

REZONING / PROFFER AMENDMENT FEE SCHEDULE

Effective July 1, 2020

Zoning District		Base Rate	Plus/Acre
A-1	Agricultural		
	a. Without residential	\$8,067.75	\$0.00
	b. With residential	\$10,084.68	\$0.00
SR-5	Semi-rural Residential	\$10,084.68	\$289.81
SR-3	Semi-rural Residential	\$10,084.68	\$289.81
SR-1	Semi-rural Residential	\$10,084.68	\$289.81
R-2	Suburban Residential Low	\$10,084.68	\$289.81
	Suburban Residential Low	\$10,084.68	\$289.81
R-6	Suburban Residential Medium	\$10,084.68	\$289.81
RMH	Residential Mobile Home	\$10,084.68	\$289.81
R-16	Suburban Residential High	\$10,084.68	\$289.81
R-30	Urban Residential	\$10,084.68	\$289.81
RU	Urban Residential	\$10,084.68	\$289.81
V	Village		
	a. Without residential	\$8,067.75	\$231.84
	b. With residential	\$10,084.68	\$289.81
PMR	Planned Mixed Residential	\$13,460.26	\$400.93
PMR	Addition		
	a. Without residential	\$10,768.21	\$320.74
	b. With residential	\$13,460.26	\$400.93
PMR	Amendment		
	a. Without residential	\$5,384.10	\$320.74
	b. With residential	\$6,730.13	\$400.93
RPC	Residential Planned Community	\$13,460.26	\$400.93
RPC	Addition		
	a. Without residential	\$10,768.21	\$320.74
	b. With residential	\$13,460.26	\$400.93
RPC	Amendment		
	a. Without residential	\$5,384.10	\$320.74
	b. With residential	\$6,730.13	\$400.93
B-1	General Business	\$8,067.75	\$197.01
B-2	Neighborhood Business	\$8,067.75	\$165.78
B-3	Convenience Retail	\$8,067.75	\$165.78

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Zoning District		Base Rate	Plus/Acre
O(L)	Office - Low-rise	\$8,067.75	\$165.78
O(M)	Office - Mid-rise	\$8,067.75	\$222.23
O(H)	Office - High-rise	\$8,067.75	\$288.31
O(F)	Office - Flex	\$8,067.75	\$222.23
M-1 Heavy Industrial			
M-1	Heavy Industrial	\$8,067.75	\$255.87
M-2	Light Industrial	\$8,067.75	\$213.83
M-T	Industrial/Transportation	\$8,067.75	\$288.31
PBD Planned Business District			
PBD	Planned Business District	\$10,768.21	\$320.74
PBD	Addition	\$10,768.21	\$320.74
PBD	Amendment	\$5,384.10	\$320.74
PMD Planned Mixed Use District			
PMD	Planned Mixed Use District		
	First 500 acres plus		
	a. Without residential	\$10,768.21	\$329.15
	b. With residential	\$13,460.26	\$400.93
	For 501 – 1,000 acres plus		
	a. Without residential		\$165.78
	b. With residential		\$207.21
	For 1,001 – 1,500 acres		
a. Without residential		\$81.69	
b. With residential		\$102.10	
For 1,501 and above (in addition to fees for first 1,500 acres)			
a. Without residential		\$40.85	
b. With residential		\$51.06	
PMD	Addition		
	a. Without residential	\$10,768.21	\$338.75
	b. With residential	\$13,460.26	\$423.45
PMD	Amendment		
	a. Without residential	\$5,384.10	\$338.75
	b. With residential	\$6,730.13	\$423.45

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Other Fees	
Re-Advertisement / Re-notification (standard case)	\$60.00
Re-Advertisement / Re-notification (expanded notification area)	\$698.00
Re-posting / Replacement Sign (of 10 or more signs)	\$50.00
Service Authority Review (required for most rezoning applications)	\$66.07
Rezoning of less than 40,000 sq. ft. in land area to a residential use (does not create new lots)	\$4,037.77
Corrective rezoning of less than 40,000 sq. ft. in land area	\$3,230.22
Proffer Amendment – not involving significant modifications to the basic submission or general development plan, but requiring a public hearing process. Substantive changes to proffered conditions require a new zoning application.	\$5,145.04
Traffic Impact Studies a. First submission b. Third & subsequent submissions	\$1,577.46 \$788.73
VDOT 527 Review* <i>*Please note that if a VDOT 527 Review is required, a separate fee must be submitted directly to VDOT. Do not submit the VDOT 527 review fee to Prince William County.</i>	Contact VDOT for associated fee
Administrative Proffer Modification	
Administrative Proffer Modification	\$1,577.46
Comprehensive Plan Amendment (if initiated, due at the time of concurrent rezoning submission)	\$2,103.28

Refunds	
<p>A refund of 25% of the application fee shall be returned to the applicant if the rezoning application is withdrawn prior to the submission of a newspaper advertisement announcing the Planning Commission public hearing. Cases withdrawn after the advertisement will not have any funds reimbursed.</p>	