

DEPARTMENT OF PLANNING & ZONING FEES - 2022

FEE TYPE	FEE
Notes*	
*DA = Disturbed acre or portion thereof	
* See Recording Clerk Office for recording fees.	

SITE PLAN

*Includes fee for Architectural Review by ARC in Town Centers		
Category I		
1	Category I - Conceptual Site Plan	\$400 + \$750/DA
2	Category I - Detailed Site Development Plan	\$400 + \$1200/DA
3	Category I - Resubmittals, to address comments (for first two resubmittals)	\$200/submittal
4	Category I - Resubmittals - to address comments (after first two resubmittals)	\$400/submittal
5	Category I- Conceptual Site Plan - Revision after PC Approval – Major Revision (requiring full redistribution & PC Re-approval) for two submittals only/after first two submittals	\$750
6	Category I- Conceptual Site Plan - Revision after PC Approval – Minor Revision (requiring partial redistribution & in-house re-approval only) for two submittals only	\$400
7	Category I - Revisions After Final Site Plan Approval "Red-lines" (per submittal, first two reviews)	\$400
8	Category I - Revisions After Final Site Plan Approval "Red-lines" (after first two reviews)	\$200/submittal
Category II		
9	Category II - Conceptual Site Plan	\$200 + \$350/DA
10	Category II - Detailed Site Development Plan	\$200 + \$500/DA
11	Category II - Resubmittals, to address comments (for first two resubmittals)	\$100/submittal
12	Category II - Resubmittals, to address comments (after first two resubmittals)	\$200/submittal
13	Category II- Conceptual Site Plan - Revision after Approval – Major Revision (requiring full redistribution) for two submittals only	\$300
14	Category II- Conceptual Site Plan - Revision after Approval – Minor Revision (requiring partial redistribution) for two submittals only	\$200
15	Category II - Revisions After Final Site Plan Approval "Red-lines" (per submittal, first two reviews)	\$200
16	Category II - Revisions After Final Site Plan Approval "Red-lines" (after first two reviews)	\$100/submittal

17	Extensions of All Site Plan Approvals (Conceptual, Detailed and Final)	\$200/request
18	PCA Modification/Variances/Waiver Requests for Subdivisions:	\$150/request
19	Re-Route for re-approval of Final Detailed Site Plans prior to Building Permit	\$500
20	Plot Plan	\$500
21	Inspections of Redline/As-Built Site Plans	\$50/inspection

SUBDIVISION		
	Minor Subdivision (7 lots or fewer)	
22	Minor Conceptual Plan (Residential Only)	\$150 + \$100/lot
23	Minor Conceptual Plan Resubmittal	\$150 + \$100/lot
24	Minor Preliminary Plan (Residential Only)	\$300 + \$100/lot
25	Minor Preliminary Plan Revision, to address comments prior to approval	\$100 + \$100/lot
26	Minor Preliminary Plan Revision, after approval	\$200 + \$100/lot
27	Minor Final Plats – Single Family Detached Residential Only (includes first two checkprints)	\$300 + \$100/lot
28	Minor Final Plat - SFD Residential (after first two checkprint reviews)	\$250/checkprint
29	Subdivision Waiver of Concept Plan – Minor Subdivision Only (subject to DPW approval)	\$250
30	Administrative Revisions to Approved Subdivision Applications – No Redistribution. No Change in Conditions	\$75
	Major Subdivision (8 residential lots or greater, or non-residential that requires site plan approval)	
31	Major Subdivision Conceptual Plan (SFD Residential)	\$300 + \$100/lot
32	Major Subdivision Conceptual Plan - Site Plan Required	\$300 + \$100/DA
33	Major Subdivisions Conceptual Plan Revision (SFD Residential), After PC Approval. (Major Revision, requiring full redistribution & PC Re-approval)	\$250 + \$100/lot
34	Major Subdivisions Conceptual Plan Revision (SFD Residential), After PC Approval. (Minor Revision, requiring full redistribution & No PC Re-approval)	\$250/submittal
35	Major Subdivisions Conceptual Plan Revision (Site Plan Required), After PC Approval. (Major Revision, requiring full redistribution & PC Re-approval)	\$250 + \$100/DA
36	Major Subdivisions Conceptual Plan Revision (Site Plan Required), (Minor Revision, requiring partial redistribution only, No PC Re-approval)	\$250/submittal

