

**ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND
DEVELOPMENT
ZONING ADMINISTRATION**

**CONSOLIDATED FEE SCHEDULE FOR
APPLICATIONS, VARIOUS PERMITS,
BUILDING PERMITS AND SUBDIVISION
PLATS**

APPLICATION FEES

**JULY 1, 2010
UPDATED MARCH 28, 2012**

REZONING REQUESTS

Rezoning to:	Site Area 25,000 sq. ft or less	Site Area More than 25,000 sq ft
"R" Districts	\$4,185 plus \$1,093 DES fee	\$5,555 plus \$2,186 DES fee
"RA" Districts	\$4,185 plus \$1,093 DES fee	\$6,927 plus \$3,278 DES fee
"RA-H", "R-C", "RA-H-3.2", "RA4.8"	\$9,506 plus \$3,278 DES fee	\$14,252 plus \$5,463 DES fee
"S", "C", "M", "CP-FBC", "MU-VS" Districts	\$6,927 plus \$3,278 DES fee	\$9,669 plus \$5,463 DES fee
"C-0" Districts	\$14,252 plus \$5,463 DES fee	\$14,252 plus \$5,463 DES fee

Rezoning advertised at applicant's request on the County Board's Own Motion -
\$6,927, plus the above fee, plus \$2,186 DES review fee.

Rezoning with General Land Use Plan (GLUP) Amendment - \$8,740, plus the above
fee, plus \$4,371 DES review fee.

Automation Enhancement Fee – 10% of total fees

Rezoning when accompanied by Site Plan - above fee in addition to applicable Site Plan
fee.

Amendment proposed by County Board in public interest - No fee.

SITE PLAN APPROVALS & AMENDMENT

Phased Development Site Plan - \$20,057, plus \$122 per acre, plus DES fee of \$20,057 plus
\$122 per acre.

Final Site Plans - For Site Plans in "R" & "RA" districts of fewer than 25 units, "C-2" &
"Voluntary Coordinated Housing Preservation and Development District (VCHPDD)" -
\$2,973 plus \$26 per 100 sq. ft. of office & commercial space, plus \$111 per dwelling unit,
plus DES fee of \$1,093 plus \$11 per 100 sq. ft. office/commercial plus \$56 per unit.

Final Site Plans - All other Site Plans - \$9,506, plus \$26 per 100 sq. ft of office and commercial space; plus \$111 per dwelling unit; and \$111 per hotel unit plus, DES fee of \$4,371 plus \$11 per 100 sq. ft. commercial plus \$56 per unit.

Major Site Plan Amendments - For Site Plans in "R" & "RA" districts of fewer than 25 units, "C-2" and "VCHPDD" Site Plans - \$2,973, plus \$26 per 100 sq. ft. of office and commercial space, \$111 per dwelling unit, plus \$111 per hotel unit, plus DES fee of \$1,093 plus \$11 per sq. ft. office/commercial plus \$56 per unit.

Major Site Plan Amendments - All other site plans - \$9,506, plus \$26 per 100 per sq. ft office/commercial, \$111 per dwelling unit, \$111 per hotel unit, plus DES review fee of \$4,371 plus \$11 per 100 sq. ft. of office/commercial plus \$56 per unit.

Minor Site Plan Amendments - \$2,382 plus \$26 per 100 sq. ft. office/commercial, \$111 per dwelling unit, plus \$111 per hotel unit plus DES fee of \$1,093 plus \$11 per 100 sq. ft. of office/commercial plus \$56 per unit.

Resubmittal - \$548 per resubmittal after the first resubmittal plus \$11 per residential unit and \$11 per 1,000 sq. ft. nonresidential plus DES fee of \$275 plus \$6 per residential unit plus \$6 per 1,000 sq. ft. of nonresidential space.

Administrative Changes to Approved Site Plans

- Administrative Changes - \$596 per subsection of the Zoning Ordinance
- Landscape Plan Changes for Town House, Cluster, URD's - \$56 plus DES fee of \$14
- Landscape Plan Changes All Other - \$657 plus DES fee of \$165
- Comprehensive Sign Plan - \$111 per request
- Administrative Change for Signs - \$122
- Parking Changes - \$657 plus DES fee of \$165
- Satellite dishes and antennas - \$275
- Temporary Uses - \$657
- Outdoor Seating - \$275 plus DES fee of \$69
- Tenant Changes - \$111
- Façade Changes - \$657
- All Other including items with multiple requests - \$1,093 plus DES fee of \$274

Automation Enhancement Fee – 10% of total fees (Excluding DES fees)

Final 4.1 Plan Review - \$1,203, plus \$26 per 100 sq. ft. of office and commercial space, plus \$111 per dwelling unit, plus \$111 per hotel unit, plus DES fee of \$662 plus \$11 per 100 square feet of office/commercial plus \$56 per unit.

