

CHAPTER 19. SERVICE CHARGES AND PERMIT FEES

ARTICLE I. Zoning and Subdivision

§ 19-1. Collection of fees for the review of plats and plans, inspection of facilities and other expenses.

The fees and charges imposed by this article are to cover the cost of making inspections, issuing permits, advertising of notices, conducting public hearings, reviewing plats and plans and other expenses incident to the administration of the county zoning and subdivision ordinances, amendments thereto and appeals therefrom. (Ord. 5/25/94)

§ 19-2. Subdivision plats, agreements and inspections.

The fees and charges related to the subdivision of land pursuant to chapter 21 of the Code are as follows:

Review of Minor Subdivision Plats	\$150.00
Review of Preliminary Plats (50 lots or less).....	\$100.00
Review of Preliminary Plats (more than 50 lots).....	\$450.00
Review of Final Major Subdivision Plats	\$325.00
Review of all Denied Plats.....	\$100.00 plus \$10.00 per lot
Review of Record Drawing (As-builts)	\$100.00
Review of Record Drawing (As-builts) Resubmittal.....	\$50.00

(Ord. 5/25/94; 6/22/94; 5/1/96; 7/22/98; 6/14/00; 3/14/01; 6/27/01; 6/22/05; 11/21/06; 10/22/14; 7/28/21)

§ 19-3. Matters before the Board of Zoning Appeals.

The fees charged upon submission of applications to the Board of Zoning Appeals shall be:

Special Use Permits for Small Solar Energy Systems	\$1,000.00
Special Use Permits for Wireless communication facilities	\$3,600.00
Special Use Permit for Drop and Swap Wireless communication facility	\$1,000.00
Special Use Permits co-location on wireless communication facility	\$500.00
Special Use Permit Wind Energy System over 80 ft. or 2 or more systems.....	
.....	\$350 + consultant fee
All other applications.....	\$350.00
Variances	\$350.00
Appeals from decisions of Zoning Administrator	\$250.00

Ord. 5/25/94; 6/28/00; 3/14/01; 2/12/03; 6/22/05; 8/22/18; 11/24/20; 7/28/21)

§ 19-3.1 Matters before the Board of Supervisors.

The fees charged upon submission of applications to the Board of Supervisors shall be:

Special Use Permits for Large Solar Facilities\$5,000.00

(Ord. 8/22/18; 11/24/20)

§ 19-4. Rezonings.

The fees charged upon application for rezoning shall be:

Mixed Use Districts under Div. G of Chap. 25.....\$2,500.00

General Agriculture and Exclusive Agriculture Districts
under Div. B of Chap. 25.....\$550.00

Amendments to Mixed Use District map or ordinance.....\$2,500.00

Review of Plans of Development.....\$300.00 + \$10.00 per unit

All other rezoning application\$550.00

(Ord. 5/25/94; Ord. 5/1/96; Ord. 7/22/98; Ord. 6/22/05, eff. 7/1/05; Ord. 11/21/06, eff. 1/1/07;
Ord. 2/28/18; Ord. 8/22/18; 7/28/21)

§ 19-5. Agricultural and forestal districts .

The fees charged in connection with applications for and amendments of Agricultural and Forestal Districts shall be:

Creation of a district.....\$0.00

Additions to a district.....0.00

Review of a district0.00

Withdrawals of land generally\$550.00

Withdrawals of land upon review of a district.....0.00

Withdrawals of land upon death of property owner0.00

(Ord. 5/25/94; Ord. 6/22/05, eff. 7/1/05; Ord. 1/24/07, eff. 2/1/07; 7/28/21)

§ 19-6. Amendments to comprehensive plan.

The fee charged upon application for an amendment to the comprehensive plan not connected with an annual review of the plan shall be \$550.00. (Ord. 5/25/94; 7/28/21)

§ 19-7. Site plan and zoning review.

The fees charged upon submission of a site plan, building permit or agricultural structure permit to be reviewed by the Department of Community Development shall be:

A. Site plan review:

New construction in agriculture	\$200.00
New construction in residential	\$300 + \$10/unit
New construction in business and industrial	\$450.00
Multi-family development	\$300.00 plus \$10.00 per unit
R-MH development	\$300.00 plus \$10.00 per unit
Additions (2,500 square feet or more)	\$150.00
Additions less than 2,500 square feet)	\$100.00
Changing use of existing structures	\$100.00
Resubmittal of rejected site plan	\$150.00
Wireless communication facilities	\$100.00

(Ord. 5/25/94; Ord. 6/22/94; Ord. 5/1/96; Ord.7/22/98; Ord. 6/14/00; Ord.3/14/01; Ord. 6/27/01 eff. 7/1/01; Ord. 6/22/05, eff. 7/1/05; 7/28/21)

B. Agricultural structure permit review:

Zoning review fee	\$10.00
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C. Administrative permits and Zoning Review:

Regular permit including Home Occupation and Residential Chickens	\$25.00
Permits requiring departmental approval.....	\$35.00
Permits requiring Certified Owner Notification	\$50.00
Rural Home Business.....	\$25.00
Floodplain Development Plan.....	\$100.00
Wind Energy Systems less than 80 ft.	\$75.00
New Telecommunications Tower Less Than 199'	\$3,600
Zoning Certificates.....	\$25.00
Zoning Certification Letter/Floodplain Letter	\$25.00
Site sketch review for Building Permit.....	\$10.00

(Ord. 5/25/94; Ord. 5/1/96; Ord. 12/8/04, eff. 01/01/05; 7/28/21)

§ 19-8. Copies of maps.

