

**GUIDE TO ATTACHMENT 1:** The table contained in Attachment 1 provides the Fee Study results in a column format to assist the Board in its review of the proposed fees:

Column 1:

Last Updated

Provides the Year the Fee was last Updated (either 2008 or 2014)

Column 2:

Acronym

Provides the current Land Management System Acronym for the Activity Type, e.g. STPL for Site Plan

Column 3:

Fee Name

Provides the Name of the Fee in the Land Management System including Additional Reviews

Column 4:

Current Fee

Provides the current Fee amount

Column 5:

Adjusted for Inflation

To provide a comparison, this column shows how much the fee would be if the County adjusted the previously established fees for inflation from 2008/2014 to the projected Go Live Date of EnerGov. This is based on the U.S. Department of Labor's inflation calculation through 2022.

Column 6:

Time/Hr.

The amount of staff time involved from start to finish for the land development activity for the minimum number of reviews (2). Where appropriate, time and cost for additional reviews beyond two reviews is indicated. This time is an average number of hours required to process each activity type developed by the staff groups performing the work.

Column 7:

2020 Base+

Provides the average hourly rate of the staff group which performs the work and overhead costs based on current rates escalated for anticipated changes prior to the Go Live date for EnerGov.

Column 8

New Fee

The proposed new fee calculated and rounded to the nearest \$5 to support easier calculations for totals.

## Building and Development Land Development Fee Study Results

### Land Development Engineering

Provides detailed technical review, approval, and management of land development applications related to subdivision and road construction, as well as site plans to ensure conformance with all applicable ordinances, standards, and regulations. Inspects ongoing and completed construction for compliance with standards, performance bond reductions, release of performance bonds, and acceptance of streets into the State system for maintenance.

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	CPAP	<b>Construction Plans &amp; Profiles (CPAP) (2 Reviews)</b>					
		Residential and/or Roads	\$7,085	\$8,892	99	\$83.98	\$8,295
		Additional Reviews Beyond 2	\$2,535	\$3,181	42	\$83.98	\$3,540
		Residential and/or Roads CPAR	\$2,535	\$3,181	42	\$83.98	\$3,540
		Industrial or Office Park	\$2,575	\$3,232	46	\$83.98	\$3,870
		Additional Reviews Beyond 2	\$850	\$1,067	20	\$83.98	\$1,660
		Industrial or Office Park CPAR	\$850	\$1,067	20	\$83.98	\$1,660
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	WAIV	Facility Standard Manual (FSM) Waiver Request	\$1,190	\$1,493	7.25	\$83.98	\$610
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	REST	Rural Economy Site Plan (REST) (2 Reviews)	\$2,300	\$2,887	79	\$83.98	\$6,600
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	STPL	<b>Site Plans (STPL) (2 Reviews)</b>					
		Site Plans > 1 acre	\$7,605	\$9,544	103	\$83.98	\$8,670
		Additional Reviews Beyond 2	\$3,225	\$4,047	41	\$83.98	\$3,470
		Site Plans 1 acre or <	\$4,800	\$6,024	62	\$83.98	\$5,200
		Additional Reviews Beyond 2	\$900	\$1,130	12	\$83.98	\$1,000
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	SPAM	Site Plan Amendment (SPAM)	\$3,405	\$4,273	38	\$83.98	\$3,190
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	AB	As Built Submissions for Occupancy	\$300	\$377	1	\$61.20	\$60
		As Built Submissions for Bond Release	\$300	\$377	3	\$61.20	\$185
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	ILGP	Individual Lot Grading Permit - Residential	\$310	\$389	4	\$61.20	\$245

## Land Development Planning

Provides technical review, processing, approval, and management of land development applications related to the subdivision of property. Manages performance bonds, and maintains County records on all administrative land development applications. Provides excellent customer service as the Department of Building and Development's first point of contact for the public.

