

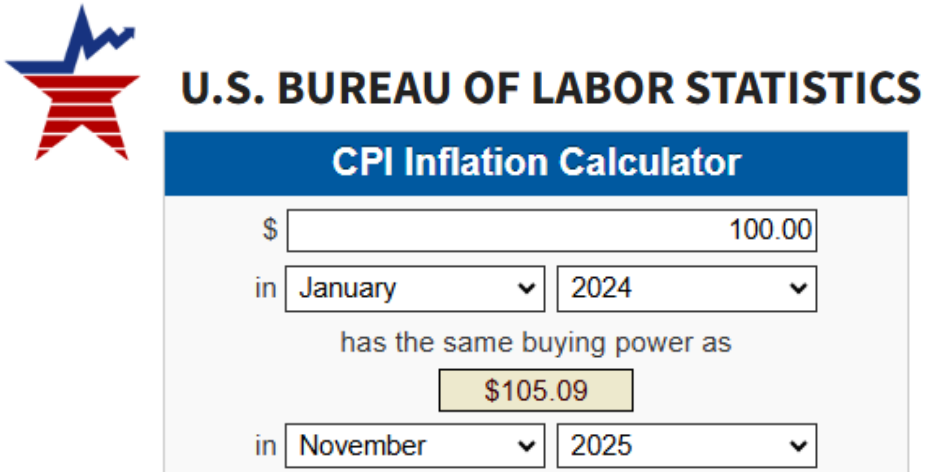
Application Fees

Land Use Policy Committee
February 10, 2026

Tracy Strunk, Department of Planning and Development
Bill Hicks, Land Development Services
William Vannoy, Office of the Fire Marshal

Background / context

- For FY2025, County increased fees over two years (FY2025/FY2026)
  - 35% (zoning) and
  - 25% (building / site fees)
  - With some exceptions
  - Commitment to regularly revisit fees



- Calendar Years 2024 thru 12/2025
  - Approximate 5% inflationary pressure (Consumer Price Index (CPI)) increase from 1/1/24 – 12/31/25
  - County-specific – Increase in personnel salary over the past two fiscal years

Proposal

- 5% Fee increase across
  - Zoning (DPD),
  - Building (LDS),
  - Site (LDS) and
  - Fire Marshal (OFM) fees
  - With some specific exceptions.
- Proposal supports
  - Staff compensation adjustments
  - Technology maintenance and enhancements
  - Aligns with cost recovery obligations
- Technology Fee remains at 10% levied on LDS and OFM fees.

- Agencies remain committed to continuous improvement

LDS Exceptions

Type	Current Fee	Proposed Fee (50% Increase)
Chapter 118 Water Quality Impact Assessments (WQIA):		
(1) Major WQIA – Non-bonded lots (minor plans - grading plans & minor site plans)	$475.00	$712.50
(2) Major WQIA - Bonded lots (major plans - site & subdivision plans)	$1,870.00	$2,725.50
(3) Minor WQIA – No site-related plan; disturbance under 2,500 sq. ft. (house location plats)	$0	$0
Chapter 118 Resource Protection Area (RPA) Exceptions (not subject to administrative review):		
(1) Section 118-6-7: Exceptions (loss of buildable area)		
Pursuant to Chapter 124.1 – Non-bonded lots (grading plans like Infill Lot Grading Plans)	$224.00	$336.00
Pursuant to Chapter 112.1 - (site plans)	$964.00	$1,446.00
(2) Section 118-6-8: Exceptions (accessory structures)		
Pursuant to Chapter 124.1 (grading plans)	$224.00	$336.00
Pursuant to Chapter 112.1 (site plans)	$964.00	$1,446.00
(3) Section 118-6-9: General Exceptions (exceptions that cannot meet 118-6-7 or 6-8)		
Pursuant to Chapter 124.1 (grading plans)	$224.00	$336.00
Pursuant to Chapter 112.1 (site plans)	$964.00	$1,446.00
Pursuant to Chapter 101 – Bonded lots (subdivision plans)	$964.00	$1,446.00
An additional fee shall be paid with the submission of an exception request when a public hearing is required under Article 6 of Chapter 118 of the Code	$482.00	$723.00
Elevator, Technology Surcharge and Code Academy Levy Fees will remain unchanged. Minor rounding when current fee is less than $1.		No Change

Office of the Fire Marshal - Exceptions

Permit Type	Current Fee	Proposed Fee	% Increase
Most Fire Prevention Permit Fees	$195	$204	4.62% Increase
Fire Prevention Permit Fees for Floor Finishing, and Hot Works	$104	$109	4.58% Increase
Fire Prevention Permit Fees for Pyrotechnics and Fireworks	$936	$982	4.68% Increase
State Regulated Care Facility Inspections	$33	$35	5.7% Increase
Plan Review Fees; Rate is charged by the ¼ hour	$208/hr	$216/hr	3.7% Increase

Zoning – Exceptions

- Increases to align with fees of similar review timeframe
  - Limited riding or boarding stable
  - Sign permits
- State law sets maximum fee, no increases for:
  - Family healthcare structures
  - Wireless facility
- Appeals
  - Recommendation to not increase
- Minor Modification for Nonprofits
- Standardizing fees
  - Administrative renewals - $75
  - Aligning fees within $5 of each other

Application Type	Current Fee	Proposed Fee	% change
Limited Riding or Boarding Stable	$70	$140	+100%
Sign Permits	$130	$140	+7.7%
Family Healthcare Structures	$100	No change	n/a
Wireless Reviews (Sect. 6409)	$500	No change	n/a
Appeals to the Board or BZA	$660	No change	n/a
Minor Modification or Variation to Approved Zoning Application submitted by a Nonprofit **(NEW)**	Full fee	½ application fee	-50%

Increase beyond 5%

No increase

Decrease in fee

Affordable Dwelling Unit Developments

- New fee proposed for rezoning applications with developments providing ADUs beyond those required by Ordinance
- Includes ADUs and any other units determined to be equivalent in accordance with the ADU Ordinance

Percent of ADUs Provided	Proposed Fee*
Tier One: 30% - 49%	75% of application fee
Tier Two: 50% - 74%	50% of application fee
Tier Three: 75% - 99%	25% of application fee
Tier Four: 100%	$0 application fee

**Proposed RZ fee is $38,670 + acreage fee*

P District recreational minimum expenditure

- Currently a per-dwelling unit expenditure of $2,400
- Proposing 5% CPI-based increase to $2,520



Increases effective FY27



Timeline

- **Land Use Attorney Working Committee**
  - January 14, 2026
- **NAIOP/NVBIA Industry Meeting**
  - January 15, 2025
- **Land Use Policy Committee Meeting**
  - January 27, 2026
- **Board of Supervisors Authorization**
  - March 3, 2026
- **Engineer Surveyors Institute (ESI) Industry Meeting**
  - February 25, 2026
- **Planning Commission Hearing**
  - April 8, 2026
- **BOS Public Hearing**
  - April 14, 2026

DPD Contact:
Tracy Strunk
Tracy.Strunk@fairfaxcounty.gov
703-324-1314

LDS Contact:
Bill Hicks
William.Hicks@fairfaxcounty.gov
703-222-0801

Fire Marshal Contact:
Deputy Chief William Vannoy
William.Vannoy@fairfaxcounty.gov
703-246-4388