Area equal to or greater than 2,500 square feet and less than 1 acre <i>No Registration Statement or Formal Construction General Permit Coverage Required. Projects are still required to adhere to requirements of the General Permit. Applies to non-single family residential and commercial projects within or outside a common plan of development or sale</i>	\$450	\$158	\$157	\$135
Development with Disturbed Area equal to or greater than 1 acre and less than 5 acres <i>Registration Statement Required. Applies to non-single family detached projects within common plans of development or sale.</i>	\$4,100	\$2,050	\$820	\$1,230
Development with Disturbed Area equal to or greater than 5 acres and less than 10 acres. <i>Registration Statement Required. Applies to sites or areas within common plans of development or sale.</i>	\$5,100	\$2,550	\$1,020	\$1,530

Development with Disturbed Area equal to or greater than 10 acres and less than 50 acres. <i>Registration Statement Required. Applies to sites or areas within common plans of development or sale.</i>	\$6,800	\$3,400	\$1,360	\$2,040
Development with Disturbed Area equal to or greater than 50 acres and less than 100 acres. <i>Registration Statement Required. Applies to sites or areas within common plans of development or sale.</i>	\$9,100	\$4,550	\$1,820	\$2,730
Development with Disturbed Area equal to or greater than 100 acres <i>Registration Statement Required. Applies to sites or areas within common plans of development or sale.</i>	\$14,300	\$7,150	\$2,860	\$4,290

Fees for Permit Modifications

If a permit modification results in changes to the approved stormwater management plan that require additional review by the City, such review shall be subject to the applicable modification fee set forth in the fee schedule below and consistent with 9VAC25-875-1410. In addition, modifications resulting in an increase in total disturbed acreage shall be required to pay the difference between the initial permit fee previously paid and the fee applicable to the revised total disturbed acreage. The fee is to be paid directly to the City by the applicant.

No permit modification fee shall be assessed for minor modifications or other minor amendments that do not require additional technical review by the City, or for permit changes initiated by the City, DEQ, or the Board, provided such changes are not the result of applicant error, including errors in the registration statement or errors related to disturbed acreage. Permit modifications requested by the permittee that result in changes requiring additional City review shall not be exempt and shall be subject to the applicable fee.

STORMWATER MANAGEMENT FEES – MODIFICATIONS OR TRANSFERS:	Total Fee
Single Family Residential with Disturbed Area equal to or greater than 2,500 square feet and less than 5 acres) <i>Applies to Single Family Residential within or outside a common plan of development.</i>	\$30
Development with Disturbed Area equal to or greater than 2,500 square feet and less than 1 acre <i>Applies to non-single family residential projects within common plans of development or sale</i>	\$30

Development with Disturbed Area equal to or greater than 1 acre and less than 5 acres <i>Applies to non-single family detached projects within common plans of development or sale.</i>	\$320
Development with Disturbed Area equal to or greater than 5 acres and less than 10 acres. <i>Applies to sites or areas within common plans of development or sale.</i>	\$400
Development with Disturbed Area equal to or greater than 10 acres and less than 50 acres. <i>Applies to sites or areas within common plans of development or sale.</i>	\$480
Development with Disturbed Area equal to or greater than 50 acres and less than 100 acres. <i>Applies to sites or areas within common plans of development or sale.</i>	\$720
Development with Disturbed Area equal to or greater than 100 acres <i>Registration Statement Required. Applies to sites or areas within common plans of development or sale.</i>	\$1,120

Annual Permit Maintenance Fees

The following annual VESMP permit maintenance fees are required to continue land-disturbing activities, and to maintain coverage under the State Construction General Permit, as applicable. These fees apply to each type of category identified below, including expired construction general permits that have been administratively continued. These fees apply until land-disturbing activities and/or general permit coverage is terminated. The total maintenance fee must be paid by the applicant to the City of Alexandria. Fees are due by April 1 annually for land-disturbing activities and permits that were active within any portion of the associated calendar year.

STORMWATER MANAGEMENT FEES – PERMIT MAINTENANCE:	Total Fee
Single Family Residential with Disturbed Area equal to or greater than 2,500 square feet and less than 5 acres) <i>Applies to Single Family Residential within or outside a common plan of development.</i>	\$80
Development with Disturbed Area equal to or greater than 2,500 square feet and less than 1 acre <i>Applies to non-single family residential projects not within common plans of development or sale</i>	\$80
Development with Disturbed Area equal to or greater than 1 acre and less than 5 acres <i>Applies to non-single family detached projects within common plans of development or sale.</i>	\$650
Development with Disturbed Area equal to or greater than 5 acres and less than 10 acres. <i>Applies to sites or areas within common plans of development or sale.</i>	\$800
Development with Disturbed Area equal to or greater than 10 acres and less than 50 acres. <i>Applies to sites or areas within common plans of development or sale.</i>	\$1,050
Development with Disturbed Area equal to or greater than 50 acres and less than 100 acres. <i>Applies to sites or areas within common plans of development or sale.</i>	\$1,450
Development with Disturbed Area equal to or greater than 100 acres <i>Registration Statement Required. Applies to sites or areas within common plans of development or sale.</i>	\$2,250

All fees shall be paid in accordance with the City's current fee schedule and applicable law. Any incomplete payment shall be deemed a non-payment, and the applicant shall be notified accordingly. Interest may be charged on late payments at the underpayment rate set forth in § 58.1-15 of the Code of Virginia and calculated at the applicable periodic rate. A 10% late payment fee shall be charged to any delinquent account, defined as an account more than 90 days past due. The City shall be entitled to all remedies available under the Code of Virginia for collection of any past due amount.