

Comparison Chart for Planning Development Application Fees

APPLICATION TYPE	CURRENT FEE (2004)	2017 CALCULATED ¹ ON STAFF COSTS	2018 PROPOSED ²	RE-REVIEW FEE PROPOSED ³
Administrative Approval (AA)	200.00	532.00	400.00	100.00
Administrative Approval Fence/Wall	75.00	188.71	150.00	37.50
Minor Site Plan	650.00	1,393.47	1,100.00	275.00
Major Site Plan Staff Level				
Less than 5 acres	1,000.00	2,639.55	2,200.00	550.00
5-10 acres	1,200.00		2,600.00	650.00
10 acres or more	1,400.00		3,000.00	750.00
Major Site Plan Planning & Zoning Commission				
Less than 5 acres	1,000.00	2,939.55	2,500.00	625.00
5-10 acres	1,200.00		2,900.00	725.00
10 acres or more	1,400.00		3,300.00	825.00
Special Exception (includes site plan fee)				
Less than 40 acres	1,975.00	3,499.27	3,700.00	925.00
40-100 acres	2,475.00		4,600.00	1,150.00
Over 100 acres + 50.00 for each additional 25 acres over 100 acres	2,675.00		5,500.00	1,375.00
Right-of-way Abandonment	700.00	1,248.33	1,000.00	250.00
Conceptual PD				
Less than 20 acres	2,075.00	3,090.17	2,700.00	675.00
20-40 acres	2,475.00		3,500.00	875.00
Over 40 acres + 100 for each additional 25 acres over 40 acres	2,575.00		4,500.00	1,125.00
Affidavit of Exemption (AOE)	1,000.00	2,612.83	2,200.00	550.00
PD Rezoning				
Less than 20 acres	2,075.00	3,653.17	3,000.00	750.00
20-40 acres	2,475.00		4,000.00	1,000.00
Over 40 acres + 100.00 for each additional 25 acres over 40 acres	2,575.00		5,000.00	1,250.00
Plat Vacation	800.00	1,665.75	1,400.00	350.00
Appeal	Staff determination 800.00 By affected party 800.00 Project application 400.00	998.44	900.00	N/A
Pre-application Site Plan and PD*	Free	Free	Free	N/A

* Continue policy of free site plan and Planned Development (PD) pre-application reviews and conference meetings.

APPLICATION TYPE	CURRENT FEE (2004)	2017 CALCULATED ¹ ON STAFF COSTS	2018 PROPOSED ²	RE-REVIEW FEE PROPOSED ³
Pre-application Subdivision	300.00	752.93	750.00	N/A
Preliminary PD or Plat	Less than 20 acres 1,150.00 20-40 acres 1,250.00 Over 40 acres 1,300 + 50 for each additional 25 acres over 40 acres	1,901.27	Less than 20 acres 1,500.00 20-40 acres 2,000.00 Over 40 acres 2,500.00 + 100 for each additional 25 acres over 40 acres	375.00 500.00 625.00
Final Plat or PD	1,400.00	2,782.61	2,300.00	575.00
Temporary Use Permit	75.00	225.63	150.00	37.50
Temporary Use Renewal	75.00	101.16	100.00	N/A
Zoning Confirmation Letter and Code Compliance Determinations	50.00	104.28	75.00	N/A
Unity of Title	Free	218.46	50.00	N/A
Dissolution of Unity of Title	75.00	106.18	100.00	25.00
Temporary Suspension of Compliance for CO or CC	Free	100.00 (covered review/admin; did not cover extra inspections necessary for final items completed later)	100.00 (covers review/admin; does not cover extra inspections necessary for final items completed later)	N/A
Variance	800.00	1,163.00	1,000.00	N/A
CCCL/LONO Letter	125.00	-0-	200.00	N/A

¹Note: The 2017 calculated fee was based on the cost in staff time and direct expenses where applicable for items such as advertising costs for an “average” application, including applications with complete and adequate responses for re-review and applications that require multiple re-reviews and additional staff time. No overhead factored-in.

²Note: The 2018 proposed fee is based on the cost in staff time and direct expenses where applicable for items such as advertising costs for an “average” application with complete and adequate responses for a single re-review. In other words, it is based on staff time/costs for an application that is a complete submittal with good follow-up responses and adequate revisions from the applicant. No overhead factored-in. Policy decision to keep site plan and PD pre-applications free.

³Note: Re-review fees apply at the time of the 2nd re-review (3rd staff review of project plans) and are charged for each subsequent review. A re-review fee is based on 25% of the initial application fee. Under this approach, applications that lack good preparation and follow-through will not only take longer in the review/re-review process but will cost applicants more for such applications. Similar re-review fees are used in other jurisdictions. Some of those jurisdictions charge 50% of 60% of the original application fee to cover additional staff costs **and** as a disincentive for inadequate applicant responses/revised plans.

