

PLANNING & ZONING FEE SCHEDULE

DEPARTMENT OF PLANNING & ZONING FEES - FY 2026	
FEE TYPE	FEE
Notes*	
*DA = Disturbed acre or portion thereof	
* See Recording Clerk Office for recording fees.	
SITE PLAN	
Category I	
Category I - Concept Site Plan	\$400 +-\$350/DA
Category I - Detailed Site Development Plan	\$400 + \$1600/DA
Category I - Concept and DSDP Resubmittals, to address comments, Plan 2 and Plan 3	\$200/submittal
Category I - Concept and DSDP Resubmittals, to address comments, after Plan 3	\$400/submittal
Category I- DSDP Site Plan - Revision after PC Approval – Major Revision (requiring full redistribution & PC Re-approval). <i>After initial resubmittal, see line 3 and 4 for fees.</i>	\$750
Category I- DSDP Site Plan - Revision after PC Approval – Minor Revision (requiring partial redistribution & in-house re-approval only). <i>After initial resubmittal, see line 3 and 4 for fees.</i>	\$400
Category I - "Redline" Revisions After Final Site Plan Approval revisions that do not change or intensify the existing use, vehicular access, or alter traffic patterns	\$400/submittal
Category II	
Category II - Conceptual Site Plan	\$200 + \$350/DA
Category II - Detailed Site Development Plan (DSDP)	\$200 + \$500/DA
Category II - Concept and DSDP Resubmittals, to address comments, Plan 2 and Plan 3	\$100/submittal
Category II - Concept and DSDP Resubmittals, to address comments, after Plan 3	\$200/submittal
Category II -DSDP Site Plan - Revision after Final Site Plan Approval – Major Revision (requiring full redistribution). After initial submittals, see line 11 and 12 for fees.	\$300
Category II- DSDP Site Plan - Revision after Final Site Plan Approval – Minor Revision (requiring partial redistribution). After initial submittals, see line 11 and 12 for fees.	\$200
Category II - "Redline" Revisions After Final Site Plan Approval revisions that do not change or intensify the existing use, vehicular access, or alter traffic patterns, or increase the square footage to exceed Category II limitations.	\$200/submittal
Extension of Site Plan Expiration (Concept, DSDP or Final) (CCZO allows for 1 request per project) The extensions request must be submitted at least 30 days before the expiration date and have been reviewed within 6 months.	\$200
PCA Modification/Variances/Waiver Requests for Site Plan (each request)	\$250
Re-Route for re-approval of Final approved Site Plans prior to Building Permit	\$500
Site Inspections for Redline/As-Built Site Plans (each inspection)	\$50
SUBDIVISION	
Minor Subdivision (7 lots or fewer)	
Minor Concept Plan	(\$150 + \$100/lot)/submittal
Minor Preliminary Plan	\$300 + \$100/lot
Minor Preliminary Plan Revision, to address comments prior to issuance of Preliminary Approval Letter	(\$100 + \$100/lot)/submittal
Minor Preliminary Plan Revision, after issuance of Preliminary Approval Letter	(\$200 + \$100/lot)/submittal
Minor Final Plats, Reviews 1 & 2	(\$300 + \$100/lot)/submittal
Minor Final Plats, after Review 3 and after	(\$250 + \$100/lot)/submittal
Subdivision Waiver of Concept Plan – Minor Subdivision Only (subject to DPW approval)	\$250
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)	
Major Subdivision Concept Plan	(\$300 + \$100/lot)/submittal
Major Subdivisions Preliminary Plan Revision. After PC Approval, Major Revision, requiring full redistribution & PC Re-approval	(\$500 + \$100/lot)/submittal
Major Subdivisions Preliminary Plan Revision. After PC Approval, Minor Revision, requiring partial redistribution & No PC Re-approval.	(\$250 + \$100/lot)/submittal
Major Subdivisions - in Tier 3 requiring a Public Hearing prior to Preliminary Approval (in this instance, DA is disturbed area and equal to the LOD). <i>This is a one time fee in addition to usual application fees.</i>	\$1,500 + \$200/DA in CA or \$100/DA
Major Subdivisions - Preliminary Approval for Creation of a Public R/W in a TC, Requiring a Prior Public Hearing. <i>This is a one time fee in addition to usual application fees.</i>	\$500
Major Preliminary Plan	\$500 + \$100/lot
Major Preliminary Plan Revisions, Plan 2 and after	\$500/submittal
Extension of Subdivision Expiration (Concept, Preliminary or Final) (CCZO allows for 1 request per project) The extensions request must be submitted at least 30 days before the expiration date and have been reviewed within 6 months.	\$200
Major Final Plats, includes Reviews 1 & 2	(\$300 + \$100/lot)/submittal
Major Final Plats, Review 3 and after	\$400/submittal
Review and Processing of Legal Documents	\$35/document
Final Plat - Administrative Processing of Recording Plat Package (8 1/2" X 14")	\$75
Final Plat - Administrative Processing of Recording Plat Package (18" X 24")	\$75 + \$50/sheet

PLANNING & ZONING FEE SCHEDULE (CONTINUED)

