

**FEE ORDINANCE  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
MIDDLESEX COUNTY, VIRGINIA**

**SERVICE** **FEE**

**Zoning Applications**

Appeal to Board of Zoning Appeals .....	\$400.00
CBPA Exceptions .....	\$400.00
CBPA Permitted Encroachment Permit .....	\$150.00
CBPA Nonconforming Use Waiver .....	\$150.00
Major Site Plan Review .....	\$300.00
Minor Site Plan Review .....	\$125.00
Rezoning.....	\$400.00 + \$10 per acre
RPA Modification Permit .....	\$150.00
Site Plan Amendments.....	\$100.00
Special Exception Application.....	\$350.00
Variance .....	\$400.00
Variance – Administrative (*).....	\$100.00
Zoning Ordinance Amendment.....	\$300.00
Zoning Permit .....	\$ 40.00
Zoning Permit – After the fact.....	\$150.00
Zoning Determination Letter .....	\$ 20.00
Comprehensive Plan Review for Public Utilities .....	\$300.00

(\*) In the event consideration of the variance must be transferred to the Board of Zoning Appeals, an additional fee of \$225.00 is required.

(\*\*) Whenever work has begun in the Resource Protection Area (RPA) prior to issuance of a permit, all CBPA or RPA fees shall be doubled.

**Subdivision Applications**

Lot Line Vacation.....	\$25.00 + \$1.00 per line
Boundary Line Adjustment.....	\$35.00 + \$1.00 per line
Major Subdivision Review .....	\$400.00 + \$25.00 per lot
Minor Subdivision Review.....	\$150.00 + \$15.00 per lot
Family Exemption Subdivision.....	\$150.00 + \$15.00 per lot

**Erosion and Sediment Control Applications**

Land Disturbing Permit.....	\$150.00 first acre + \$50.00 each add'l acre.
Agreement in Lieu of a Plan .....	\$50.00

(\*) Whenever work has begun prior to issuance of a permit, the fee shall be doubled.

**Wetland Applications**

Application Review .....	\$50.00*
Permit (Hearing Required).....	\$225.00
Commercial Permit (Hearing Required) .....	\$300.00

After the Fact Permit.....	\$550.00
No Net Loss of Wetlands – In Lieu Of Fee .....	\$9.00 per square foot
Wetland Permit Extension .....	\$50.00

(\*) The following situations or applications shall be exempt from the \$25.00 review fee:

1. Boat lifts, davits, hoists, mooring buoys and other similar appurtenances located over State Waters and not within the Wetlands Board’s jurisdiction.
2. Pier head sections and pier extensions for private use located over State Waters and not within the Wetlands Board’s jurisdiction.
3. Repairs to piers.
4. Noncommercial riparian shellfish aquaculture structures – “oyster gardening” located in State Waters and not within the Wetlands Board’s jurisdiction.
5. Osprey nests located in State Waters and not within the Wetlands Board’s jurisdiction.
6. Applications that match the criteria contained within “General Shoreline Group 1 General Permit for Certain Living Shoreline Treatments Involving tidal Wetlands” (4VAC 20-1300-10).

Exemption from the review fee shall not guarantee exemption from permit or exemption from permit application. Also, should a field visit be necessary to clarify an application, the Wetlands Office reserves the right to assess the \$25.00 review fee.

**Building Applications**

Minimum Permit Fee .....	\$40.00
Commercial Construction.....	\$0.20 per sq. ft.