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	BLAD	<b>Boundary Line Adjustment (BLAD) (2 Reviews)</b>	\$1,750	\$2,196	49	\$71.45	\$3,495
		Additional Reviews Beyond 2	\$275	\$345	7	\$71.45	\$525
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	DEDI	<b>Dedication of Right-of-Way (DEDI) (2 Reviews)</b>	\$2,445	\$3,068	69	\$71.45	\$4,920
		Additional Reviews Beyond 2	\$520	\$653	15	\$71.45	\$1,075
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	ESMT	<b>Easements (ESMT) (2 Reviews)</b>	\$1,880	\$2,359	51	\$71.45	\$3,630
		Additional Reviews Beyond 2	\$465	\$584	8	\$71.45	\$545
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	SBFM	<b>Family Subdivision (SBFM) (2 Reviews)</b>	\$2,860	\$3,589	78	\$71.45	\$5,545
		Additional Reviews Beyond 2	\$465	\$584	12	\$71.45	\$855
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	FIDP	<b>Final Development Plan (FIDP)</b>	\$12,010	\$15,073	275	\$71.45	\$19,650
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	POCO	<b>Plat of Correction (POCO) (2 Reviews)</b>	\$1,890	\$2,372	50	\$71.45	\$3,560
		Additional Reviews Beyond 2	\$315	\$395	9	\$71.45	\$625
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	SBPR	<b>Preliminary Record Subdivision (SBPR)</b>					
		Non-Residential	\$3,750	\$4,706	85	\$71.45	\$6,075
		Rural Residential (septic and well)	\$3,750	\$4,706	85	\$71.45	\$6,075
		Urban Residential (public water and sewer)	\$3,750	\$4,706	85	\$71.45	\$6,075
		Additional Submissions	\$1,195	\$1,500	27	\$71.45	\$1,930
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	SBPL	<b>Preliminary Subdivision (SBPL) (2 Reviews)</b>					
		Non-Residential	\$4,518	\$5,670	95	\$71.45	\$6,790
		Additional Review Beyond 2	\$1,430	\$1,795	32	\$71.45	\$2,290
		Rural Residential (septic and well)	\$4,905	\$6,156	110	\$71.45	\$7,860
		Additional Review Beyond 2	\$1,650	\$2,071	37	\$71.45	\$2,645
		Urban Residential (public water and sewer)	\$7,630	\$9,576	174	\$71.45	\$12,430
		Additional Review Beyond 2	\$1,890	\$2,372	42	\$71.45	\$3,000

## Land Development Planning (continued)

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base +	New Fee
2008	SBRD	<b>Record Subdivision (SBRD) (2 Reviews)</b>					
		Non-Residential	\$2,395	\$3,006	85	\$71.45	\$6,075
		Additional Review Beyond 2	\$750	\$941	15	\$71.45	\$1,070
		Rural Residential (septic and well)	\$2,545	\$3,194	85	\$71.45	\$6,075
		Additional Review Beyond 2	\$1,080	\$1,355	15	\$71.45	\$1,070
		Urban Residential (public water and sewer)	\$3,740	\$4,694	85	\$71.45	\$6,075
		Additional Review Beyond 2	\$1,540	\$1,933	15	\$71.45	\$1,070
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	SBBB	<b>Subdivision Base Density (SBBB) (2 Reviews)</b>	\$2,735	\$3,432	65	\$71.45	\$4,645
		Additional Reviews Beyond 2	\$440	\$552	10	\$71.45	\$715
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	SBXT	<b>Subdivision Extension</b>	\$230	\$289	5	\$71.45	\$357
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	71.45	New Fee
2008	SBEX	<b>Subdivision Exception (SBEX) per submission</b>	\$1,490	\$1,870	30	\$71.45	\$2,144
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	SBWV	<b>Subdivision Waiver (SBWV) (2 Reviews)</b>	\$2,415	\$3,031	65	\$71.45	\$4,644
		Additional Reviews Beyond 2	\$430	\$540	10	\$71.45	\$715
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	BOND	<b>Performance Bond Fees</b>					
		Extensions	\$300	\$377	7	\$71.45	\$500
		Reductions	\$785	\$985	17	\$71.45	\$1,215
		Re-Inspection	\$200	\$251	5	\$56.66	\$285
		Release	\$500	\$628	29	\$56.66	\$1,645
		Public Bond Release	\$500	\$628	41	\$56.66	\$2,310
		SWM Release	\$500	\$628	15	\$56.66	\$850

