

SCHEDULE OF FEES

Updated 07/24/2015

LOUISA COUNTY – COMMUNITY DEVELOPMENT - PLANNING DIVISION P.O. BOX 160, LOUISA, VIRGINIA 23093 – 540-967-3430

ALL **PLANNING DIVISION** FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE*

APPLICATIONS:

Zoning Permit	
Residential	\$100.00
Commercial	\$100.00
Home Occupation Permits	\$ 50.00
Bulkheads/Rip Rap/Beach (Lake Anna Only)	\$100.00
Additions	\$100.00
Construction Trailer	\$100.00
Accessory	\$ 25.00
<i>(Garages, Sheds, Farm Structures, Decks, Docks, Boathouses, etc.)</i>	
Rezoning Application	\$1000 + \$10/acre*
Proffer Amendment	\$500.00*
Zoning Text Amendment	\$500.00*
Comp Plan Amendment	
Text	\$500.00
Map	\$500.00
Temporary Conditional Uses	
Temporary Housing	\$250.00*
Extension or Amendment	\$250.00*
Annual renewal with letter from physician	\$ 00.00
Other	\$250.00*
Waivers	
Minor variations	\$ 50.00
Other (including all to the Shoreline Ordinance)	\$250.00
Conditional Use Permit Application	\$500.00*
Variance Application	\$500.00*
Appeal of Zoning Decision	\$250.00
Special Exception	\$500.00*

Telecommunication Structures	
Certificate of Compliance	\$ 100.00
Un-Licensed Co-location	\$ 100.00
Special Use Permit	\$ 300.00*
Un-Licensed Wireless Communication CUP	\$ 500.00*
Licensed Co-location	\$1,200.00
Licensed Wireless Communication CUP	\$3,700.00*

Ag/Forestal District \$100.00

PERMIT FEES:

Sign Permit & Temporary Event Sign \$50.00 + \$1.00/sf

GIS Parcel & Road Digitizing Fee
 Per parcel/lot changed or created \$25.00
 New Road Construction \$75.00/mile

Residential Entrance Permit (See VDOT Entrance Requirements) \$40.00
(To be issued with single family residential building permits for entrances installed on private roads and new state roads (until taken into the state system))

PLAN REVIEW FEES:

E & S Control Plan
 Standard \$1,000.00 + \$50.00 per disturbed acre
 Modifications after original approval \$200.00
 Working without a permit 50% of permit fee

Agreement in Lieu plan (*Single Family Dwelling*)
 Standard \$ 75.00
 Lake Anna Shoreline \$150.00

Site Plan Review
 Standard \$750.00 + 50.00/acre
 Site Plans designated as minor by Board \$200.00
 Adjustments to Site Plans after original approval \$200.00

Plat Review & Approval
 Division plats & Estate lots \$100.00
 Lot line vacations, Adjustments & Consolidations \$ 50.00
 Boundary survey plats \$ 0.00

Subdivisions
 7 or fewer lots \$1,500.00 + \$50.00/lot
 More than 7 lots \$3,000.00 + \$50.00/lot

Family Subdivision \$200.00

PUBLICATIONS:

Comprehensive Plan	\$60.00, \$110.00 for set
Subdivision & Zoning Ordinance	\$20.00
Telecommunications Ordinance	\$0.25 Per Page

GIS Maps

Special Project	\$40.00/hour, 2 hour min.
8.5 X 11	\$5.00
8.5 X 14	\$5.00
11 X 17 or larger	\$15.00
Data Disk	\$75.00

MISCELLANEOUS:

Certificate of Approval (compliance)	\$100.00
Sign deposit for Public Hearing (Refunded with return of sign)	\$ 50.00

***Notification and Processing Fees, Refunds & Waived Fees**

There will be a \$20.00 fee charged per adjacent/adjoining property owner for notification and advertisement. There will also be an additional \$250.00, plus a \$20.00 fee charged per adjacent/adjoining property owner for re-notification and re-advertisement each time an application is delayed or postponed at the request of the applicant or necessary due to some act or failure to act on the part of the applicant.

Any fees for items requiring notice and advertisement may be granted a refund, or partial refund, at the discretion of the Director of Community Development with written request for withdrawal by the applicant if submitted prior to any certified mail notices or advertisements being sent.

The following are exempt from Planning Division Fees. All applicable applications, reviews, permits and inspections are still required.

