

PLANNING AND ZONING FEE SCHEDULE

Consolidated Fees for Applications, Permits, and Subdivision Plats

Effective as of July 1, 2026

Notes to the fee schedule:

- A 10% Automation Enhancement Fee will be assessed on the total of Fees charged.
- References to "Special Exception" fees refer to site plans and County Board approved use permits.

PLANNING FEES

Administrative Changes (PLANNING)	
	Fees
Approved Site Plans:	
Per subsection of the Zoning Ordinance	\$1,841
Façade Changes	\$1,167
Outdoor seating	\$1,681 <i>plus \$291 DES fee</i>
Parking Changes	\$1,136 <i>plus \$648 DES fee</i>
Temporary Uses	\$913
Tenant Changes	\$1,054
Landscape Plan Changes:	
TownHouse, Cluster, URD's	\$751 <i>plus \$139 DES fee</i>
One-and Two Family Dwellings	\$1,096
All Other Landscape Plan Changes	\$1,091 <i>plus \$729 DES fee</i>
All Other Administrative Changes to Approved Site Plans (Including items with multiple requests)	\$1,414 <i>plus \$729 DES fee</i>

Administratively Reviewed Permits & Requests (PLANNING)	
	Fees
Conceptual Site Plan	\$17,129 <i>plus \$1,460 DES fee</i>
Landscape Plan (New Submission)	\$4,204 <i>plus \$1,022 DES fee</i>
Administratively Reviewed Columbia Pike Form-Based Code (FBC) and Columbia Pike Neighborhoods Form-Based Code (N-FBC) (PLANNING)	
Columbia Pike Form-Based Code Project Fee	\$1.54 per new sq. ft. (up to \$54,937) <i>plus \$2,853 DES fee</i>

Administratively Reviewed Permits & Requests *Continued* (PLANNING)

<i>plus</i> fee for Landscape Plan Review (new submittal)	\$3,269 <i>plus</i> \$878 DES fee
<i>plus</i> fee for Final Façade Plan Review	\$1,210
Administrative Changes:	
Landscape plan (revision)	\$751 <i>plus</i> \$138 DES fee
Final Façade Plan (revision)	\$1,359
All Other Administrative Change:	
Single request	\$2,722
Multiple requests	\$4,626

County Board Use Permits (PLANNING)

	Fees
Type I: <i>Commercial & non-commercial conditional uses except Type II</i>	\$7,443
Type II: Live entertainment & food delivery services	\$2,453
Type III: • <i>Commercial uses that have substantial alteration to structures and sites</i> • <i>All Drive Through Uses</i> • <i>Vehicle Service Establishments</i> • <i>Any new buildings to be constructed for the purposes of conducting any type of use controlled by Use Permit, excluding one-family dwellings under the Unified Residential Development.</i>	\$14,491 <i>plus</i> \$6,393 DES fee
Comprehensive Sign Plan	\$2,757
Columbia Pike Form-Based Code (FBC) and Columbia Pike Neighborhood Form-Based Code Applications (N-FBC) Use Permits	
Columbia Pike Form-Based Code (FBC) or Columbia Pike Neighborhoods Form-Based Code (N-FBC), new construction, or major amendment	\$1.54 per new sq.ft. of GFA (up to \$94,150) <i>plus</i> \$17,163 DES fee
Columbia Pike Form-Based Code (FBC) or Columbia Pike Neighborhoods Form-Based Code (N-FBC), renovation, or major amendment to a renovation use permit	\$1.54 per sq.ft. of GFA (up to \$17,903) <i>plus</i> \$6,445 DES fee
<i>plus</i> fee for Landscape Plan Review (new submittal)	\$3,854 <i>plus</i> \$1,332 DES fee
<i>plus</i> fee for Final Façade Plan Review	\$1,839
Columbia Pike Form-Based Code (FBC) or Columbia Pike Neighborhoods Form-Based Code (N-FBC), minor amendment	\$13,038, <i>plus</i> \$3,280 DES fee
Columbia Pike Form-Based Code (FBC) or Columbia Pike Neighborhoods Form-Based Code (N-FBC), phased development use permit *	\$4,476, <i>plus</i> \$3,280 DES fee
Columbia Pike Form-Based Code (FBC) or Columbia Pike Neighborhoods Form-Based Code (N-FBC), phased development use permit amendment	\$1,645
4.1.2 Post-County Board Approval	\$1,645
Landscape Plan (New Submission)	\$1,433 <i>plus</i> \$930 DES fee

