

**ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING DIVISION
CONSOLIDATED FEE SCHEDULE FOR APPLICATIONS, VARIOUS PERMITS,
BUILDING PERMITS AND SUBDIVISION PLATS
APPLICATION FEES
UPDATED JULY 14, 2018**

REZONING REQUESTS

Rezoning to:	Site Area 25,000 sq. ft. or less	Site Area More than 25,000 sq. ft.
"R" Districts	\$4,290 plus \$1,093 DES fee	\$5,694 plus \$2,186 DES fee
"RA" Districts	\$4,290 plus \$1,093 DES fee	\$7,100 plus \$3,278 DES fee
"RA-H", "R-C", "RA-H-3.2", "RA4.8"	\$9,744 plus \$3,278 DES fee	\$14,608 plus \$5,463 DES fee
"S", "C", "M", "CP-FBC", "MU-VS" Districts	\$7,100 plus \$3,278 DES fee	\$9,911 plus \$5,463 DES fee
"C-0" Districts	\$14,608 plus \$5,463 DES fee	\$14,608 plus \$5,463 DES fee

Rezoning advertised at applicant's request on the County Board's Own Motion -
\$7,100 plus the above fee, plus \$2,186 DES review fee.

Rezoning with General Land Use Plan (GLUP) Amendment - \$8,959 plus the above fee,
plus \$4,371 DES review fee.

Automation Enhancement Fee – 5% 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 - \$20,558 plus \$125 per acre, plus \$20,057 plus \$122 per acre
DES review fee.

Crystal City Block Plan - \$10,279 plus \$10,028 DES review fee.

Crystal City Block Plan Amendments - \$5,139 plus \$5,014 DES review fee.

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)" -
\$3,047 plus \$27 per 100 sq. ft. of office & commercial space, plus \$114 per dwelling unit;
plus \$1,093 plus \$11 per 100 sq. ft. office & commercial, plus \$56 per dwelling unit DES
review fee.

Final Site Plans - All other site plans - \$9,744 plus \$27 per 100 sq. ft. of office & commercial space, plus \$114 per dwelling unit and/or hotel unit; plus \$4,371 plus \$11 per 100 sq. ft. office/commercial plus \$56 per unit DES review fee.

Major Site Plan Amendments - For Site Plans in "R" & "RA" districts of fewer than 25 units, "C-2" and "VCHPDD" Site Plans - \$3,047 plus \$27 per 100 sq. ft. of office & commercial space, plus \$114 per dwelling unit and/or hotel unit; plus \$1,093 plus \$11 per sq. ft. office/commercial plus \$56 per unit DES review fee.

Major Site Plan Amendments - All other site plans - \$9,744 plus \$27 per 100 per sq. ft. of office & commercial, \$114 per dwelling unit and/or hotel unit; plus \$4,371 plus \$11 per 100 sq. ft. of office/commercial plus \$56 per unit DES review fee.

Minor Site Plan Amendments - \$2,442 plus \$27 per 100 sq. ft. of office & commercial, \$114 per dwelling unit and/or hotel unit; plus \$1,093 plus \$11 per 100 sq. ft. of office/commercial plus \$56 per unit DES review fee.

Resubmittal - \$562 per resubmittal after the first resubmittal plus \$12 per residential unit and \$12 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 - \$611 per subsection of the Zoning Ordinance
- Landscape Plan Changes for Town House, Cluster, URD's - \$57 plus DES fee of \$14
- Landscape Plan Changes All Other - \$673 plus DES fee of \$165
- Comprehensive Sign Plan - \$114 per request
- Administrative Change for Signs - \$125
- Parking Changes - \$673 plus DES fee of \$165
- Satellite dishes and antennas - \$282 (excluding small cell wireless telecommunications facilities)
- Temporary Uses - \$673
- Outdoor Seating - \$282 plus DES fee of \$69
- Tenant Changes - \$114
- Façade Changes - \$673
- All Other including items with multiple requests - \$1,120 plus \$274 DES review fee.

Automation Enhancement Fee – 5% of total fees (Excluding DES fees).

Final 4.1 Plan Review - \$1,223 plus \$27 per 100 sq. ft. of office & commercial space, plus \$114 per dwelling unit and/or hotel unit; plus \$662 plus \$11 per 100 square feet of office/commercial plus \$56 per unit DES review fee.

Landscape Plan Review

- Town House, Cluster, URD, and UCD - \$310 plus \$302 DES review fee.
- All Other - \$562 plus \$302 DES review fee.