37	Major Subdivision/Site Plan Conceptual Combined	See Conceptual Site Plan fees
38	Major Subdivisions - Preliminary Approval in Growth Tier, Requiring a Prior Public Hearing (replaces initial application fees above)	\$1,500 + \$200/DA in CA or \$100/DA
39	Major Subdivisions - Preliminary Approval for Creation of a Public R/W in a TC, Requiring a Prior Public Hearing (replaces initial application fees above)	\$500
40	Major Preliminary Plan, SFD Residential Only (includes first two resubmittals)	\$500 + \$100/lot
41	Major Preliminary Plan, SFD Residential Only (after first two resubmittals)	\$300/submittal
42	Major Preliminary Plan Revision, SFD Residential Only, after approval	\$300 + \$100/lot
43	Major Preliminary Plan, Site Plan Required (includes first two resubmittals)	\$500 + \$100/DA
44	Major Preliminary Plan, Site Plan Required (after two resubmittals)	\$500/submittal
45	Major Preliminary Plan Revision, Site Plan Required, after approval	\$300/submittal
46	Major Final Plats, SFD Residential Only (includes first two checkprints)	\$300 + \$100/lot
47	Major Final Plats, SFD Residential Only (after first two checkprints)	\$300/submittal
48	Major Final Plats - Site Plan Required (includes first two checkprints)	\$300 + \$100/DA
49	Major Final Plats - Site Plan Required (after first two checkprints)	\$400/submittal
50	Review and Processing of Legal Documents	\$35/document
51	Final Plat - Administrative Processing of Recording Plat Package (8 1/2" X 14")	\$75
52	Final Plat - Administrative Processing of Recording Plat Package (18" X 24")	\$75 + \$50/sheet
53	Replattings (8 1/2" X 14")	\$150/document
54	Replattings (18" X 24")	\$150 + \$50/sheet
55	Replattings Boundary Surveys	\$75/document
56	Replattings - Requiring Critical Area Review (initial application only)	Initial Fee + \$25/DA
57	Replattings - Administrative Processing of Recording Plat Package (8 1/2" X 14")	\$50/document
58	Replattings - Administrative Processing of Recording Plat Package (18" X 24")	\$50 + \$25/sheet
59	Supplemental Plans (includes first two resubmittals)	\$250
60	Supplemental Plans (after first two resubmittals)	\$150/submittal
61	Supplemental Plans Revisions to Approved Plans	\$250
62	Supplemental Plans- Site Inspections (each)	\$50
63	Supplemental Plans - Bond Processing & Administration Fee	25% of Bond Estimate

PLANNING COMMISSION

64	Consideration of Architectural Approvals	\$150
65	Conceptual Grading Plan for disturbance of existing or recorded Conservation Areas or for grading prior to site plan approval	\$200 + \$250/DA
66	Reconsideration of an Approved Condition (does not include application fee for revised plans required before or after consideration)	\$300/condition
67	Extension of Approvals as required by the Planning Commission	\$150
68	Planning Commission Administrator (PCA) Administrative Variances (Site Plan & Subdivision)	\$100
69	Appeals to PC of PCA Decisions	\$150/item
70	PC Modifications/Variances/Waiver Requests for Site Plan/Subdivisions (prior to approval)	\$250/request
71	Contested Case Application	\$1,500/application
72	Road Names - Request Application Form (in-house review and approval)	\$35
73	Road Names - Application for a Change in Existing Road Name (public and private R/W's)	\$250
74	Request for Meeting Notes/Transcripts/Video	\$35 (CD Audio) \$55-\$75 (Video)

ZONING

75	Zoning Text Amendments	\$500
76	Zoning Map Amendments	\$500
77	Administrative Variance	\$100
78	Official Interpretation Requests (requires consultation with CAO)	\$150
79	Zoning Ordinance interpretation requests	\$75
80	Zoning Determination letter – identifying property zoning & permitted uses requiring interpretation	\$75
81	Zoning Certification letter – identifying property zoning and permitted uses	\$50
82	Buildable/Non-buildable Lot Determination letter	\$100
83	Zoning Site Inspection (includes 2 inspections)	\$50
84	Additional Inspection	\$50/inspection

CODE ENFORCEMENT

85	After-the-fact permits for Enforcement Case	\$200
86	Fine for signs in County right-of-way	\$25/sign
87	Tow Company Inspections & Compliance Letters	\$50
88	Stop Work Order Fee- Illegal removal/Defacing	\$500
89	Citation	\$500
90	Site Inspection	\$50/inspection

