

Department of Planning and Zoning Fee Schedule Effective July 1, 2026

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

Land Use and Development/Planning Commission		
Development Site Plan(DSP)* Development Special Use Permit(DSUP)*	Each development plan review fee will cover a maximum of three DSP/DSUP applications	(DSUP) 3,500 plus 16/100sf; (DSP) 3,500 plus 16/100sf; maximum 120,000 for DSUP and maximum 120,000 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	3,500 plus 16/100sf; and a maximum of 120,000 Plus an additional 5.2% of the total calculated fees.
	Each review beyond 2nd submission	2,104
CDD Concept Plan*		3,500 plus 16/100sf of site area; and a maximum of 120,000 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.

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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
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	121
	Non Residential	207
	Signs	121
Capsulation or Partial Demolition of over 25 sq. ft. of exterior building Roof, Wall, or Surface*	Residential	150
	Non Residential	610
	with DSP/DSUP	2,885
Complete or Partial Demolition of Less than 250 gross sq. ft. of Floor Area*	Residential	150
	Non Residential	1,185
	with DSP/DSUP	2,285
Complete or Partial Demolition of 250 or more gross sq. ft. of Floor Area of any structure (regardless of visibility)*	Residential	1,185
	Non Residential	2,885
	with DSP/DSUP	11,535
New Buildings*	Residential	1,375 plus \$1.15/sf
	Non Residential	2,285 plus \$1.15/sf
	with DSP/DSUP	5,785 plus 1.15/10sf
Addition or Accessory Structure with less than 250 gross sq. ft. of Floor Area*	Residential	150
	Non Residential	610
	with DSP/DSUP	1,735
Addition or Accessory Structure with 250 or more gross sq. ft. of new Floor Area*	Residential	1,185 plus \$1.15/sf
	Non Residential	1,865 plus \$1.15/sf
	with DSP/DSUP	3,485 plus \$1.15/sf
Alterations with no increase in floor area*	Residential	150
	Non Residential	380
	with DSP/DSUP	1,735
Waiver (Yard, Vision Clearance, HVAC Screens, or Fence height, etc., not otherwise part of a pending BAR application) *	Residential	150
	Non Residential	265
	with DSP/DSUP	1,185
Signs requiring BAR Hearing*	Residential	n/a
	Non Residential	325
	with DSP/DSUP	2,885
Minor Amendment to Plans Previously Approved by the BAR*	Residential	207
	Commercial	380
	with DSP/DSUP	610
BAR Re-approval of Previously Approved Expired Plans (with no substantial changes) *	Residential	150
	Commercial	380
	with DSP/DSUP	610

Appeal to City Council		225
Revised applications beyond the 2nd review		167
Deferral beyond the 2nd hearing		167

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
* 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>		