The fees charged for copies of maps shall be:

Printed Map Copies (24" X 36")	\$10.00
Custom GIS Maps (digital or printed up to 11" X 17"	\$5.00
Magisterial District Maps (24" X 36")	\$10.00

(Ord. 5/25/94; 7/28/21)

§ 19-9. Copies of ordinances and comprehensive plan or other public records.

The fees charged for copies of ordinances and the comprehensive plan shall be:

Zoning ordinance	\$.15 per page
Subdivision ordinance	\$.15 per page
Comprehensive plan	\$.15 per page
Black and White Copies.....	\$.15 per page
Color Copies	\$.25 per page

(Ord. 5/25/94; 7/28/21)

§ 19-10. Fees for street signs.

The subdivider shall pay the county to erect the street signs in accordance with the county’s design standards. The cost shall be as follows:

For each post, sleeve, wedge	\$60.00
For each 6" sign (secondary roads).....	\$35.00
For each 9" sign (primary roads and thoroughfares	\$60.00
For cap for 6" sign	\$10.00
For cap for 9" sign	\$20.00
For cross for 6" sign	\$10.00
For cross for 9" sign	\$20.00
For installation labor per post	\$80.00

(Ord. 6/22/05, eff. 7/1/05; 7/28/21)

State law reference -- Virginia Code §§ 15.2-2204; 15.2-2241 and 15.2-2204.

ARTICLE II. Buildings.

§ 19-11. Issuance of permit; payment of fee prerequisite.

All permits issued under the provisions of the Building Code for which the payment of a fee is required by this chapter shall be issued by the Building Official on proper forms showing the date, purpose, description, measurements and time limits, if any, and shall not be signed or approved by him until the permit fee has been received.

State law reference -- Virginia Code § 36-105.

§ 19-12. Constructions, additions and remodeling.

The fee for a building permit shall be in accordance with the following schedule:

- A. Residential new construction and additions: 18¢ per square foot of heated, finished living space, \$75 minimum.
- B. Residential accessory structures: 18¢ per square foot with a \$75 minimum charge.
- C. Residential swimming pools, hot tubs and spas: \$75 each.
- D. New commercial construction, including additions, but not including stadiums and other uses in Use Group A-5, by square feet in gross floor area, based on an election made by the applicant at the time of application for a building permit of one of the following permits:
 - (1) a permit for each unit of the structure at the rate of 18¢ per square foot of the unit for the first 5,000 square feet, and 10¢ per square foot for each additional square foot of the unit, with a \$100 minimum charge;
 - (2) a permit for the entire structure at the rate of 18¢ per square foot for the first 5,000 square feet of the structure, and 10¢ per square foot for each additional square foot of the structure, with a \$100 minimum charge; or
 - (3) a permit for the building shell at the rate of 9¢ per square foot for the building shell and, after completion of construction of the building shell, a permit for interior build-out within the shell at the rate of 9¢ per square foot (for a total fee of fifteen cents (18¢), with a \$100 minimum charge.
- E. New commercial construction, including stadiums and other uses in Use Group A-5, and including additions thereto, by square feet in gross floor area (\$100 minimum charge):

first 20,000 square feet:	2¢ per sq. ft.
additional square feet:	1¢ per sq. ft.
- F. Commercial swimming pools: \$75.00
- G. Elevators, escalators, lifts: \$100 each

H. Alterations and repairs:

Residential: 18¢ per square foot with a \$75 minimum charge.

Commercial: 18¢ per square foot for the first 5,000 square feet, and 10¢ per square foot for each additional square foot, with a \$100 minimum charge.

I. Antennae and towers: \$100

J. Temporary certificates of occupancy and extensions will be issued for forty-five (45) days upon payment of the following fees:

(1) Residential per dwelling unit \$50 for the initial 45-day period, increasing by \$50 for each subsequent 45-day period, but in no event to exceed \$200 for a 45-day period; and

(2) Nonresidential \$100 for the initial 45-day period, increasing by \$100 for each subsequent 45-day period, but in no event to exceed \$400 for a 45-day period.

K. The fee for an amendment of a building permit to add the name of or amend the name of a mechanic's lien agent shall be \$50.

(Ord. 5/25/94; Ord. 5/1/96; Ord. 5/11/99; Ord. 4/24/02; Ord. 12/8/04, eff. 01/01/05; Ord. 6/13/07, eff. 07/01/07; Ord. 01/12/11; Ord. 07/28/21)

§ 19-13. Relocating structures.

A building permit shall not be required for the moving of any building twelve (12) feet wide or less and which is not connected to public utilities or will not be connected to public utilities at its new location. In all other cases, a building permit shall be required and the fee shall be \$0.18 per square foot of heated space. (Ord. 9/23/15; 7/28/21)

§ 19-14. Demolition.