Landscape Plan Review

- Town House, Cluster, URD, and UCD - \$302 plus DES review fee of \$302.
- All Other - \$548 plus \$302 DES fee

Final Façade Plan Review - \$548

Automation Enhancement Fee – 10% of total fees (Excluding DES fees)

USE PERMITS

Family Day Care Home (Child Care) - \$122.

Schools, including private, elementary, or secondary schools, and kindergartens, nursery schools, child care centers, with a total enrollment that is equal to, or less than, 100 students - \$139 plus DES fee of \$36

Schools listed above with a total enrollment that exceeds 100 students but is equal to, or less than, 250 students - \$329 plus DES fee of \$83.

Type I - Commercial & non-commercial conditional uses except Type II - \$1,782.

Type II - Live entertainment & food delivery services - \$1,203.

Type III - Commercial uses that have substantial alteration to structures and sites – All Drive through uses, vehicle service establishments - \$8,303, plus DES review fee of \$2,076.

Use Permit Amendments for:

- Family Day Care Homes, Schools, Type I, Type II and Landscape Plans associated with Type I and Type II uses – 50% of the above fees.
- Type III and Landscape Plans associated with Type III uses – 100% of the above fees (each for CPHD and DES fees).

Use Permits for Landscape Plans (new submittal) - \$302 plus \$302 DES fee

Use Permit for Comprehensive Sign Plan - \$1,782

Use Permits including New Construction of a Building - (for any type of use controlled by Use Permit, excluding one-family dwellings under the Unified residential development) New buildings to be constructed for the purposes of conducting the proposed use - \$8,303 plus DES fee of \$2,076

Unified Residential Development - \$2,404 plus \$6.00 per housing unit, plus DES review fee of \$1,444).

Unified Commercial Development or Columbia Pike Form-based Code - \$1.25 per one (1) sq. ft. of gross floor area of the entire building, not to exceed \$5,901, plus DES review fee of \$1,444.

Modifications to nonconforming apartments with creation of a VCHPDD as permitted in the Zoning Ordinance Section 12.B.2, et. seq. - \$1,782 plus DES fee of \$1,782.

Use Permit Amendments for all other types of use permits and Landscape Plans associated with these uses:

- Amendments meeting the criteria for a major site plan amendment, as defined in the Zoning Ordinance subsection 36.H.2.a. – 100% of the above fees (each for CPHD and DES fees)

- Amendments meeting the criteria for a minor site plan amendment, as defined in the Zoning Ordinance subsection 36.H.2.b. – 50% of the above fees (each for CPHD and DES fees).

Administrative change to approved Landscape Plan - \$56 plus DES fee of \$14

Places of Worship or Lodges permitting secondary use of parking lots and Open-Air Markets - \$302 plus DES fee of \$302. (Per County Board October 15, 2011)

Automation Enhancement Fee – 10% of total fees (Excluding DES fees)

VARIANCES or USE PERMITS

Modification to Existing One-Family Residential - \$341 for 1st subsection of the Zoning Ordinance. Each additional subsection is an additional \$69. Fees over the base fee will be determined following receipt of the application and must be paid prior to advertising.

New One-Family Dwellings - \$2,689 for 1st subsection of the Zoning Ordinance. Each additional subsection is an additional \$538.

Building Location Error for New Structures - \$4,044. Does not apply to errors in fence or accessory structure placement.

Variations or Use Permits for all other uses - \$3,350 for 1st subsection of the Zoning Ordinance. Each additional subsection is an additional \$670.

Variations Applications made by Non-profit Organizations & for Non-profit Institutional Uses - \$280.

Appeals to Determinations of the Zoning Administrator - \$548

Automation Enhancement Fee – 10% of total fees

FEES FOR ADMINISTRATIVELY-REVIEWED PERMITS AND REQUESTS

Landscape Plan (new submittal) - \$548 plus DES fee of \$302

Columbia Pike FBC - \$1.25 per square foot not to exceed \$5,901 plus DES fee of \$1,444

Dance Hall Permits - \$600 per year

Home Occupation Permits - No fee as long as Arlington residency is maintained

Permits for Signs - \$107 plus \$1.25 per sq. ft. for any sign exceeding 100 sq. ft. in size.

Permits for Temporary Signs - \$107 plus \$1.25 per sq. ft. for any sign exceeding 100 sq. ft. in size.