BOARD OF APPEALS

100	Staff Referral to BOA	\$75/Variance
95	Variance, Non-Critical Area (Each Request)	\$500
258	Variance, Critical Area, Article 8 or Article 11 (Environmental only, Each Request)	\$825
96	Special Exception	\$775
99	Expansion of Structure or Change in Use, Non-Conforming	\$700
92	Reconsideration of Previously Approved Decision	\$575
93	Decision on Alleged Error	\$1,200
91	Communication Tower	\$1,800
259	Revision/Modification to Referral	\$50
260	Modification to Variance Request, Non-Critical Area	\$350
261	Modification to Variance Request, Critical Area, Articles 8 or 11 (Environmental Only)	\$450
98	Modification to Special Exception (Other than Non-Conforming)	\$425
262	Modification to Non-Conforming, Expansion of Structure or Change in Use	\$425
263	Subpoena Request (Each Witness)	\$75
94	Postponement or Continuance of Case (At Applicant's Request) Other Than for Modifications	\$425
97	Time Limit Extension for Special Exceptions from BOA	\$500
264	Revision to a Previously Approved Variance or Special Exception	\$400
265	After-the-Fact Variance and/or Special Exception (In Addition to Application Fee)	\$400

ENVIRONMENTAL

101	Waiver Request – Wetland/Stream Delineation	\$50
102	Agricultural Land Preservation Review -	\$20/form
103	Floodplain Review including Site Inspection	\$250
104	Shore Erosion Control Site Inspection	\$50
105	Lateral Line Review	\$25
106	Floodplain Map Review - supplying a map to applicant	\$25
107	Critical Area and Non- Critical Area Vegetative Removal Permit Review (includes inspection if needed)	\$75
108	Non-critical Area, Non For. Con Buffer Fees-in-Lieu	\$2.50/ sq. ft.
	Forest Conservation Program	
109	Preliminary Forest Conservation Plan Review	\$250
110	Final Forest Conservation Plan Review	\$150
111	Standard Forest Stand Delineation (FSD) Plan Review	\$200
112	Simplified Forest Stand Delineation (FSD) Plan Review	\$100
113	Site Inspection	\$50 each
114	Exemption Request	\$50
115	Declaration of Intent (DOI)	\$25 each
116	Forest Conservation Bond Application (includes legal doc review and two planting inspections)	\$200
117	Fees-in-Lieu of Mitigation – within Priority Funding Areas (PFA)	\$1.00/sq. ft.
118	Fees-in-Lieu of Mitigation – outside Priority Funding Areas (PFA)	\$1.20/sq. ft.
119	Non-Compliance Fee (for sq. ft. found to be in non-compliance)	\$0.30/sq. ft.
120	Extension of Approval Request	\$100
	Critical Area (Chesapeake Bay) Program	
120	Critical Area Review (Building and Grading Permits)	\$125
121	Buffer Management Plan Review (major/minor - includes inspections)	\$150
122	Buffer Management Plan Review	\$75
123	Critical Area Mitigation Planting Review (includes one inspection)	\$50
124	Critical Area Mitigation Planting Review - Additional inspections (2 or more visits)	\$30
125	Bond Administrative Fee (includes administration plus initial and final inspections)	25% of bond
	Critical Area Mitigation Fees-in-Lieu:	
126	Fees-in-Lieu for Clearing within the 100 foot Buffer (2:1)	\$2.50/sq. ft.
127	Fees-in-Lieu for Clearing Outside of the 100 foot Buffer < 20% (1:1)	\$1.25/sq. ft.
128	Fees-in-Lieu for Clearing Outside of the 100 foot Buffer 20-30% (1:1.5)	\$1.875/sq. ft.
129	Fees-in-Lieu for Clearing Outside of the 100 foot Buffer > 30% (BOA 3:1)	\$3.75/sq. ft. + variance
130	Fees-in-Lieu for Clearing within the 100 foot Buffer > 30% (BOA 3:1)	\$7.50/sq. ft. + variance
131	Fees-in-Lieu for Clearing Outside of the 100 foot Buffer – Violation and/or After the Fact (4:1)	\$5.00/sq. ft.
132	Fees-in-Lieu for Clearing within the 100 foot Buffer – Violation and/or After the Fact (4:1)	\$5.00/sq. ft.
133	Fees-in-Lieu for Clearing Outside of Buffer > 30% - Violation and/or After the Fact and BOA (7:1)	\$8.75/sq. ft. + variance
134	Fees-in-Lieu for Clearing within the 100 foot Buffer > 30% - Violation and/or After the Fact and BOA (7:1)	\$8.75/sq. ft. + variance
249	Penalty - BOA Violation and/or After the Fact (1 Penalty Fee/CA BOA Violation Case)	\$500.00
250	Bond for Planting Outside the 100- foot Buffer (1:1)	\$1.25/sq. ft.
251	Bond for Planting Inside the 100-foot Buffer (2:1)	\$2.50/sq. ft.