No fee shall be required for buildings which do not require a permit to construct per the Uniform Statewide Building Code. In all other cases, a building permit shall be required and the fee shall be seventy-five dollars (\$75.00) for each building to be demolished. (Ord. 9/23/15)

§ 19-15. Signs.

A building permit shall not be required for the erection of any sign that is exempt from the Uniform Statewide Building Code. In all other cases, a building permit shall be required and the fee shall be one hundred dollars (\$100.00). Multiple signs on the same property can be covered on the same permit. (Ord. 9/23/15; 7/28/21)

§ 19-16. Manufactured home permits.

Permits shall be required for the placement of structures defined as manufactured homes by the Code of Virginia. The fee shall be one hundred fifty dollars (\$150.00). Similar structures not meeting said definition shall be subject to the fees applicable to other structures. Electric and plumbing permits will also be required for connection of the home to required utilities. (Ord. 6/13/07, eff. 7/1/07; 7/28/21)

§ 19-17. Amusement device permits.

Permits shall be required for each set-up in the county as follows:

- A. Rides. The following charges are imposed to permit the set-up of the following amusement rides:

Small Mechanical Ride or Inflatable	\$25 each
Circular or Flat Ride	\$35 each
Spectacular rides	\$55 each
Other amusement devices	\$25 each

- B. Outside qualified inspections. The fee for amusement devices when inspections are performed by an outside qualified inspector shall be 50% of the fees listed in Paragraph A above.

(Ord. 5/1/96; Ord. 5/11/99; Ord. 4/24/02; Ord. 6/13/07; Ord. 10/22/14)

§ 19-18. Plumbing permits.

Fees for plumbing installations, additions and alterations shall be in accordance with the following schedule:

New residential, including additions	
One or two family dwellings	\$75 each
Other dwellings \$5 per fixture	\$75 min
Manufactured homes/prefabricated homes	\$75 each
New commercial, including additions	\$5 per fixture/\$75 min
Water lines	\$75 each
Sewer laterals	\$75 each
Fire suppression systems50¢ per head/\$100 min
Residential alterations and repairs	\$75 each
Commercial alterations and repairs	\$5 per fixture/\$75 min

(Ord. 5/1/96; Ord.5/11/99; Ord. 4/24/02; Ord. 6/13/07, eff. 7/1/07; 7/28/21)

§ 19-19. Mechanical permits.

Fees for mechanical installations, additions and alterations shall be in accordance with the following schedule:

New residential, including additions

One or two family dwellings	\$75 each
Other dwellings	2¢ per sq. ft. / \$75 min
Manufactured homes/prefabricated homes	\$75 each
New commercial, including additions	2¢ per sq. ft. / \$75 min
Tanks, including piping	\$100 each
Gas/oil lines by separate contractor	\$75 each
Furnaces and wood stoves	\$75 each
Range hoods.....	\$75 each
Hood suppression systems	\$75 each
Residential alterations and repairs	\$75 each
Commercial alterations and repairs	2¢ per sq. ft. / \$75 min

(Ord. 5/11/99; Ord. 4/24/02; Ord. 6/13/07, eff. 7/01/07; 7/28/21)

§ 19-20. Electrical permits.

Fees for electrical installations, additions and alterations shall be in accordance with the following schedule:

New residential, including additions

One or two family dwellings	\$75 each
Other dwellings	2¢ per sq. ft. / \$75 min
Accessory residential structures.....	\$75 each
Manufactured/prefabricated homes	\$75 each
New commercial, including additions	2¢ per sq. ft. / \$75 min
Swimming pools, hot tubs, spas	
Bonding and wiring fee.....	\$75 each
Signs.....	\$75 each
Temporary service	\$75 each
Fuel dispensing pumps.....	\$5 each/\$75 min
Alarm systems.....	\$75 each
Residential alterations and repairs	\$75 each
Commercial alterations and repairs	2¢ per sq. ft. / \$75 min
Permanent Service (includes remeter, early service, regular service, service upgrades and service relocations).....	\$75 each

(Ord. 4/24/02; Ord. 6/13/07, eff. 7/01/07; 7/28/21)

§ 19-21. Levies by the Board of Housing and Community Development.

In addition to other fees as may be imposed by law, the county building department shall collect such levies as may be imposed by the Virginia Board of Housing and Community Development and transmit such levies to the Department of Housing and Community Development as required by law.

§ 19-22. Refunds.

Upon withdrawal or cancellation of an application for a permit for which a fee has been paid pursuant to this article, the Building Official may, within his sole discretion, reimburse up to 75% of the fee paid. (Ord. 5/25/94)

§ 19-23. Miscellaneous inspection fees.

The following miscellaneous fees may be charged by the County Building Official:

Other inspections for which no fee is listed	\$75 per inspection
Reinspections	\$75 per visit
Extra sets of plans reviewed	\$50 each
Plan amendments (new plans submitted that require a complete review)	\$50 each

(Ord. 4/24/02; Ord. 6/13/07, eff. 7/01/07; 7/28/21)

§ 19-24 through § 19-30. Reserved.