Final Façade Plan Review - \$562

Automation Enhancement Fee – 5% of total fees (Excluding DES fees).

USE PERMITS

Family Day Care Home (Child Care) - \$125

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 - \$142 plus \$36 DES review fee.

Schools listed above with a total enrollment that exceeds 100 students but is equal to, or less than, 250 students - \$337 plus \$83 DES review fee.

Type I - Commercial & non-commercial conditional uses except Type II - \$1,827

Type II - Live entertainment & food delivery services - \$1,233

Type III - Commercial uses that have substantial alteration to structures and sites – All Drive through uses, vehicle service establishments - \$8,511 plus \$2,076DES review fee.

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) - \$310 plus \$302 DES review fee.

Use Permit for Comprehensive Sign Plan - \$1,827

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 - \$8,511 plus \$2,076 DES review fee.

Unified Residential Development - \$2,464 plus \$7 per housing unit; plus \$1,444 DES review fee.

Unified Commercial Development - \$1.30per sq. ft., not to exceed \$6,049; plus \$1,444 DES review fee.

Columbia Pike Form Based Code (FBC) or Columbia Pike Neighborhoods Form Based Code (N-FBC) - \$1.30 per square foot of gross floor area of the entire building not to exceed \$6,049; plus \$1,444 DES review fee. In addition, the following fees will be charged:

- Landscape Plan (new submittal): \$562 plus \$302 DES review fee.
- Final Façade Plan Review: \$562
- Administrative Change to Landscape Plan: \$58 plus \$14 DES review fee.
- Administrative Change to Final Façade Plan: \$674
- All other Administrative Changes: \$611, or \$1,121 for multiple requests; plus \$274 DES review fee.

Modifications to nonconforming apartments with creation of a VCHPDD as permitted in the Zoning Ordinance §12.3.7.B et. seq.- \$1,827 plus \$1,782 DES review fee.

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 - \$57 plus \$14 DES review fee.

Places of Worship or Lodges for secondary use of parking lots - \$310 plus \$302 DES review fee.

Open-Air Markets - \$310 plus \$302 DES review fee.

Automation Enhancement Fee – 5% of total fees (Excluding DES fees).

VARIANCES or USE PERMITS

Modification to Existing One-Family Residential - \$350 for 1st subsection of the Zoning Ordinance, plus \$71 for each additional subsection.
(Fees over the base fee are determined following receipt of the application and must be paid prior to advertising.)

New One-Family Dwellings - \$2,756 for 1st subsection of the Zoning Ordinance, plus \$551 for each additional subsection.
(Fees over the base fee are determined following receipt of the application and must be paid prior to advertising.)

Building Location Error for New Structures - \$4,145
(Not applicable for errors in fence and/or accessory structure placement.)

Variations or Use Permits for all other uses - \$3,434 for 1st subsection of the Zoning Ordinance, plus \$687 for each additional subsection.
(Fees over the base fee are determined following receipt of the application and must be paid prior to advertising.)

Variations Applications for non-profit organizations & Institutional Uses - \$287

Appeals to Determinations of the Zoning Administrator - \$562

Automation Enhancement Fee – 5% of total fees (Excluding DES fees).

FEES FOR ADMINISTRATIVELY-REVIEWED PERMITS AND REQUESTS

Landscape Plan (new submittal) - \$562 plus \$302 DES review fee.

Columbia Pike Form Based Code (FBC) or Columbia Pike Neighborhoods Form Based Code (N-FBC) - \$1.30 per square foot of gross floor area of the entire building not to exceed \$6,049; plus \$1,444 DES review fee. In addition, the following fees will be charged:

- Landscape Plan (new submittal): \$562 plus \$302 DES review fee.
- Final Façade Plan Review: \$562
- Administrative Change to Landscape Plan: \$58 plus \$14 DES review fee.
- Administrative Change to Final Façade Plan: \$674
- All other Administrative Changes: \$611, or \$1,121 for multiple requests; plus \$274 DES review fee.

Dance Hall Permits - \$615 annually

Home Occupation Permits (non-Accessory Homestay) - No fee for Arlington County residents

Home Occupation Permits – Accessory Homestay - \$62

Sign Permits - \$110 plus \$1.30 per sq. ft. for any sign exceeding 100 sq. ft. in size.

Temporary Sign Permits - \$110 plus \$1.30 per sq. ft. for signs exceeding 100 sq. ft. in size.