Note: a 10% automation enhancement fee will be assessed on the total fees charged

County Board Use Permits <i>Continued</i> (PLANNING)	
Modifications to nonconforming apartments with creation of a VCHPDD (As permitted in the Zoning Ordinance §12.3.7.B et. Seq.)	\$3,505 <i>plus</i> \$3,128 <i>DES fee</i>
Open-Air Markets	\$4,173 <i>plus</i> \$1,304 <i>DES fee</i>
Places of Worship or Lodges (for secondary use of parking lots)	\$4,173 <i>plus</i> \$729 <i>DES fee</i>
Schools (Private, Elementary, Secondary Schools, Kindergartens, Nursery Schools, and Child Care Centers)	
Enrollment equal to, or less than, 100 students	\$639 <i>plus</i> \$309 <i>DES fee</i>
Enrollment over 100 students, but equal to, or less than 250 students	\$1,509 <i>plus</i> \$576 <i>DES fee</i>
Unified Commercial Development (UCD)	\$1.54 per new sq. ft. (up to \$43,038) <i>plus</i> \$23,167 <i>DES fee</i>
Unified Residential Development (URD)	
Base fee	\$33,147 <i>plus</i> \$19,638 <i>DES fee</i>
Use Permit Amendments	
Schools, Type I, Type II and Landscape Plan associated with Type I and Type II uses	100% of above fees for these categories
Type III and Landscape Plans associated with Type III uses	100% of above fees for these categories
Use Permit Amendments for all Other Types of Use Permits and Landscape Plans (associated with the following uses):	
Amendments meeting the criteria for a major site plan amendment, as defined in the Zoning Ordinance subsection 15.5.3.A.	100% of specified filing fees
Amendments meeting the criteria for a minor site plan amendment, as defined in the Zoning Ordinance subsection 15.5.3.B	100% of specified filing fees

GENERAL LAND USE PLAN (GLUP) STUDY and AMENDMENT REQUESTS (PLANNING)	
	Fees
GLUP Amendments	
Base fee	\$41,277 <i>plus</i> \$5,385 <i>DES fee</i>
If a Special GLUP Study has been completed	\$1,215 <i>plus</i> \$107 <i>DES fee</i>
Special GLUP Study Fees	
Initial Review Fee	\$56,286
Study Fee	\$165,469 <i>plus</i> \$627 <i>DES fee</i>
Supplemental GLUP Study Review (fee applies to applications currently under review by County staff, where the applicant has requested additional review beyond the approved project scope)	\$15,987 <i>plus</i> \$737 <i>DES fee</i>

GENERAL LAND USE PLAN (GLUP) STUDY and AMENDMENT REQUESTS *Continued* (PLANNING)

Special GLUP Study Plus (study involves more than one application or site)	
Final determination as to whether a study is a Special GLUP Study or a Special GLUP Study Plus is determined by County Staff	
Initial Review Fee	\$96,510 <i>plus</i> \$729 <i>DES fee</i>
Study Fee	\$321,756 <i>plus</i> \$1,055 <i>DES fee</i>
Supplemental GLUP Study Plus Review (Fee applies to applications currently under review by County staff, where the applicant has requested additional review beyond the approved project scope)	\$51,388 <i>plus</i> \$952 <i>DES fee</i>
Amendment proposed by County Board in public Interest	No Fee

REZONING REQUESTS (PLANNING)

