

City of Virginia Beach
Development Services Center
DSC INFORMATION NOTICE #106
June 10, 2004

Topic 1: Development Review Fee Increases

Listed below are the development related fees collected by the DSC that were either established or increased by City Council on May 11, 2004. The revised table showing these changes is attached and will also be available on the DSC Web Site (<http://www.vb.gov/dept/planning/dsc/fees.asp>) within the next couple of days.

New Fees

- Separate Erosion & Sediment Control Plan \$100.00
- Easement or Dedication Plat \$84.00
- Single Family (Lot Grading, Non CBPA/RPA) \$75.00
- Land Management Plan \$250.00
- Revised Site Plan or Field Change to Site Plan \$168.00 per sheet
- Minor Site Plan (Not Covered by Other Fees) \$75.00

Increased Fees

- Erosion & Sediment Control Permit \$75.00
- Right-of-Way Permit \$75.00
- Subdivision Construction Plan
 - 6 or more lots \$252 plus \$84/100 feet of roadway
 - Revision or Field Change (Not requested by City) \$168.00 per sheet
- Final Subdivision Plat
 - 6 or more lots \$594 plus \$8/lot above 5 lots
 - Nonresidential \$582 plus \$54/lot
- Resubdivision Plat (no greater number of lots)
 - Residential \$84.00
 - Nonresidential \$336.00
 - Amended Plat Due to Errors or Omissions \$84.00
- Chesapeake Bay Preservation Area Administrative Variance \$150.00

Fees Collected by Other Divisions of Planning

New Fees

- Dredging or Filling Waters, Marshlands and Lowlands Permit \$100.00
- Commercial Plan Review Fee (Permits & Inspections) \$100.00
- Wetland Board Deferral Fee (Wetland and Primary Coastal Sand Dune Application) \$100.00
- Construction, Alteration or Repair of Landings, Docks & Similar Structures Permit \$100.00

Increased Fees

- Right-of-Way Permit (Work of a Continuing Nature) \$75.00
- Logging Road, Tram Road & Other Temporary Entrance Permit \$75.00
- Cutting, Trimming or Spraying Trees or Shrubs Permit \$75.00

- Blanket Permit \$75.00
- Single Family or Duplex Driveway Apron Permits \$35.00
- Application to the Chesapeake Bay Preservation Area Board \$250.00
- Stop Work Order Administrative Fee \$150.00
- Plumbing Permit
 - Sewer Connection \$30.00/house
 - Water Connection \$30.00/house

Restructured Fees

- Wetlands Board Application for Wetland Development \$200 plus cost of advertisement
- Wetlands Board Application for Altering Any Primary Coastal Sand Dune \$200 plus cost of advertisement

***Effective Date:* July 1, 2004**

Topic 2: Hampton Roads Sanitation District (HRSD) Fee Increase

Hampton Roads Sanitation District (HRSD) recently increased their rate schedule as follows:

5/8"	-	\$1,300.00 to \$1,355.00
3/4"	-	\$1,975.00 to \$2,060.00
1"	-	\$3,680.00 to \$3,835.00

***Effective Date:* July 1, 2004**

Topic 3: Circuit Court Recordation Fee Increase

The Clerk of Circuit Court Recordation fees are being increased by \$2.00 (see attached Notice). The following is a list of the new fees.

Recording Fees:

<u>Deeds that are Taxable under Virginia Code Section 58.1-80(A):</u>	<u>New Fees</u>
Documents (1 to 10 pages)	\$31.00
Documents (11 to 30 pages)	\$45.00
Documents (over 30 pages)	\$65.00

All other documents recorded in the Deed Book:

Documents (1 to 10 pages)	\$21.00
Documents (11 to 30 pages)	\$35.00
Document (over 30 pages)	\$55.00
Right-of-Way (Dominion Virginia Power, etc.)	\$31.20
Easements (Conveyed from one private party to another)	\$31.20
Exempt Deeds	\$22.00

Add \$1.00 Transfer Fee to Documents that Transfer Ownership of Property, e.g., Deeds of Gift, Deeds of Bargain and Sale, Deeds of Assumption, Quit-Claim Deeds, etc.

All plats recorded in Map Book: \$20.00/page for each original

***Effective Date:* July 1, 2004**

Topic 4: Street Tree Installation

Street trees are a standard requirement of subdivision approval. A street tree landscape plan is required with each subdivision showing the type, size and tentative location of each tree. These tree locations are very preliminary at best and are used mainly for determining spacing and the total number of trees needed. The location of driveways, streetlights and other possible conflicts are usually not known at the time of plan preparation or approval.

Developers typically use one of two methods of assigning the responsibility of street tree installation. One method is to assign the responsibility to the builder, similar to sidewalk installation (when required). The trees are shown on the individual house site plans and installed before the final inspection of the house. In this situation, the new owner knows what they are getting before they move in. The second method is for the developer to install the trees after most of the houses are built. The new homeowners could be in the house several weeks or months before the trees are installed. Often the new tree(s) is a surprise and may not compliment the owner's landscape theme.

The first method is preferable and has worked for many years with very few problems. Developers are strongly encouraged to assign the tree installation to the builders. Landscape Services will work with developers to begin the inspection process once at least 50% of the trees are installed.

Regardless of the method used, it is extremely important for the builder to communicate to the buyer that one or more street trees will be installed in the right-of-way.

It is suggested that the Landscape Services staff be contacted before installing any trees using either method. This preinstallation meeting will save time and money and reduce the number of complaints and tree relocation. The meeting may result in fewer trees being installed and ensure the proper location of the trees away from streetlights, driveways, mailboxes, water meters and other conflicts. The Landscape Services staff may be reached at 427-4461 between the hours of 8:30 a.m. and 5:00 p.m.