## Natural Resources

Manages the County's natural resources to ensure compliance with applicable federal, state, and local regulations to lessen the impact on County streams and other waterways. Oversees the County's Virginia Stormwater Management Program (VSMP) and Floodplain Management Program, including enforcement of erosion and sediment control and stormwater management regulations. Provides technical assistance and ensures Facilities Standards Manual (FSM) requirement compliance in soils, geotechnical, geophysical, urban forestry, wetlands, and hydrogeology disciplines. Monitors ground and surface water data to assist with water resources-related questions and studies.

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2014	GP	<b>Grading Permits - Land Disturbance</b>					
		Single House/Single Lot	\$2,100	\$2,415	42	\$56.66	\$2,380
		1 Acre or <	n/a	n/a	71	\$56.66	\$4,025
		1-5 acres	n/a	n/a	72	\$56.66	\$4,080
		6-10 acres	n/a	n/a	96	\$56.66	\$5,410
		11-25 acres	n/a	n/a	123	\$56.66	\$6,940
		26-50 acres	n/a	n/a	169	\$56.66	\$9,545
		51-75 acres	n/a	n/a	189	\$56.66	\$10,680
		75-100 acres	n/a	n/a	442	\$56.66	\$25,045
		101+ acres	n/a	n/a	451	\$56.66	\$25,555

### OLD FORMULA - RECOMMEND CHANGE IN CALCULATIONS TO ALIGN WITH VSMP & WORK LOADS

\$4,100 add \$115 per disturbed acre and \$40 per lot	Residential Subdivisions			
\$780 add \$130 per disturbed acre	Infrastructure Applications (Commercial)			
\$2,100 flat rate	Single House/Single Lot			
\$780 add \$130 per disturbed acre up to a max of \$2,950	Other			

**POLICY DECISION:** Recommend fee be 25% higher when applicant has already performed the work and is attempting to get legally compliant. The recommended 25% higher fee covers compliant investigation and Stop Work Order hours

Last Updated	Acronym	Fee Name	Current	Adj Inflation	020 Base	2020 Base+	New Fee
2014 SEE GRADING CALC TAB	GB	<b>Grading Bond Fees</b>					
		Reduction	\$285	\$328	7	\$56.66	\$400
		Re-Inspection	\$200	\$230	5	\$56.66	\$285
		Release	\$500	\$575	7	\$56.66	\$400

**POLICY DECISION:** Industry has recommended Grading Permit Extensions be reformulated.

**Staff Recommendation** Eliminate 6 month extension and replace it with 1 Year Renewals at a cost of 1/3 of original cost + 15% to cover costs  
Would require a 1220 Codified Ordinance Amendment to eliminate 6 month extension with new formula

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2014	PSRP	Preliminary Soils Report	\$1,450	\$1,668	25	\$71.76	\$1,795

## Natural Resources (continued)

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2014	FPAL	Flood Plain Alteration (FPAL Type 1)	\$500	\$575	9	\$79.69	\$715
		Flood Plain Alteration (FPAL Type 2)	\$2,500	\$2,875	45	\$79.69	\$3,590

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2014	FPST	Flood Plain Study (FPST)	\$3,525	\$4,053.75	65	\$79.69	\$5,180

*New Fee is adjusted to recover loss of State Revenue based on average number of annual transactions*