- Structures or projects directly funded by Louisa County
- Structures or projects to be used by Religious Organizations
- Structures or projects to be used by “Non-profit” or “Not-for-profit” organizations that are exempt from taxation under Section 501(c)(3) of the Internal Revenue Code. Proof of exemption under 501(c)(3) shall be provided with permit application to be eligible for the permit fees to be waived.

**LOUISA COUNTY – COMMUNITY DEVELOPMENT - BUILDING DIVISION
P.O. BOX 160, LOUISA, VIRGINIA 23093 – 540-967-3430**

ALL BUILDING DIVISION FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE*

General Notice: For all applications requiring a plan review, a non-refundable deposit, equal to 25% of the permit fee or \$25.00, whichever is greater, shall be paid at the time of application. This fee will be applied to the total permit fee when the permit is issued.

RESIDENTIAL

Remodeling (Building, Lake Structures, Elect., Plumb, Mech.):	
\$0.00 - \$10,000.00	\$50.00
\$10,001.00 - \$15,000.00	\$75.00
\$15,001.00 - \$25,000.00	\$125.00
\$25,001.00 - \$35,000.00	\$175.00
\$35,001.00 – AND UP	\$175.00 + \$5.00 per additional \$1,000.00 of value or fraction thereof
Accessory Structures-(Bldg. Permit required when ≥ 200 sq. ft.)	\$.20/sf (\$35.00 minimum)
Prefab Structures-(Bldg. Permit required when ≥ 200 sq. ft.)	\$0.15 / sq. ft. (\$35.00 minimum)
Amusement Ride permits	\$100.00
Chimney	\$40.00
Fireplace (includes chimney)	\$50.00
Open Decks, Porches, Landings	\$0.10 sq. ft. - \$35.00 minimum
Covered Decks, Porches, Landings	\$0.15 sq. ft. - \$35.00 minimum
Swimming pools (includes electrical & fencing)	\$150.00
Pool fencing (alone) not incl. pool	\$ 35.00
Pool electrical (alone) not incl. pool	\$ 35.00
Manufactured homes (Bears HUD label)	
Single-Wide Homes	\$150.00
Double-Wide Homes & Tripe-Wide Homes	\$300.00
Add a basement	\$100.00 in addition to house permit fee
Modular Homes (Must be labeled by VA DHCD as an industrial building & built per applicable residential building code)	
Without Basement	\$300.00
With Basement	\$400.00

Building; New dwellings & Additions	\$150.00 minimum
Finished area	\$.30/sf
Unfinished area	\$.20/sf
Finished basement	\$.30/sf
Unfinished basement	\$.20/sf
Sunroom	\$.30/sf - \$50.00 minimum

OTHER PERMIT FEES:

Underground Storage tanks:		
Installation (See commercial permit fee schedule)		
Removal	\$ 35.00	
Mechanical Permit - Outside gas lines & tanks:	\$ 35.00	
Re-inspection fees		
1 st Failed Inspection	\$ 20.00	
Additional Failed Inspections for the same issue	\$ 25.00	
Not ready when inspector arrives	\$250.00	(May include 1 st trip)
Working without a permit	50% of the permit fee - \$100.00 minimum	
Demolition Permit	\$35.00	
Not required for residential, accessory structures without utilities		
Plan review fees (Non-refundable)		
Residential		
(See General Notice at the beginning of the fee schedule)		
2 nd review	\$ 0.00	
3 rd and subsequent reviews	\$30.00	
Plan amendments after permit issuance:		
Residential	\$ 0.00	
Temporary C/O	\$35.00	
Each C/O Renewal	\$35.00	
Permit Renewal	\$50.00	
Temporary Electrical Service	\$35.00	
Electrical Service Upgrade	\$35.00	
Change of Use (includes investigation)	\$35.00	
Generator (electrical)	\$35.00	
Associated Gas tank and line	\$35.00	
Replacement Water Well	\$25.00	
New Water Well	\$25.00	
(When not part of a new structure)	\$25.00	

COMMERCIAL FEES:

Notices: Commercial building permit fees are based on the construction value, as determined by the Construction Valuation Tables provided by the International Code Council (ICC), adjusted to the most current regional valuations. This table represents the building's permit valuation only, and does NOT include the sub-trades. The table shall be updated as needed to remain current with the ICC tables. A copy of Louisa County's Valuation Tables is available upon request, and on the Department of Community Development's website.

