

Fee Schedule

for the Town of Dumfries, Virginia

effective July 1, 2016

*Amended 11-12-13 to include SP-1 and Temporary Signs for Non-Profit/Religious Institutions
Amended 7-1-2016 comprehensive review (PMUD District, Advertising included in Fee, and removed specific labor rates)*

SITE PLAN REVIEW FEES	
Application	Fee
Nonresidential Site Plan, Multi-Family Site Plan, and major revisions to an approved plan	\$1,000
Single-Family & Townhouse Subdivision Plan, Minor Nonresidential Site Plan, and Grading Plan (over 2,500 square feet)	\$500
Plat Review (Subdivision, easement, consolidation, vacation)	\$350
Waiver request	\$300
Pre-submission Meeting	\$100 per hour per discipline, \$75 minimum
Subsequent reviews and minor revisions to an approved plan	\$100/sheet
E&S Control Plan Submission	\$100
Street Cut Permits	\$100
Land Disturbance Permit	\$100 permit fee, \$100 per sheet

LAND DISTURBANCE/STORMWATER MANAGEMENT PERMIT FEES	
See Code of Virginia - Administrative Code	
Fees for individual Permit or Coverage	9VAC25-870-820
Modification or Transfer of Individual Permit fees	9VAC25-870-825
State Permit Maintenance Fees	9VAC25-870-830
Stormwater Management Appeal	\$850

OTHER MISC. CHARGES	
Vendors on Public Property {Section 18-77 (d)}	\$30
Temporary Roadside Food Vendor {Section 42-34-19(a)}	\$250.00

LABOR AND EQUIPMENT RATES	
Activity	Fee
<u>For circumstances requiring immediate attention RATES WILL BE BASED ON CONTRACTOR'S FEES FOR SERVICE</u>	

Immediate response services (within 24 hours): additional 50% on labor and equipment rates

BUILDING FEES	
Application	Fee
Construction Plan Review	
Residential Plan Review (new construction)	\$300
Residential Plan Review (additions, remodeling, alterations)	\$150
Commercial/Industrial Plan Review (new, additions)	\$300
Subsequent Review Fee	\$100 per sheet
Commercial/Industrial Plan Review (tenant layout, alterations)	\$150
Subsequent Review Fee	\$100 per sheet
Residential Construction Permit Application	
Residential (new construction)	\$700 minimum (Includes permit and 4 inspections*)
Residential (additions, remodeling, alterations)	\$500 (Includes permit and 4 inspections*)
Residential (Decks)	\$300 (Includes permit and 4 inspections*)
Residential (Plumbing)	\$50 permit fee \$100 per inspection**
Residential (HVAC)	\$50 permit fee \$100 per inspection**
Residential (Electrical)	\$50 permit fee \$100 per inspection**
Residential (Occupancy Permit)	\$50 permit fee \$100 per inspection**

Commercial Construction Permit Application	
Commercial (new, additions)	\$1,100 (Includes permit and 10 inspections*)
Commercial (tenant layout, alterations)	\$900 (Includes permit and 8 inspections*)
Commercial (Plumbing)	\$50 permit fee \$100 per inspection**
Commercial (HVAC)	\$50 permit fee \$100 per inspection**
Commercial (Electrical)	\$50 permit fee \$100 per inspection**
Commercial (Occupancy Permit)	\$50 permit fee \$100 per inspection**
Peer Plan Review - <i>Building, Electric, Plumbing, and Mechanical</i> (Dumfries does not have staff to perform large plan review)	*** As set by Peer Review Firm of Applicants Choice See Building Official
Other Fees	
Minor Plan Review	Determined by Building Official
Site Inspection (storm sewer, water, sewer lines)	\$150 per inspection
Code Compliance Inspection (requested by customer)	\$200 per inspection
Pre-Design Meeting	\$100 per hour - \$75 minimum
Construction Meeting	\$100 per hour per discipline - \$75 minimum
Reinstatement of Rescinded or Suspended Construction Permit	\$100
Reinstatement of Responsible Parties for Construction Permits	\$100
FAILURE TO OBTAIN BUILDING OR GRADING PERMIT	\$500 plus cost of Permit

* Additional inspections: \$100 each

** Inspections may be combined into one inspection at \$150

*** List of Peer Review providers available at - <http://www.fairfaxcounty.gov/dpwes/epr/cprl.pdf>

A 2% levy for building fees is already included in the cost shown above.

The Building Official reserves the right to assign fees for items not shown above.