	Fees
Rezoning requests with Site Area 25,000 sq. ft. or less	
Rezoning to :	
R Districts	\$5,079
RA Districts	\$5,079
RA-H, R-C, RA-H-3.2, RA4.8 Districts	\$11,538
S, C, M, CP-FBC, MU-VS Districts	\$8,406
CO Districts	\$17,295
Rezoning requests with a Site Area more than 25,000 sq. ft.	
Rezoning to :	
R Districts	\$6,741
RA Districts	\$8,406
RA-H, R-C, RA-H-3.2, RA4.8 Districts	\$17,295
S, C, M, CP-FBC, MU-VS Districts	\$11,735
CO Districts	\$17,295
Other Rezoning Applications	
Rezoning advertised at applicant's request on the County Board's Own Motion	\$8,406 <i>plus rezoning fee in above table</i>
Rezoning when accompanied by Site Plan	Rezoning fee in the above table(s) <i>plus applicable Site Plan fee</i>

Site Plan Approvals & Amendments (PLANNING)

	Fees
Crystal City Block Plan	\$36,227 <i>plus</i> \$12,512 <i>DES fee</i>
Crystal City Block Plan Amendment	\$35,954 <i>plus</i> \$9,384 <i>DES fee</i>
Final Façade Plan Review	\$1,275

Note: a 10% automation enhancement fee will be assessed on the total fees charged

Site Plan Approvals & Amendments <i>Continued</i> (PLANNING)	
Final 4.1 Plan Review	
Base fee	\$1,998 <i>plus</i> \$1,499 DES fee
Fee per 100 sq.ft. of new office & new commercial space	\$32
Fee per new dwelling unit and/or new hotel unit	\$132
Final Site Plans and Major Site Plan Amendments	
R & RA Districts of Fewer than 25 Units	
C-2 District	
Voluntary Coordinated Housing Preservation and Development District (VCHPDD)	
Base fee	\$38,773 <i>plus</i> \$19,683 DES fee
Fee per 100 sq. ft. of new office & new commercial space	\$32
Fee per new dwelling unit and/or new hotel unit	\$132
All Other Site Plans	
Base fee	\$42,773 <i>plus</i> \$32,080 DES fee
Fee per 100 sq. ft. of new office & new commercial space	\$32
Fee per new dwelling unit and/or new hotel unit:	
Final Site Plan	\$132
Major Site Plan Amendment	\$132
Phased Development Site Plan	
Base fee	\$40,733 <i>plus</i> \$22,008 DES fee
<i>plus fee per acre</i>	\$143
Phased Development Site Plan Amendment	
Base fee for each resubmission after the first resubmission	\$21,617 <i>plus</i> \$4,178 DES fee
Fee per 100 sq.ft. of new office & new commercial space	\$32
Fee per new dwelling unit and/or new hotel unit	\$132
Minor Site Plan Amendments	
Base fee	\$16,686 <i>plus</i> \$5,211 DES fee
Fee per 100 sq.ft. of new office & new commercial space	\$32
Fee per new dwelling unit and/or new hotel unit	\$132
Adaptive Reuse Amendments	
Base Fee	\$10,950 <i>plus</i> \$5,211 DES fee
Fee per 100 sq. ft. of office and commercial space	\$16
Fee per dwelling unit and/or hotel unit	\$66
Final Adaptive Reuse Amendment Plan Review	
Base fee	\$1,998 <i>plus</i> \$1,499 DES fee
Fee per 100 sq. ft. of new office and commercial space	\$16
Fee per new dwelling unit and/or hotel unit	\$66
Landscape Plan Review (Town House, Cluster, URD, UCD)	\$1,433 <i>plus</i> \$1,075 DES fee
All Other	\$2,595 <i>plus</i> \$1,511 DES fee

Note: a 10% automation enhancement fee will be assessed on the total fees charged

