



City of Fredericksburg
Community Planning and Building Department
Planning Services Division
2022 SCHEDULE OF FEES
Effective Date of July 1, 2022

Zoning and Land Use Permit Fees	
Accessory Structure Permit (Structures < 256 sq. ft. and No Building Permit Required)	\$0
Administrative Adjustments Including: Administrative Modification / Alternative Landscape Plan / Alternative Parking Plan / Site Plan Exception / Subdivision Exception / Alternative Form of Development	\$150
Architectural Review Board (Certificate of Appropriateness)	
Signs, Fences, Accessory Structures	\$75
Alterations and Partial Demolition	\$150
New Construction, Additions, and Complete Demolition	\$250
Board of Zoning Appeals – Appeal, Variance, Special Exception, Chesapeake Bay Overlay District RPA Exception	\$450 for an Individual SF Lot \$700 All Others
Certificate of Zoning Use Permit	\$50
City Council – Appeal, Exception	\$450 for an Individual SF Lot \$700 All Others
Corridor Overlay Design Review – New Construction	\$75
Downtown Parking Fund	\$8,150 / Parking Space
Fence Permit	\$0
Home Occupation Permit / Homestay Permit	\$50
Non-Conforming Use – Change, Expansion	\$350

Sidewalk Café	\$0
Signs, A-Frame	\$25
Signs, Freestanding	\$175 / sign + \$60 if illuminated + 2% State Fee
Signs, Building Mounted	\$85 / sign + \$30 if illuminated + 2% State Fee
Signs, Temporary	\$75
Special Exception Permit	\$850 + \$175 / acre
Special Use Permit	\$350 for an Individual SF Lot \$850 + \$175 an acre for All Others
Temporary Use Permit	\$50
Text Amendment	N/A
Vacation of Easement / Right-of-Way	\$350
Zoning Letter – Confirmation, Verification, DMV	\$75 / GPIN
Zoning Map Amendment, ≤ 2 acres	\$850 + \$175 / acre
Zoning Map Amendment, > 2 acres	\$1,700 + \$175 / acre
Zoning Map Amendment, Proffer Amendment	100% of Zoning Map Amendment Fee

DEVELOPMENT REVIEW FEES	
Subdivision Plats	
Preliminary Subdivision Plat <i>Major Subdivision (>50 lots)</i> <i>Minor Subdivision (10-50 lots)</i>	\$1,750 + \$75 / lot
Final Subdivision Plat	Minor Subdivision without Preliminary Subdivision Plat Approval \$1,850 + \$150 / lot All Others \$1,500 + \$150 / lot
Final Subdivision Plat – Boundary Line Adjustment, Consolidation, Easement / ROW Dedication	\$700
Vacation of a Recorded Subdivision Plat	\$175
Minor Site Plan Land Disturbance < 2,500 sq. ft.	
Application Fee	\$650
Archaeological Review Fee	\$75
Revision to Approved	\$300
Major Site Plan – Land Disturbance ≥ 2,500 sq. ft. and Construction Plan (Subdivision)	
Administrative Base Fee	\$1,200
Archaeological Review Fee	\$150
E&S/SWM Plan Review Fee	Residential Site Plans < 10 lots, Multi- Family, and Non-Residential Projects \$800 Residential Site Plans ≥ 10 lots and Mixed-Use Projects \$1,200
Utilities / Water, Sewer, Storm Sewer	

	<p>\$150 + \$0.70 / linear ft of storm sewer \$150 + \$0.70 / linear ft of sanitary sewer \$150 + \$0.70 / linear ft of waterline</p>
Public Streets	\$700 + \$0.70 / linear ft of each travel lane
Parking Areas / Vehicular Travel Lanes	\$150 + \$0.05 / square ft of paved area
Fire	\$175
Revision to Approved	50% of original fee Minimum fee \$650
Grading Plan	
Administrative Base Fee	\$800
Archaeological Review Fee	\$150
E&S/SWM Plan Review Fee	\$800
Land Disturbance Permit Fees	
Land Disturbing Activity less than 10,000 sq. ft. not associated with single family dwelling or residential accessory improvements (valid for six months) - Renewal fee for each succeeding 6-month period	\$250 \$250/ renewal
Land Disturbing Activity less than 2-month's duration - Renewal fee for additional 2-month period (may only be renewed once)	\$250 \$250/ renewal
Land Disturbing Activity 10,000 sq. ft. or greater (valid for twelve months) - Renewal fee for each succeeding 6-month period	\$700 + \$350/acre Max. \$4,100 \$900 / renewal
Land Disturbing Activity 10,000 sq. ft. or greater associated with single family attached/detached of 10 lots or more and mixed use development (valid for 30 months) - Renewal fee for each succeeding 6-month period	\$6,500 + \$680/acre, no limit to acreage ¹ \$1,850 / renewal
¹ Single Family attached/detached residential units in subdivisions also pay the Residential Lot Grading Plan fee when the building permit is applied for on the individual lot.	

Other Development Review Fees	
As-Built Plan Application	\$250
Development Review Fee Refunds	<p>If a site / subdivision application is withdrawn, the applicant may submit a request in writing for a refund. A refund will be issued subject to the following:</p> <ol style="list-style-type: none"> 1. The initial staff review has not been completed. 2. A plan review and processing fee will be deducted from the original fee. <p>Plan Review and Processing Fee: 50% of the original fee; Minimum fee \$700</p>
Performance Guarantee – Intake / Contract Management	\$250
Performance Guarantee – Reduction, Release, Replacement / Substitution of Agreement, Contract Extensions	\$150
Performance Guarantee – Default Action	\$600
Performance Guarantee – Report Requests	\$75
Residential Lot Grading Plan (Individual Lots)	<p style="text-align: right;">\$400 / SF Dwelling Unit (Attached/Detached) + \$75 for <i>Archaeological Review*</i></p> <p style="text-align: center;"><i>*Lots within a subdivision with an approved major site plan are exempt from the Archaeological Review fee.</i></p> <p style="text-align: right;">\$200 Amendment</p>