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2014	VSMP	<b>VSMP Fees</b>					
		<b>VSMP Annual Permit Maintenance</b>					
		SFD <5 acres disturbed	\$50	\$58		\$74.11	\$100
		<1 acre in a CPD	\$50	\$58		\$74.11	\$100
		1-5 acres	\$400	\$460		\$74.11	\$775
		5-10 acres	\$500	\$575		\$74.11	\$975
		10-50 acres	\$650	\$748		\$74.11	\$1,265
		50-100 acres	\$900	\$1,035		\$74.11	\$1,750
		>100 acres	\$1,400	\$1,610		\$74.11	\$2,720
		VSMP Permit Mod or Transfer					
		<1 acres in a CPD	\$20	\$23		\$74.11	\$40
		1-5 acres	\$200	\$230		\$74.11	\$390
		5-10 acres	\$250	\$288		\$74.11	\$485
		10-50 acres	\$300	\$345		\$74.11	\$585
		50-100 acres	\$450	\$518		\$74.11	\$875
		>100 acres	\$700	\$805		\$74.11	\$1,360
		Single Family Detached	\$209	\$240		\$74.11	\$405
		Other	\$2,700	\$3,105		\$74.11	\$5,250
		Permit					
		5-10 acres	\$3,400	\$3,910		\$74.11	\$6,010
		10-50 acres	\$4,500	\$5,175		\$74.11	\$8,745
		50-100 acres	\$6,100	\$7,015		\$74.11	\$11,855
		100 + acres	\$9,600	\$11,040		\$74.11	\$18,660
		Subdivision Lots					
		Part of a common plan of	\$209	\$240		\$74.11	\$405
		development that disturbed 1					
		acre or more - residential					
		Part of a common plan of	\$209	\$240		\$74.11	\$405
		development that disturbed 1					
		acre or more - commercial					

## Building Code Enforcement

Protects the public's health, safety, and welfare through enforcement of the structural, electrical, mechanical, plumbing, gas, and fire protection standards of the Virginia Uniform Statewide Building Code (USBC). Conducts code inspections.

## Permit Issuance

Coordinates and schedules inspections; issues building and trade permits for the entire County and zoning and sign permits for property located outside the incorporated towns; manages proffer collection; and provides leadership for the Business Assistance Team.