252	Bond for Planting Outside the 100-foot Buffer - Violation (4:1)	\$5.00/sq. ft.
253	Bond for Planting Inside the 100-foot Buffer - Violation (4:1)	\$5.00/sq. ft.
254	Bond for Planting Outside the 100-foot Buffer - Violation and/or After the Fact and BOA (7:1)	\$8.75/sq. ft.
255	Bond for Planting Inside the 100-foot Buffer - Violation and/or After the Fact and BOA (7:1)	\$8.75/sq. ft.
256	Solomons Town Center Tree Canopy Fees in Lieu	\$1.25/sq. ft.
257	Solomons Town Center Tree Canopy Bond	\$1.25/sq. ft.

TOWER PERMIT		
135	Tower Permits - Consultant Review (consultant charges the County \$170/hour – typical review 2 hours)	\$900 Consultant Fee

DIVISION OF INSPECTIONS & PERMITS FEES 2022		
	FEE TYPE	FEE
	Notes*	
	* See Recording Clerk Office for recording fees.	

BUILDING		
	Building Permit - Residential	
266	Residential Application Fee	\$25 application fee
267	Residential Re-Route Fee	\$25 reroute fee
136	Finished Floor Area/ sq. ft.	\$0.12/sq. ft.
137	Unfinished Floor Area/ sq. ft.	\$0.06/sq. ft.
138	Residential - pier, etc.	\$45
	Building Permit – Commercial	
268	Commercial Application Fee	\$100 application fee
269	Commercial Use Application Fee (without modification)	\$50 application fee
139	Use permit (1 inspection) - (without modification)	\$45
140	Renovation/remodel (up to 3 inspections)	\$150
141	New Construction (up to 10 inspections)	\$450

142	Inspection Fee after 10 inspections	\$30/inspection
143	Sign Permit	\$45
144	Stop Work Order Fee	\$30
145	Grading Permit - (combination of I&P Protective Inspection Fees (\$75) and Soil Conservation Fees (\$125))	\$200

PLUMBING

	New Installation	
146	First Fixture	\$90
147	Each additional fixture	\$5
148	Each rough-in fixture	\$5
149	Each fixture left out in original permit application	\$10
150	Shower Pan Inspection	\$30
151	Additional Inspections	\$30
152	Water service connection to public system	\$30
153	Sewer service connection to public system	\$30
154	Subsoil Drains	\$30
156	Stop Work Order	\$60
	Gas	
157	First Fixture	\$90
158	Each additional fixture	\$10
159	Each rough-in fixture	\$10
160	Tank and Trench	\$30/inspection
	Medical Gas	
161	First Fixture	\$90
162	Each additional fixture	\$10

ELECTRICAL

	Residential	
	Outlets	

163	1 to 80	\$40
164	Each additional 40 (each)	\$20
	Switches, lighting fixtures or receptacles are counted as one outlet.	
	Low Voltage per type (each different system to be calculated separately)	
165	1 to 40	\$40
166	Each additional 40 (each)	\$20
	Equipment & Appliances	
167	Outlet for single unit of 30 K.W. or less	\$20
168	Each additional unit, 30 K.W. or less	\$2
169	Outlet for single unit greater than 30 K.W.	\$20
170	Each additional unit, greater than 30 K.W.	\$2
	Service Installations (2 inspections)	
171	Pole Service (fees generated by other items)	n/a
172	Temporary Service	\$60
	Swimming Pools	
173	Above ground	\$60
174	In-Ground (4 inspections only - PBFS, Trench, PDB, & Final)	\$120
175	Additional inspection fee for encapsulation not done at same time as PDB inspection	\$30
176	Whirlpool/Hot Tubs (2 inspections only)	\$60
177	Additional Inspection	\$30/inspection
178	Generators - Each	\$60
179	Motors - Each	\$5
180	Elevators - (includes 2 inspections only, each additional inspection at \$30.00 each)	\$60
181	Photovoltaic & Wind Turbine Systems - Each System - Additional fees for related elements (subpanel, outlets, etc.)	\$60
182	Antennae/transmitters - Each (includes 2 inspections only)	\$60
183	Car Charger - Each - Additional fees for related elements (subpanel, outlets, etc.)	\$60
	Service Meter Equipment & Feeders	
184	Up to 350 Amps	\$60
185	351 Amps to 400 Amps	\$80
186	Over 400 Amps	\$120
	Subpanels	
187	Up to 200 Amps	\$20