ZONING FEES	
Application	Fee
Buildings, Occupancy, & Accessory Structures	
Zoning Approval for Occupancy (tenant known)	\$25
Zoning Approval for accessory residential structures	\$25
Planning Applications	
Application for Rezoning	\$3,000 + \$1,000 per acre or portion thereof
	\$5,750 for 3 to 6 acres
	For 6 or more acres a base fee of \$6,250, PLUS
	plus the following fee per acre based on desired zoning district:
	PMUD and Residential: \$175;
	B-1: \$150;
	B-2: \$125;
Zoning Text Amendment	FB/O-1: \$175;
	SP-1 and M-1: \$200 \$1000 per text amendment
Conditional Use Permits	
Conditional Use Permit (residential household uses)	\$500
Conditional Use Permit (non-residential) See attached chart for use category	Category A \$1,000
	Category B \$1,400
	Category C \$2,000
	Category D \$6,000
Appeals/BZA Applications	
Appeal to Maintenance Code Board of Appeals	\$850
Appeal to the Board of Zoning Appeals (Residential and Non-Residential)	\$850
Appeal to the Town Council	\$850
Architectural Review Board	
Certificate of Appropriateness	\$25

The Zoning Administrator reserves the right to assign fees for items not shown above.

Zoning Determinations & Certifications	
Certification of Non-Conforming Use (residential)	\$65
Verification of/interpretation of/changes to Non-Conforming Use (Commercial / Industrial)	\$100
Zoning Interpretations/ Proffer/ SUP Determinations	\$100
Zoning Certification Letter required by banks prior to lending	\$65
Zoning Compliance Certification - Signature of Zoning Administrator required on DMV forms (for Motor Vehicle sales, salvage, vehicle removal operator, etc.)	\$25
Home Businesses	
Home Occupation Permit	\$50
Signs	
Sign (new - also requires building permit, possibly electrical permit)	\$55.00 + \$1.00 per square foot, or \$75, whichever is less
Sign (reface - no building or electrical permit needed)	\$25.00 + \$1.00 per square foot, or \$50, whichever is less
30 Day Temporary Sign Banner	\$25 *, **, ***
*Fee is waived for a single "Grand Opening" banner for new businesses upon initial start of business, permit required	
**Fee is waived once a year for businesses that have supplied proof of BPOL and submitted application for a business license by the required date	
*** Fee is waived for Religious Institutions and Non Profits Organizations if no zoning violations are on file for the subject property within the previous 12 months	
*, ** & *** In these instances, a permit is still required and sign still must conform to Zoning Ordinance	
Temporary Sign Deposit	\$50
Temporary Uses	
Temporary Use Permit	Minimum \$50 for small events, \$150 for medium-impact events, \$500 for large events such as carnivals and circuses
Temporary Use Deposit	Minimum \$100 for small events, \$500 for medium-impact events, \$5,000 for large events such as carnivals and circuses, subject to increase by the Zoning Administrator if previous approvals were violated in any way
Failure to Obtain Zoning Permit	
<u>FAILURE TO OBTAIN ZONING PERMIT</u>	<u>\$500 plus cost of Permit</u>

The Zoning Administrator reserves the right to assign fees for items not shown above.

Conditional Use Permit Categories

Category A

Bicycle sales and repair, contractors where all services are performed offsite and where there is no storage of supplies or equipment outside the building, garages and public parking, household appliance sale and service store, horse stable, locksmith, museum, off premise sale of beer and wine, pet shops including boarding kennels, video sales and rental, bed and breakfast inn, dog grooming without any kennel facilities, up to 2 residential units located above ground floor commercial.

Category B

Amusement Parlors, child care or adult daycare center, commercial radio or television broadcasting station studio or offices, cultural art and entertainment center, drug store with drive through window, hotel or motel, miniature golf course and driving range, public maintenance and storage facilities, shooting range indoor, veterinary hospital with boarding kennels.

Category C

Convenience stores and service establishments such as but not limited to automatic self-service laundries, banks and financial institutions with a drive-through, uses with a drive through window, places of worship, equestrian facility, furniture store with retail floor area under 20,000 square feet, laundry cleaning and dyeing in which no combustible solvent is used, live theaters, live entertainment centers, model car racetracks, movie theaters, assembly halls, philanthropic and charitable institutions, private clubs and lodges, rental of tools/appliances/machinery and similar equipment to the general public where the rental items are stored and/or repaired within the building, 3 or more residential units located above ground floor commercial, school k-9, wholesale business with parking in the rear, stand-alone car wash, trade or convention center.

Category D

Fast Food restaurants with a drive through window, automobile sales and services, automobile rental agencies, electric equipment and component manufacturing, funeral homes without crematories and live animal slaughter, gasoline filling stations, heliport or helipad, horse racetrack, marina, metal fabrication, mobile home sales, processing and manufacturing establishments that are objectionable when processing or manufacturing that is incidental to a retail business conducted on premises and more than 10 employees employed on the premises engaged in processing or manufacturing activities.