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	SP	<b>Sign Permit</b>					
		Temporary or Residential	\$10	\$13	0.25	\$66.31	\$15
		Commercial	\$235	\$295	5	\$66.31	\$330
Last Updated	Acronym	Fee Name	Current	Adj Inflation	ZP Time/Hr.	2020 Base+	New Fee
2008	ZP	<b>Zoning Permit</b>					
		Residential	\$165	\$207	Z-3, NR-3.5	Z-\$66.31, NR-\$71.76	\$450
		Child Care Home	\$200	\$251	Z-3, NR-0	Z-\$66.31, NR-\$71.76	\$200
		Commercial	\$210	\$264	Z-3, NR-3.5	Z-\$66.31, NR-\$71.76	\$450
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	TP-P	<b>Plumbing Permit (2 Inspections)</b>					
		1&2 Family Dwelling	\$70	\$88	P- 1, C-.40	P-\$45.11, C- \$61.51	\$70
		Commercial	\$95	\$119	P-1, C- 1	P-\$45.11, C- \$61.51	\$105
		Water Service (new or replacement)	\$70	\$88	P-1, C-.40	P-\$45.11, C- \$61.51	\$70
		Sewer lines (new or replacement)	\$70	\$88	P-1, C-.40	P-\$45.11, C- \$61.51	\$70
		Additional Reinspections per Inspection	\$25	\$31	Flat Fee		\$30
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	TP-G	<b>Gas Permit (2 Inspections)</b>					
		1&2 Family Dwelling	\$70	\$88	P- 1, C-.40	P-\$45.11, C- \$61.51	\$70
		Commercial	\$95	\$119	P-1, C- 1	P-\$45.11, C- \$61.51	\$105
		Propane Tank & Piping 1&2 Family Dwell.	\$70	\$88	P-1, C-.40	P-\$45.11, C- \$61.51	\$70
		Propane Tank & Piping Commercial	\$90	\$113	P-1, C-.40	P-\$45.11, C- \$61.51	\$70
		Additional Reinspections per Inspection	\$25	\$31	Flat Fee		\$30
Last Updated	Acronym	Fee Name	Current	Adj Inflation	P Time/Hr.	2020 Base+	New Fee
2008	TP-M	<b>Mechanical Permit (2 Inspections)</b>					
		Central Heating 1&2 Family Dwelling	\$70	\$88	P- 1, C-.40	P-\$45.11, C- \$61.09	\$70
		Central Heating Commercial	\$125	\$157	P-1, C- 1	P-\$45.11, C- \$61.09	\$105
		Commercial Duct Installation Only	\$180	\$226	P-1, C-2	P-\$45.11, C- \$61.09	\$170
		Motor Fuel & Fuel Oil Storage Tanks	\$150	\$188	P-1, C-1.75	P-\$45.11, C- \$61.09	\$155
		Additional Reinspections per Inspection	\$25	\$31	Flat Fee		\$30
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	TP-E	<b>Electrical Permit (2 Inspections)</b>					
		Service Equipment 0-400 amps	\$70.00	\$88	P-1, C-.40	P-\$45.11, C- \$54.74	\$70
		Service Equipment >400 amps	\$95.00	\$119	P-1, C-1	P-\$45.11, C- \$54.74	\$100
		Sub-Panels	\$30.00	\$38	P-.45, C.40	P-\$45.11, C- \$54.74	\$40
		Fixtures, Receptacles Circuits 1&2 Family	\$70.00	\$88	P-1, C-.40	P-\$45.11, C- \$54.74	\$70
		Fixtures, Receptacles Circuits Commercial	\$95.00	\$119	P-1, C-1	P-\$45.11, C- \$54.74	\$100
		Electric Signs	\$45.00	\$56	P-.75, C.40	P-\$45.11, C- \$54.74	\$55
		Motors & Generators	\$35.00	\$44	P-.45, C.40	P-\$45.11, C- \$54.74	\$40
		Electric Heating & Air Conditioning	\$15.00	\$19	P-.10, C-.40	P-\$45.11, C- \$54.74	\$25
		Miscellaneous	\$65.00	\$82	P-1, C-.40	P-\$45.11, C- \$54.74	\$70
		Additional Reinspections per Inspection	\$25	\$31	Flat Fee		\$30

## Permits & Code (continued)

Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	CPR	<b>Commercial Plan Review (Per Review)</b>					
		up to 50,000 sf	\$275		P-.5, C-5	P-\$45.11, C-\$79.80	\$425
		51,000 -250,000 sf	\$395		P-.5, C-7	P-\$45.11, C-\$79.80	\$580
		251,000 - 350,000sf	\$430		P-.5, C-10	P-\$45.11, C-\$79.80	\$820
		>350,000 sf	\$470		P-.5, C-15	P-\$45.11, C-\$79.80	\$1,220
		Individual Trade Reviewfor new, alteration	\$60		P-.5, C-.5	P-\$45.11, C-\$79.80	\$65
Last Updated	Acronym	Fee Name	Current	Adj Inflation	P Time/Hr.	2020 Base+	New Fee
2008	RPR	<b>Residential Plan Review (Per Review)</b>					
		New Construction, 1 & 2 Family Dwelling	\$60	\$75	P-.5, C-2	P-\$45.11, C-\$71.63	\$166
		R-3, R-4 and R-5 additions and alterations	\$50	\$63	P-.5, C-1.5	P-\$45.11, C-\$71.63	\$130
Last Updated	Acronym	Fee Name	Current	Adj Inflation	Time/Hr.	2020 Base+	New Fee
2008	FP	<b>Fire Permit</b>					
These Fees Are FLAT FEES		Fire Alarm System	\$200.00	\$251			\$250
		Sprinkler System	\$190.00	\$238			\$240
		Kitchen Hood/Wet Chemical System	\$200.00	\$251			\$250
		Dry Chemical Systems	\$335.00	\$420			\$420
		Fire Extinguishers	\$70.00	\$88			\$90
		Fire Lanes (FMO FEE)	\$95.00	\$119			\$120
		Foam, CO2, Clean Agent	\$285.00	\$358			\$360