188	Over 200 Amps	\$30
	Heavy Ups	
189	Up to 350 Amps	\$60
190	351 Amps to 400 Amps	\$80
191	Over 400 Amps	\$120
192	Work-With - Each - Additional fees for related elements	\$40
	Miscellaneous	
193	Minimum Residential Permit Fee	\$60
194	Additional Inspection Fee	\$60
195	Re-inspection Fee	\$60
196	Progress Inspection Fee (up to 1 hour; \$60 for each additional hour)	\$60
197	Additional Equipment	\$60
198	Stop Work Oder	\$60
199	After the Fact Fee *Failure to secure an Electrical permit for either residential or non-residential work will result in an assessment equal to ten (10) times the required fee.	Up to 10x base fee
	Commercial	
	Outlets	
200	1 to 40	\$60
201	Each additional	\$2
	Low Voltage per type (each different system to be calculated separately)	
202	1 to 40	\$60
203	Each additional	\$2
	Equipment & Appliances	
204	Outlet for single unit of 30 K.W. or less	\$40
205	Each additional unit, 30 K.W. or less	\$10
206	Outlet for single unit greater than 30 K.W.	\$60
207	Each additional unit, greater than 30 K.W.	\$20
	Service Installations (2 inspections)	
208	Pole Service (fees generated by other items)	n/a
209	Temporary Service	\$60
	Swimming Pools	
210	Above ground (2 inspections only)	\$120

211	In-Ground (4 inspections only - PBFS, Trench, PDB, & Final)	\$180
212	Additional inspection fee for encapsulation not done at same time as PDB inspection	\$30
213	Whirlpool/Hot Tubs (2 inspections only)	\$120
214	Additional Inspection	\$30/inspection
215	Generators - Each - Additional fees for related elements (subpanel, outlets, etc.)	\$120
216	Motors - Each	\$20
217	Elevators - (includes 2 inspections only, each additional inspection at \$30.00 each)	\$120
218	Photovoltaic & Wind Turbine Systems - Each System - Additional fees for related elements (subpanel, outlets, etc.)	\$120
219	Antennae/transmitters - Each (includes 2 inspections only)	\$60
220	Car Charger - Each - Additional fees for related elements (subpanel, outlets, etc.)	\$120
	Service Meter Equipment & Feeders	
221	Up to 400 Amps	\$100
222	401 Amps to 600 Amps	\$150
223	601 Amps to 1200 Amps	\$300
224	Over 1200 Amps	\$400
	Transformers	
225	Up to 75 kVA	\$50
226	76 kVA to 150 kVA	\$100
227	Over 150kVA	\$200
	Subpanels	
228	Up to 200 Amps	\$30
229	201 Amps to 400 Amps	\$50
230	Over 400 Amps	\$60
	Service Equipment	
231	Meter Bases	\$40
232	CT Cabinets	\$50
233	M.B. Enclosure	\$60
234	Main Switch	\$60
	Heavy Ups	
235	Up to 350 Amps	\$60
236	351 Amps to 400 Amps	\$80
237	Over 400 Amps	\$120

238	Work-With - Each - Additional fees for related elements	\$40
	Miscellaneous	
239	Minimum Commercial Permit Fee	\$120
240	Signs (Includes 2 inspections)	\$60
241	X-ray equipment (Includes 2 inspections)	\$60
242	Fire Pump Inspection Fee	\$60
243	Additional Inspection Fee	\$60
244	Re-inspection Fee	\$60
245	Progress Inspection Fee (up to 1 hour; \$60 for each additional hour)	\$60
246	Additional Equipment	\$60
247	Stop Work Oder	\$60
248	After the Fact Fee *Failure to secure an Electrical permit for either residential or non-residential work will result in an assessment equal to ten (10) times the required fee.	Up to 10x base fee