Zoning Compliance Letters –

- Letter to DMV - \$548
- Verification of Compliance - \$329
- Special Agreement Letters - \$2,186
- Buildability letter (requiring no deed or plat research) - \$56
- Buildability letter (requiring deed or plat research) - \$329
- Determination letter - \$329
- Sink letters - \$29
- Lost certificates of occupancy - \$29

Automation Enhancement Fee – 10% of total fees

Zoning Ordinance - \$10.00 (Tabs \$14.00)

CERTIFICATES OF OCCUPANCY

RESIDENTIAL, COMMERCIAL, OFFICE, HOTEL AND INDUSTRIAL BUILDINGS

Master Certificate of Occupancy (including Condo Conversion)

- a. New apartments, office, commercial and hotel with or without elevators - \$2,186 plus \$17 per unit
- b. New tourist homes, rooming houses and boardinghouses - \$548 plus \$17 per unit.
- c. One- and two-family dwellings - \$275
- d. New town house projects (site work) - \$1,093
- e. Change in ownership of office and commercial - \$1,093
- f. Change in ownership of apartments and hotels - \$1,093 plus \$22 per unit.
- g. Condo Conversions - \$1,093 plus \$22 per unit
- h. Re-inspection fee - \$165 per inspection

Shell and Core Certificate for Elevator Buildings

New apartments, office, commercial and hotel

- (1) Up to 150,000 square feet of gross floor area - \$2,186
- (2) Over 150,000 square feet of gross floor area - \$2,733

- (3) Re-inspection fee - \$165 per inspection

Certificate for Partial Occupancy (including change in business or use of an existing structure)

- a. Office and commercial
 - (1) Up to 150 square feet of gross floor area (desk space) - \$220
 - (2) Over 150 square feet of gross floor area and up to 2,000 square feet of gross floor area - \$329
 - (3) Over 2,000 square feet of gross floor area - \$548 per 10,000 square feet of gross floor area or fraction thereof.
- b. Apartments and hotels - \$439 plus \$22 per unit
- c. Town house units - \$275 plus \$22 per unit.

OTHER TYPES OF CERTIFICATES OF OCCUPANCY

Parking Structures associated with office, commercial, apartments and hotels

\$548 plus \$56 per 5,000 sq. ft.

Re-inspection fee - \$165 per inspection

Parking Structures not associated with other uses - \$111 per 5,000 sq. ft.

Short-term Activities of Nonprofit Organizations - No fee.

Family Day Care Homes for One (1) to Nine (9) Children - \$29

Flat Fees

Swimming pools - \$220

Parking lots - \$220

Vehicle dealerships; new, used, and rentals - \$1,093

Accessory Dwelling units - \$209

Uses not elsewhere specified (including all temporary uses) - \$220

Reinspection Fee - \$165

Automation Enhancement Fee – 10% of total fees

SUBDIVISION PLAT REVIEW

- a. Subdivision Plat: Base fee of \$150, plus \$82 per lot.
- b. Residential and Commercial Condominium Plats: Base fee of \$150 for 9 units or less; \$298 for 10 or more units.

FEES for BUILDING PERMIT REVIEW by the ZONING OFFICE

<u>TYPE OF CONSTRUCTION</u>	<u>FEE</u>
<u>New Construction</u>	
New Single-Family, Town Houses, Duplexes	\$548 per dwelling unit
By-right Development, including Apartments, Retail & Offices	\$220 plus \$111 per 10,000 sq. ft. gross floor area or fraction thereof
All Site Plan Projects	\$548 plus \$220 per 5,000 sq. ft. gross floor area or fraction thereof
New Parking Structures & Lots	\$220 plus \$111 per 5,000 sq. ft. gross floor area or fraction thereof
Revisions to approved plans for new construction	
By-right	\$56
Site Plan	\$220
<u>Modifications to Existing Structures</u>	
Exterior Additions - Single-Family, Town House, Two-family	\$111
Exterior Mechanical Equipment	\$56
Exterior Alterations - All Other	\$329
Interior Alterations - Single-Family Dwellings, Town House, Two-family	\$111
Interior Alterations - All Other	\$165 per 10,000 sq. ft. gross floor area or part thereof
<u>Other Types of Building Permits</u>	
Footing & Foundation, & Excavation	
By-right	\$56
Site Plan	
Single Family	\$111
All Other	\$1,093
Retaining Walls	\$56
Detached Garages & Accessory Structures	\$56
Demolition Plans - By-right	\$111
Demolition Plans - Site Plan	\$1,093
Swimming Pools	\$56
Temporary Structures (e.g. Fireworks Stands), satellite dish antennae	\$83
Decks and fences	\$56
Driveways, On-grade Patios	\$56
Uses not elsewhere specified	\$56
Request for sink letter	\$29
Accessory Dwelling unit application and permit	\$139 plus DES fee of \$303 if parking survey is required
Family Suite Application	\$32
Automation Enhancement Fees	10% of total fees