ZONING FEES

ADMINISTRATIVELY REVIEWED PERMITS & REQUESTS (ZONING)	
	Fees
Accessory Dwelling Permit	\$582 <i>plus</i> \$387 DES Parking Survey fee (if required)
Accessory Homestay Permit	\$113
Expanded Housing Option (EHO) Permit	\$916
Family/Caregiver Suite Permit	\$603
Home Occupation Permit	\$84
Original Reproduction of Certificate of Occupancy	\$74
Printed Copy of the Zoning Ordinance	
with tabs	\$39
without tabs	\$30
Comprehensive Sign Plans (CSPs): (Administrative Change)	
Type I (total sign area less than 100 sq. ft.)	\$263
Type II (total sign area between 100 and less than 500 sq. ft.)	\$563
Type III (total sign area between 500 and less than 1,500 sq. ft.)	\$1,126
Type IV (total sign area equal to or greater than 1,500 sq. ft.)	\$2,813
Regional Shopping Centers	\$3,375
Amendments to CSPs	Fee charged based on the total sign area being amended based on fees above
Sign Permit for Permanent or Temporary Signs:	
By-right (up to 100 sq. ft.)	\$311
Associated with a Comprehensive Sign Plan (CSP) (up to 100 sq. ft.)	\$428
Signs placed above a height of 40 feet (Rooftop) (up to 100 sq. ft.)	\$428
Signs exceeding 100 sq. ft. (in area)	Above fee plus \$2.64 per each sq. ft. over 100 sq. ft.
Subdivision Plat Review:	
Subdivision Plat	\$232 <i>plus</i> \$127 <i>per lot</i>
Residential and Commercial Condominium Plats:	
9 or less units	\$232
10 or more units	\$458
Telecommunications Permit: (fees set by statute)	
Small Cell Wireless Facilities (up to 35 per application)	\$100 each for first five facilities <i>plus</i> \$50 <i>each for each additional facility beyond the first five facilities</i>
New Structures (up to 50 ft. above ground level)	\$500
Co-location of Wireless Facilities on Existing Structures	\$500
Verification Permit (for projects that do not require a building permit)	\$225

Note: a 10% automation enhancement fee will be assessed on the total fees charged

ADMINISTRATIVELY REVIEWED PERMITS & REQUESTS *Continued* (ZONING)

Zoning Letters and Requests:	
Buildability Letter	\$796
Buildability Letter (filed with property title search)	\$796
Affordable Housing Tax Credit Funder Form	No Fee
Zoning Compliance Letter	\$796
Zoning Compliance Letter to DMV	\$796
Determination Letter	\$796

BOARD OF ZONING APPEALS (BZA) VARIANCES OR USE PERMITS (ZONING)

(Fees are determined following receipt of the application and must be paid prior to advertising)

	Fees
Appeals to Determinations of the Zoning Administrator	\$1,158
Variances or BZA Use Permits	
Building Location Error (not applicable for errors in fence and/or accessory structure placement)	\$7,721
Modification to Existing One-Family Residential	
1st subsection of the Zoning Ordinance <i>plus each addition subsection</i>	\$829 <i>plus</i> <i>\$168 for each additional subsection</i>
New One-Family Dwelling(s)	
1st subsection of the Zoning Ordinance <i>plus each addition subsection</i>	\$4,304 <i>plus</i> <i>\$860 for each additional subsection</i>
for Non-Profit Organizations & Institutional Uses	\$677
for All Other Uses	
1st subsection of the Zoning Ordinance <i>plus each addition subsection</i>	\$5,952 <i>plus</i> <i>\$1,192 for each additional subsection</i>

BUILDING PERMITS REVIEWED BY ZONING (ZONING)

	Fees
New Construction	
Single-Family, Town Houses, Duplexes (per dwelling unit)	\$1,048
By-Right Development (Including Apartments, Retail, & Offices)	\$888 <i>plus \$449 per 10,000 sq.ft. GFA or fraction thereof</i>
All Special Exception Projects	\$2,789 <i>plus \$569 per 5,000 sq.ft. GFA or fraction thereof</i>
New Parking Structures and Lots	\$626 <i>plus \$316 per 5,000 sq.ft. GFA or fraction thereof</i>

BUILDING PERMITS REVIEWED BY ZONING *Continued* (ZONING)