Zoning Compliance Letters

Verification of Compliance - \$337

Letter to DMV - \$562

Special Agreement Letters - \$2,241

Determination letter - \$337

Buildability letter - \$337

Buildability letter (filed with property title search) - \$57

Sink letters - \$30

Lost certificates of occupancy - \$30

Telecommunications Permits

2316 Administrative Review-Eligible Projects

- Small Cell Wireless Facilities - \$100 each for the first five (5) facilities; \$50 for each additional
- New Structures up to 50 ft. above ground - \$500
- Co-Location of wireless facilities on existing structures - \$500

Automation Enhancement Fee – 5% of total fees (Excluding DES 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 - \$2,241 plus \$17 per unit
- b. New tourist homes, boarding & rooming houses - \$562 plus \$17 per unit
- c. One- and two-family dwellings - \$282
- d. New town house projects (site work) - \$1,120
- e. Change in ownership of office and commercial - \$1,120
- f. Change in ownership of apartments and hotels - \$1,120 plus \$23 per unit
- g. Condo Conversions - \$1,120 plus \$23 per unit
- h. Re-inspection fee - \$169 per inspection

Shell and Core Certificate for Elevator Buildings

New apartments, office, commercial and hotel

- (1) Up to 150,000 sq. ft. of gross floor area - \$2,241
- (2) Over 150,000 sq. ft. of gross floor area - \$2,801
- (3) Re-inspection fee - \$169 per inspection

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

- a. Office and commercial
 - (1) Up to 150 sq. ft. of gross floor area (desk space) - \$226
 - (2) Over 150 sq. ft. of gross floor area and up to 2,000 sq. ft. of gross floor area - \$337
 - (3) Over 2,000 sq. ft. of gross floor area - \$562 per 10,000 sq. ft. of gross floor area or fraction thereof.
- b. Apartments and hotels - \$450 plus \$23 per unit

- c. Town house units - \$282 plus \$23 per unit.

OTHER TYPES OF CERTIFICATES OF OCCUPANCY

Parking Structures associated with office, commercial, apartments and hotels

\$562 plus \$57 per 5,000 sq. ft.

Re-inspection fee - \$169 per inspection

Parking Structures not associated with other uses - \$114 per 5,000 sq. ft.

Short-term Activities of Nonprofit Organizations - No fee

Family Day Care Homes for One (1) to Nine (9) Children - \$30

Flat Fees

Swimming pools - \$226

Parking lots - \$226

Vehicle dealerships; new, used, and rentals - \$1,120

Accessory Dwelling units - \$214

Uses not elsewhere specified (including all temporary uses) - \$226

Reinspection Fee - \$169

Automation Enhancement Fee – 5% of total fees (Excluding DES fees).

SUBDIVISION PLAT REVIEW

- a. Subdivision Plat: Base fee of \$154, plus \$84 per lot.
- b. Residential and Commercial Condominium Plats: \$154 for 9 or less units;
\$305 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	\$562 per dwelling unit
By-right Development, including Apartments, Retail & Offices	\$226 plus \$114 per 10,000 sq. ft. gross floor area or fraction thereof
All Site Plan Projects	\$562 plus \$114 per 5,000 sq. ft. gross floor area or fraction thereof
New Parking Structures & Lots	\$226 plus \$114 per 5,000 sq. ft. gross floor area or fraction thereof
Revisions to approved plans for new construction	
By-right	\$57
Site Plan	\$226
<u>Modifications to Existing Structures</u>	
Exterior Additions - Single-Family, Town House, Two-family	\$114
Exterior Mechanical Equipment	\$57
Exterior Alterations - All Other	\$337
Interior Alterations - Single-Family Dwellings, Town House, Two-family	\$114
Interior Alterations - All Other	\$169 per 10,000 sq. ft. gross floor area or part thereof
<u>Other Types of Building Permits</u>	
Footing & Foundation, & Excavation	
By-right	\$57
Site Plan	
Single Family	\$114
All Other	\$1,120
Retaining Walls	\$57
Detached Garages & Accessory Structures	\$57
Demolition Plans - By-right	\$114
Demolition Plans - Site Plan	\$1,120
Swimming Pools	\$57
Temporary Structures (e.g. Fireworks Stands), satellite dish antennae	\$85
Decks and fences	\$57
Driveways, On-grade Patios	\$57
Uses not elsewhere specified	\$57
Request for sink letter	\$30
Accessory Dwelling unit application and permit	\$142 plus \$303DES fee if parking survey required
Family Suite Application	\$33