**Residential**

Useable Area Under Roof:

Mobile Homes.....	\$0.12 per sq. ft.
Modular.....	\$0.12 per sq. ft.
(all Site Built habitable space) .....	\$.12 per sq. ft.
Basement.....	\$.12 per sq.ft.
Unfinished, future habitable 2 <sup>nd</sup> or 3 <sup>rd</sup> floor.....	\$.12 per sq.ft.
Finish existing space after Certificate of Occupancy is issued	\$.10 sq.ft.
Decks .....	\$.10 per sq. ft.
Garage, sheds, porches, .....	\$.10 per sq. ft.
Carports, storage buildings	
Pole shed .....	\$.10 per sq. ft.
Remodeling, alterations, structures not listed .....	\$5.00 per \$1,000, \$500.00 max.
Signs.....	\$25.00 minimum; \$.05 per sq. ft.
Chimney, fireplace, heaters.....	\$10.00 per \$1,000
Fences, where required by Zoning Ordinance .....	\$10.00 per \$1,000
Bulkheads, jetties, piers .....	\$10.00 per \$1,000
Boathouses .....	\$.10 per sq. ft.
Pools.....	\$10.00 per \$1,000
Relocation fee .....	\$.10 per sq. ft.
Demolition fee .....	\$25.00
Reinspection fee.....	1 <sup>st</sup> Free/2 <sup>nd</sup> \$50.00/ 3 <sup>rd</sup> + \$100.00 ea.
Temporary Certificate of Occupancy .....	\$.50.00 / 6 months
Plans Review .....Residential (Site Built dwellings only)...	\$.50.00

Commercial.....	\$50.00/ 1000sf.
Valuation Fee (job value of \$25,000 or less)	\$20.00
Valuation Fee (job value of \$25,001 or more)	\$30.00

(\* ) Whenever work has begun prior to issuance of a permit, the fee shall be doubled.

**Plumbing Permit Application\***

Minimum Permit fee.....	\$40.00
Per fixture.....	\$5.00 each

(\* ) Whenever work has begun prior to issuance of a permit, the fee shall be doubled.

**Mechanical Permit Application\***

Minimum Permit fee.....	\$40.00
Heat pumps, furnace, etc.....	\$10.00 per \$1,000
Water, oil, commercial tanks .....	\$10.00 per \$1,000

(\* ) Whenever work has begun prior to issuance of a permit, the fee shall be doubled.

**Electrical Permit Application\***

Minimum Permit Fee .....	\$40.00
Service panel.....	\$0.25 per amp
Electrical heat.....	\$1.00 per K.W.
Temporary pole.....	\$50.00
Reconnect fee.....	\$50.00
Relocate .....	\$50.00
Motors .....	\$2.00
Air Handler .....	\$2.00
Range .....	\$2.00
Water Heater .....	\$2.00
Other Circuits.....	\$2.00
Backup Generator .....	\$50.00
Residential Photovoltaic System.....	\$50.00
Commercial Photovoltaic System.....	\$1.50 per DC kW generated

(\* ) Whenever work has begun prior to issuance of a permit, the fee shall be doubled.

**Amusement Devices\***

Kiddie.....	\$10.00
Major.....	\$20.00
Spectacular.....	\$40.00

(\* ) Whenever work has begun prior to issuance of a permit, the fee shall be doubled.

(\*\* ) All building department permit fees subject to state levy

**Other Department Fees and Charges**

Appeals to the Local Board of Building Code Appeals \$250.00

Copies:

Comprehensive Plan ..... \$20.00  
Erosion and Sediment Control Ordinance ..... \$5.00  
Subdivision Ordinance ..... \$5.00  
Wetlands Zoning Ordinance ..... \$5.00  
Zoning Ordinance ..... \$15.00  
Individual copies ..... \$0.25 per page  
Tax Maps 40"x 28" ..... \$20.00 per page

- Church worship facilities shall be exempt from the development and construction permit fees of this Ordinance.
- School facilities construction utilizing school maintenance personnel or volunteer labor shall be exempt from the development and construction permit fees of this Ordinance.
- Volunteer Fire and Rescue facilities construction utilizing Fire or Rescue personnel or volunteer labor shall be exempt from the development and construction permit fees of this Ordinance.
- Permit application fees are nonrefundable regardless of whether the permit application is approved, denied or withdrawn once submitted.

This ordinance shall be effective immediately upon adoption.

Adopted June 6, 2017; Revised July 11, 2017; Revised February 6, 2018