Modifications to Existing Structures	
Exterior Additions:	
Single Family, Two-family, Town Houses	\$384
Exterior Alterations (All Other)	\$626
Interior Alterations:	
Single Family Dwellings, Two-family, Town Houses	\$384
All Other	\$461 per 10,000 sq.ft. GFA or fraction thereof
Mechanical Equipment	\$103
Plumbing Equipment	\$103
Electrical Equipment:	\$103
<i>plus</i> Installations of Electric Vehicle Charging Stations on Special Exception Projects	above fee plus \$115
Revisions to Approved Plans	
New Construction:	
By-Right	\$129
Special Exception	\$343
Modifications to Existing Structures	
By-Right	\$130
Special Exception	\$130
Other Types of Building Permits	
Bar Sink Affidavit	\$65
Decks	\$355
Detached Garages & Accessory Structures	\$260
Demolition Plans:	
By-Right	\$174
Special Exception	\$2,086
Driveway or On-grade Patios	\$260
Fences	\$242
Footing & Foundation, & Excavation:	
By-Right	\$167
Special Exception: Single-family	\$214
Special Exception: All Other	\$2,086
Retaining Walls	\$242
Satellite dish antennae / telecommunication facilities	\$129
Swimming Pools	\$260
Temporary Structures (e.g. tower cranes, construction trailers, firework stands, etc.)	\$253
Uses Not Elsewhere Specified	\$260

Note: a 10% automation enhancement fee will be assessed on the total fees charged

CERTIFICATES OF OCCUPANCY (COs) (ZONING)	
	Fees
RESIDENTIAL, COMMERCIAL, RETAIL, OFFICE, HOTEL AND INDUSTRIAL BUILDINGS	
Master Certificate of Occupancy: (Incl. Condo Conversion)	
a. New Apartments, Office, Commercial, and Hotel with or without elevators	\$3,659 plus \$30 per unit
b. New Tourist Homes, Boarding & Rooming Houses	\$805 plus \$43 per unit
c. One- and Two-Family Dwellings	\$750
d. New Town House Projects (Including Site Work)	\$2,648
e. Change in Ownership of Office and Commercial	\$548
f. Change in Ownership of Apartments and Hotels	\$745 plus \$44 per unit
g. Condo Conversions	\$745 plus \$44 per unit
Shell and Core Certificate for Elevator Buildings	
<i>New Apartments, Office, Commercial and Hotel</i>	
a. Up to 150,000 sq. ft. of GFA	\$4,173
b. Over 150,000 sq. ft. of GFA	\$5,217
Certificate of Partial Occupancy (including change in business or use of an existing structure)	
a. Office and Commercial	
1) Up to 150 sq. ft. of GFA	\$515
2) Over 150 sq. ft. of GFA and up to 2,000 sq. ft. of GFA	\$582
3) Over 2,000 Sq. ft.	\$1,048 per 10,000 sq. ft. GFA or fraction thereof
b. Apartments and Hotels	\$970 plus \$52 per unit
c. Town House Units	\$580 plus \$49 per unit
Parking Structures Associated with Office, Commercial, Apartments, and Hotels	\$849 plus \$243 per 5,000 sq. ft.
Parking Structures Not Associated with Other Uses	\$894 plus \$243 per 5,000 sq. ft.
Short-term or Temporary Uses	\$586
Short-term Activities of Nonprofit Organizations	No Fee
Family Day Care Homes for One (1) to Twelve (12) children	\$71
Flat Fees:	
Swimming Pools	\$450
Parking lots	\$870
Vehicle Dealerships; New, Used, and Rentals	\$584
Accessory Dwelling Units	\$520
Uses Not Elsewhere Specified	\$586
Certificate of Occupancy Re-inspection Fee	\$259 per inspection
After Hours Inspection – Special Events Only (first two hours) Weekdays 4:30pm-11pm, Weekends 7:00am-11:00pm	\$209 for the first two hours plus \$102 for every hour after two hours

Note: a 10% automation enhancement fee will be assessed on the total fees charged