

Development Plan, Plat, Permit, Inspection and Recording Fee July 1, 2014 revised Nov. 2020

Site Plans

Project Size - Land Disturbing Area	Watershed	Stormwater Plan Review Fee [1]	Stormwater Permit Modification Fee	Stormwater Permit Annual Maintenance Fee	Site Plan Review Fee
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Single Family [2] in CBPA/RPA

CBPA Administrative Variance Fee: \$150, assessed as necessary when plan is submitted

<2500 sf	Chesapeake Bay/RPA	n/a	n/a	n/a	\$75
2500 sf or larger	Chesapeake Bay/RPA	\$205 if SW plan required per CBPA Variance	n/a	n/a	\$75

Single Family [2] in CBPA/RMA or Southern or Atlantic Watersheds

<2500 sf	All	n/a	n/a	n/a	n/a
2500 sf or larger	All	n/a	n/a	n/a	\$75

Duplex or 2 Single Family Dwellings on one lot

<2500 sf	All	n/a	n/a	n/a	n/a
2500 sf < 1 acre	Chesapeake Bay	\$205	n/a	n/a	\$330
2500 sf < 1 acre	Atlantic or Southern	n/a	n/a	n/a	\$330
2500 sf < 1 acre in CPOD [3]	All	\$205	\$20	\$50	\$330
1 acre < 5 acres	All	\$205	\$200	\$400	\$330
> 5 acres	All	same as site plan below	same as site plan below	same as site plan below	\$330

Site Plan [4]

<2500 sf	All	n/a	n/a	n/a	n/a
2500 sf < 1 acre	Chesapeake Bay	\$600	n/a	n/a	\$900
2500 sf < 1 acre	Atlantic or Southern	n/a	n/a	n/a	\$900
2500 sf < 1 acre in CPOD [3]	All	\$600	\$20	\$50	\$900
1 acre < 5 acres	All	\$1,944	\$200	\$400	\$1,000
5 acres < 10 acres	All	\$2,448	\$250	\$500	\$1,333
10 acres < 50 acres	All	\$3,240	\$300	\$650	\$2,847
50 acres < 100 acres	All	\$4,392	\$450	\$900	\$5,877
≥ 100 acres	All	\$6,912	\$700	\$1,400	\$7,560

Subdivision Construction Plans

Project Size - Land Disturbing Area	Watershed	Stormwater Plan Review Fee	Stormwater Permit Modification Fee	Stormwater Permit Annual Maintenance Fee	Subdivision Construction Plan Review Fee
<2500 sf	All	n/a	n/a	n/a	n/a
2500 sf < 1 acre	Chesapeake Bay	\$600	n/a	n/a	\$900
2500 sf < 1 acre	Atlantic or Southern	n/a	n/a	n/a	\$900
1 acre < 5 acres	All	\$1,944	\$200	\$400	\$1,000
5 acres < 10 acres	All	\$2,448	\$250	\$500	\$1,333
10 acres < 50 acres	All	\$3,240	\$300	\$650	\$2,847
50 acres < 100 acres	All	\$4,392	\$450	\$900	\$5,877
≥ 100 acres	All	\$6,912	\$700	\$1,400	\$7,560

Other Plan Review Fees

Land Disturbing Activity Plan (Erosion and Sediment Control Only) - \$100 [5]

"Minor" Site Plan (may be used for RUD or other land disturbance < 2500 sq.ft in the R/W) - \$84

Post Approval Plan Revision or Field Change - \$168 per revised sheet submitted, not to exceed the original review fee

NOTES

- [1] Fees for stormwater plan review are required regardless of the grandfathering status of the project
- [2] Single Family = 1 dwelling unit on 1 lot
- [3] CPOD - Common Plan of Development - defined in the Stormwater Management Ordinance
- [4] Site Plan - commercial, office, industrial, multi-family (3 or more dwelling units on one parcel), or mixed use developments and RUD plans; includes Virginia Beach public facilities and school projects.
- [5] E&S Only Plan may only apply when a Stormwater (SW) Plan is not required; when Stormwater Plan is required, E&S measures are incorporated into the SW Plan and SW Plan review fee

Fees are based on Land Disturbing Area (LDA); LDA includes disturbed areas on-site, on any adjoining properties and in the right-of-way.

