

Planning and Zoning Fee Schedule

APPLICATION / PERMIT	FEE
Rezoning	
Agricultural & Conservation (A1, C1)	\$250
Residential (RR, R1, R2, R3, RM1, TND-I)	\$600
Commercial & Industrial (GB, CB, ML, M1)	\$700
Planned Unit Development (PudCom, PudRes, PMR, PUDTND)	\$1,000
Special Use Permits	
Manufactured Home Class A & B	<i>Legal advertising fees only</i>
Telecommunications Tower & Solar Facilities	\$2,500
Automobile Graveyard	\$1,250
Extractive Industry & Landfill (Inert fill)	\$1,250
All other Special Use Permits	\$500
Change in proffered conditions	\$500
Comprehensive Plan Amendment	\$500
Variance Request – BZA	\$500
Appeal of Zoning Administrator's decision – BZA	\$250
Subdivision Street Sign Fee (per BOS Resolution 5-28-1991)	\$160 <i>(Per intersection)</i>
Sign Permit	\$50
Zoning Permit	\$30
Site Plan Review	
Major	\$400
Minor (no land disturbance, change in use)	\$150
Extra Plan Review ** Required for 3rd and subsequent reviews	\$250
Subdivision Review	
Major Subdivision	\$300 per plat + \$20 per lot over 5
Minor Subdivision	\$150 per plat
Family Subdivision & Boundary Line Adjustment	\$50
Vacation for right-of-way and/or easement	\$100 per plat
Variance Request – BOS	\$500
Extra Plat Review Fee **Required for 3rd and subsequent reviews	\$150
Other	
AFD Additions & Renewals **per property owner	\$20
Zoning Confirmation Letter	\$125
DMV Certification Letter	\$40

****AFD Renewals & Additions** – Properties that are under a permanent conservation easement are exempt from this fee. If assistance is needed to calculate the fee, please contact the Montgomery Co. Planning & GIS office at 540-394-2148 or send an email to mcplan@montgomerycountyva.gov.

When a joint application/permit is sought for both a rezoning and a special use permit, only the higher fee shall be charged.

Applicant must pay all legal advertising fees. Staff will prepare the ad for the applicant, deliver the ad to the newspaper(s) of local circulation and send the applicant an invoice.

Application/permit fees are non-refundable regardless of whether the application/permit is approved, denied or withdrawn.