Long Range Planning Application Fee Schedule
Comparison Chart

APPLICATION TYPE	CURRENT FEE (2004)	2018 CALCULATED* AVERAGE	2018 PROPOSED	COMMENTS
Rezoning (RZON) - Less than 5 Acres - 5-40 Acres - 41-100 Acres - More than 100 Acres	\$1,500.00 \$2,000.00 \$2,300.00 *\$2,500.00 \$125.00 for each additional 25 acres over 100 acres	\$3,215.00	\$3,000.00	One application fee regardless of size
Land Use Designation Amendment (LUDA) - Less than 5 Acres - 5-40 Acres - 41-100 Acres - More than 100 Acres	\$3,000.00 \$3,800.00 \$4,000.00 *\$4,000.00 *\$200.00 for each additional 25 acres over 100 acres	\$5,685.00	\$5,000.00	One application fee regardless of size
Luda and Rezoning - Less than 5 Acres - 5-40 Acres - 41-100 Acres - More than 100 Acres	\$3,800.00 \$4,100.00 \$4,400.00 **\$4,500.00 **\$200.00 for each additional 25 acres over 100 acres	N/A	\$6,000.00	One application fee regardless of size
Small Scale LUDA for property less than 10 acres in size		\$3,215.00	\$3,000	Small scale LUDA has only two public hearings and no review by state, similar to rezoning
LUDA or RZON pre-application	\$0	N/A	\$0	Policy: No charge
Comprehensive Plan Text Amendment (CPTA)	\$2,600.00	\$3,234.00	\$3,000.00	
Commercial and Multi-Family Concurrency	\$120.00	\$159.00	\$150.00	

APPLICATION TYPE	CURRENT FEE (2004)	2018 CALCULATED* AVERAGE	2018 PROPOSED	COMMENTS
Application: Single-Family Concurrency (RSF)	\$50.00	\$76.00	\$75.00	
Application: Impact Fee Refund	\$0		\$0	Policy: No charge
Application: Concurrency Determination Appeal	\$200.00	No change	\$200	Policy: no increase
Application: Vested Right Appeal	\$400.00	No change	\$400	Policy: no increase
Application for proportionate Fair Share Mitigation	*\$325.00 **\$580.00 ***\$100.00 *If link is in the CIE ** If link is not in the CIE ***additional link cost	No change	*\$325.00 **\$580.00 ***\$100.00 *If link is in the CIE ** If link is not in the CIE ***additional link cost	Policy: no increase
Application: Impact Fees Individual Assessment	\$0	N/A	\$0	Policy: no charge
Application: Traffic Impact Fees Credit Agreement	\$0	N/A	\$0	Policy: no charge

*Note: The 2018 calculated fee is based on the cost in staff time and direct expenses where applicable for items such as advertising costs, postage, signs, etc. for an “average” application, including applications with complete and adequate responses for re-review. As a policy decision, overhead costs are not accounted for.

Comparison Chart for Public Works Fees

FEE SCHEDULE CATEGORY	CURRENT AMOUNT	PROPOSED AMOUNT
Stormwater Permit (Type A)	\$450.00	\$850.00
Stormwater Permit (Type B)	\$450.00	\$850.00
Stormwater Permit (Type C)	\$100.00	\$225.00
Single Family ROW & Drainage Review (Private)	\$45.00	\$180.00
Single Family ROW & Drainage Review / Permit (Public)	\$75.00	\$180.00
Utility Right-of-Way Permit	\$350.00	\$800.00
LDP Right-of-Way Permit	\$550.00	\$800.00
Commercial R/W Permit (includes turn lanes, culverts, sidewalks)	\$300.00	\$800.00
Commercial R/W Permit (no culverts, turn lanes, sidewalks)	\$300.00	\$300.00
Re-inspection Fee (each occurrence) After 2 nd Re-inspection	N/A	\$400.00
Plan Review Fee (each occurrence) After 3 rd Resubmittal	N/A	\$400.00
Inspection Fee Single-Family Subdivision	N/A	\$100 per lot
Inspection Fee Major Site Plan Multi-Family Project	N/A	\$75 per unit
Inspection Fee Major Site Plan Commercial Project	N/A	\$1,000 per acre
Inspection Fee Commercial Subdivision	N/A	\$1,000 per acre

Land Development Permit (LDP) - Subdivision

0 - 5 Acres	\$2,000	\$2,000
5 – 20 Acres	\$2,900	\$2,900
20 – 40 Acres	\$3,900	\$3,900
Over 40 Acres	\$3,900 + \$250 per additional 20 acres	\$3,900 + \$250 per additional 20 acres

Land Development Permit (LDP) – Planned Development

0 - 5 Acres	\$1,500	\$1,500
5 – 20 Acres	\$2,400	\$2,400
20 – 40 Acres	\$3,400	\$3,400
Over 40 Acres	\$3,400 + \$250 per additional 20 acres	\$3,400 + \$250 per additional 20 acres

- Notes:
1. Inspection Fees for single family subdivisions and for commercial subdivisions will be due prior to issuance of a Certificate of Completion. For major site plan multi-family and commercial projects, inspection fees are due prior to issuance of a Certificate of Occupancy for the first project building.
 2. For major site plan commercial projects and commercial subdivisions, the inspection fee shall be applied to fractional acreage amounts. For example a 1.7 acre commercial project/commercial subdivision inspection fee would be calculated as $1.7 \times \$1,000 = \$1,700$.