LDA includes off-site drainage and utility work

LDA includes open cuts and all other work in the right of way

LDA does not include milling and overlay of an existing street

If during review the LDA is determined to be larger than originally stated, additional review fees may be assessed prior to plan approval.

If the total City and State combined fee was paid to the Commonwealth of Virginia when registering for the 2014 Construction General Permit, the City's stormwater management plan review fee will not be assessed and proof of payment to the Commonwealth will be required.

Contiguous Multi-lot Residential single family or duplex site plans will be reviewed as either a site plan (no changes to existing lot lines) or a subdivision construction plan (lot line changes or new lots created).

Right-of-Way Permit and surety requirements will be determined during plan review.

Plat Review Fees

Preliminary Subdivision Plats

Residential - 2 Lots	\$336
Residential - 3 to 5 lots	\$840 + \$168/lot
Residential - 6 or more lots	\$1188 + \$7/lot above 5 lots
Non-Residential	\$1,182 + \$51/lot

Final Subdivision Plats

If Preliminary Plat is not submitted

Residential - 2 Lots	\$336
Residential - 3 to 5 lots	\$840 + \$168/lot
Residential - 6 or more lots	\$1188 + \$7/lot above 5 lots
Non-Residential	\$1,182 + \$51/lot

If Preliminary Plat is submitted

Residential - 2 Lots	no fee
Residential - 3 to 5 lots	no fee
Residential - 6 or more lots	\$594 + \$8/lot
Non-Residential	\$582 + \$54/lot

Resubdivision Plats (property line adjustments only; no new lots created)

Residential	\$84
Non-residential	\$336
Amended Subdivision or Resubdivision	\$84

All Dedications (Public or Private) \$84

All Easements (Public or Private) \$84

Survey Plat No Charge

Vacation of Subdivision Plat \$150

Notes pertaining to Plat fees:

Plats containing both residential and non-residential lots: the base fee will be prorated and the per lot fee charged as applicable.

Properties in a Community Development Target Area qualifying under Section 8.1(f) of the Subdivision Regulations will not be charged a review fee. Proper verification must be provided from the Department of Housing and Neighborhood Preservation.

Land Disturbing/Stormwater Permit & Inspection Fees

Permit Fee	\$75
Inspection Fee	1.5% x (cost of stormwater construction + \$500/acre of LDA); \$50 minimum

Right-Of-Way Permit & Inspection Fees

Permit Fee	\$100
Technology Fee	\$5
Civil Inspection Fee	1.5% cost of construction; \$50 minimum
Public Utilities Inspection Fee	10% cost of construction up to \$7,500 + 1.5% cost of construction in excess of \$7,500; \$50 minimum

Hauling Permit Fees

Application Fee	\$50
Permit Fee	\$75
Inspection Fee	\$50

Circuit Court Recording Fees

Documents Taxable Under VA Code 58.1-801(A) i.e. Deed of Bargain & Sale	Recording Fee
1 thru 10 pages	\$52
11 thru 30 pages	\$66
31 plus pages	\$86

Documents Tax Exempt from VA Code 58.1-801(A) i.e. Deed of Gift	Recording Fee
1 thru 10 pages	\$32
11 thru 30 pages	\$46
31 plus pages	\$66

Documents Taxable Under VA Code 58.1-803 i.e. Deed of Trust, Refinance	Recording Fee
1 thru 10 pages	\$51
11 thru 30 pages	\$65
31 plus pages	\$85

Documents Totally Tax Exempt from VA Code 58.1-803 i.e. Supplemental Deed of Trust	Recording Fee
1 thru 10 pages	\$31
11 thru 30 pages	\$45
31 plus pages	\$65

Certificates of Satisfactions	Recording Fee
1 thru 10 pages	\$51
11 thru 30 pages	\$65
31 plus pages	\$85

Most Other Land Record Documents Non-Taxable i.e. Power of Attorney, Assignments etc.	Recording Fee
1 thru 10 pages	\$31
11 thru 30 pages	\$45
31 plus pages	\$65

All Plats Recorded by Instrument Number \$25/page for each original

NOTES:

- [1] If the City is Grantor or Grantee, there is no charge for recording documents.
- [2] Please make recordation checks payable to "Clerk of Circuit Court."