The formula for computing the permit fee for commercial structures is: *Sq. Ft. X Table Valuation** X .0055*. This formula does NOT include the permit fee for the sub-trades. Add 2% to the Permit fee total for the State's Permit Fee surcharge.

Plan Review Fees: Submitted at time of application. This fee will be applied to the total permit fee and is on the total square foot of the project. This fee is not refundable if the project is cancelled for any reason.

0 – 10,000 sq. ft.	\$100.00
10,001 to 50,000	\$250.00
50,001 and up	\$500.00
Plan Re-Review Fee	\$ 50.00
Modification	\$ 50.00
Commercial Demolition Permit	\$ 75.00
Construction Trailer Fees:	\$125.00
Temporary Electric	\$ 50.00
Electrical Service Permit: Single Inspection Permit based on size of service	
Up to 600 Amps	\$ 50.00
601 – 1200 Amps	\$ 90.00
Over 1200 Amps	\$160.00
Note: For systems over 800 amps, the plans shall be stamped by a RDP.	
Sub-Trade Permits:	
Plumbing (associated with a structure)	\$.02 per sq. ft. – \$125 min
Mechanical (associated with a structure)	\$.02 per sq. ft. – \$125 min
Electrical (associated with a structure)	\$.025 per sq. ft. – \$125 min

Sub-trade permits not associated with a structure and not listed below:

\$.0050 of contract value* - \$125 min

*Proof of contract value SHALL be provided at the time of permit application, in the form of signed, accepted bid or signed, approved contract.

Examples include, but are not limited to: Underground fire lines, duct banks, water service piping, sewer or waste line piping.

Fire Sprinkler	\$1.00 per head – \$125 min
Fire Alarm	\$.01 per sq. ft. – \$125 min
Kitchen Hood (no suppression)	\$100.00 per Hood
Kitchen Hood Suppression	\$125.00 per System
Gas Lines (interior) Mechanical Permit	\$.02 per sq. ft. – \$125 min
Gas Lines (exterior) Mechanical Permit	\$.02 per sq. ft. – \$125 min
Gas Tanks (above & below ground)	\$75.00 Each
Re-Roofing Commercial Building (no plans)	\$.03 per sq. ft.
Tenant Build Out Permit	\$.20 per sq. ft.
Retaining Walls (over 2 feet tall requires Engineered Plans)	\$.15 sq. ft.- \$100 min
Spray paint booth	\$150.00 Each
Generator	\$50.00 Each
Generator Mechanical Permit	\$50.00
Water/Sewer Service Connection Permit	\$75.00
Light Poles (includes electrical)	\$25.00 per pole - \$75.00 min
Elevator	\$150.00 Each
Swimming Pools	\$300.00
Pool Fencing	\$75.00
Pool Electrical	\$75.00
Tents (over 900 square feet requires a permit)	\$50.00
Electrical for tents	\$45.00
Change Contractor	\$25.00
Change of Use: (Includes Investigation)	\$100.00
Permit Renewal Fee:	\$75.00
(Requires letter addressed to building official requesting renewal and reason for renewal)	
Temporary C/O:	\$100.00
Renewal:	\$ 75.00
C/O for Existing Building (includes investigation)	\$100.00
Re-Issuance of Certificate of Occupancy	\$ 75.00
Re-Inspection Fees	\$50.00 1 st return trip
	\$75.00 2 nd return trip
Inspection Not Ready Fee:	\$250.00 each occurrence
Must be paid before next inspection can be scheduled	
Working w/o a permit:	50% of permit fee - \$500 min

*Refunds, State Surcharge, and Waived fees

Refunds: The refund amount will be based on the percentage of work already inspected, with a maximum refund of 75% (when only one inspection has been made.) Permits issued at the minimum rate are not eligible for a refund.

State Surcharge: An additional, non-refundable fee of 2% will be added to all permits.

Waived fees: The following are exempt from Building Division Fees. All applicable applications, reviews, permits and inspections are still required.

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- Structures or projects to be used by Religious Organizations
- Structures or projects to be used by “Non-profit” or “Not-for-profit” organizations that are exempt from taxation under Section 501(c)(3) of the Internal Revenue Code. Proof of exemption under 501(c)(3) shall be provided with permit application to be eligible for the permit fees to be waived.

****See Attached Valuation Table for this entry.**

TEXT LEGEND		
Bolded Text = To Be Added	Strikethrough Text = To Be Removed	Regular Text = To Remain