FEE TYPE	FEE
Replattings (8 1/2" X 14")	\$150/document
Replattings (18" X 24")	\$150 + \$50/sheet
Replattings Boundary Surveys	\$75/document
Replattings - Requiring Critical Area Review, one time fee on initial application only	Initial Fee + \$25/DA
Replattings - Administrative Processing of Recording Plat Package (8 1/2" X 14")	\$50/document
Replattings - Administrative Processing of Recording Plat Package (18" X 24")	\$50 + \$25/sheet
Supplemental Plans, for Plan 1 & 2	\$250/submittal
Supplemental Plans, for Plan 3 and after	\$150/submittal
Supplemental Plans, Revisions to Approved Plans	\$250/submittal
Supplemental Plans, Site Inspections	\$50/each
Supplemental Plans, Bond Processing & Administration Fee	15% of Bond Estimate
PLANNING COMMISSION	
Conceptual Grading Plan for disturbance of existing or recorded Conservation Areas or for grading prior to site plan approval	\$200 + \$250/DA
Reconsideration of an Approved Condition (does not include application fee for revised plans required before or after consideration)	\$300/condition
Extension of Approvals as required by the Planning Commission	\$150
Planning Commission Administrator (PCA) Administrative Variances (Site Plan & Subdivision)	\$150
Appeals to PC of PCA Decisions	\$150/item
PC Modifications/Variances/Waiver Requests for Site Plan/Subdivisions (prior to approval)	\$250/request
Contested Case Application	\$1,500/application
Road Names - Request Application Form (in-house review and approval)	\$35
Road Names - Application for a Change in Existing Road Name (public and private R/W's)	\$250
Request for Meeting Notes/Transcripts/Video	\$35 (CD Audio) \$55-\$75 (Video)
ZONING	
Zoning Text Amendments	\$1,000
Zoning Map Amendments	\$1,000
Administrative Variance	\$150
Official Interpretation Requests (requires consultation with CAO)	\$150
Zoning Ordinance interpretation requests	\$150
Zoning Determination letter – identifying property zoning & permitted uses requiring interpretation	\$150
Zoning Certification letter – identifying property zoning and permitted uses	\$150
Buildable/Non-buildable Lot Determination letter	\$150
Zoning Site Inspection	\$150
Additional Inspection	\$150
Site Completion Bond Processing & Administration Fee	15% of Bond Estimate
CODE ENFORCEMENT	
After-the-fact permits for Enforcement Case	\$200
Fine for signs in right-of-way	\$500/sign
Tow Company Inspections & Compliance Letters	\$50/site
Stop Work Order Fee- Illegal removal/Defacing	\$500
Citation	\$500
Site Inspection	\$50/inspection
BOARD OF APPEALS	
Staff Referral to BOA	\$75/Variance
Variance, Non-Critical Area (Each Request)	\$500 + referral fee
Variance, Critical Area	\$600 + referral fee
Special Exception/Conditional Use	\$750 + referral fee
Non-Conforming, Expansion of Structure or Change in Use	\$700 + referral fee
Reconsideration of Previous BOA Decision	\$400
Decision on Alleged Error	\$1200 + referral fee
Communication Tower Request	\$2500 + referral fee
Modification to Referral (after submittal)	\$50
Modification to Variance, Non-Critical Area (after notices are posted)*	\$350
Modification to Variance, Critical Area or Environmental - Article 8 or 11 (after notices are posted)*	\$450

PLANNING & ZONING FEE SCHEDULE (CONTINUED)

FEE TYPE	FEE
Modification to Special Exception Request (after notices are posted)*	\$425
Modification to Non-Conforming, Expansion of Structure or Change in Use (after notices are posted) *	\$425
Subpoena Request	\$75
Postponement/Continuance of Case - at applicant's request	\$400
Extension of Time for Special Exception	\$500
Revision to Previously Approved Variance	\$400
After-the-Fact Variance or Special Exception in Critical Area (fine required by Critical Area Law)	\$500 + referral fee
* Applicants are also charged for the cost of legal advertising	
ENVIRONMENTAL	
Non-tidal Wetlands or Streams Delineation Waiver Request Fee	\$50
Non-tidal Wetlands or Streams Delineation Report Review	\$100
Agricultural Land Preservation Review -	\$20/form
TDR Certification, TDR Allocation, TDR Transactions, APD and/or TDR Revisions	
Floodplain Review including one Site Inspection	\$250
Shore Erosion Control Review including one Site Inspection	\$50
Marine Construction and Lateral Line Review	\$25
Floodplain Map Review - supplying a map to applicant	\$25
Critical Area and Non- Critical Area Vegetative Removal Permit Review (includes one inspection, if needed)	\$75
Site Inspection (initial or addition not covered under other fees)	\$50 each
Stream and Wetlands	
Non-critical Area, Non For. Con. wetland and stream Buffer Fees-in-Lieu (2:1)	\$3.25/ sq. ft.
Non-critical Area, Non For. Con. wetland and stream Bond (2:1)	\$3.25/ sq. ft.
Non-critical Area, Non For. Con. wetland and stream violation / ATF (4:1)	\$3.25 per sf bond and \$3.25 per sf fee
Non-critical Area, Non For. Con. wetland and stream violation / ATF repeat offender (4:1)	\$3.25 per sf bond and \$6.50 per sf fee
Forest Conservation Program	
Preliminary Forest Conservation Plan Review (one-time fee, per project)	\$250
Preliminary Forest Conservation Plan Review Waiver Request Fee	\$50
Final Forest Conservation Plan Review (one-time fee, per project)	\$150
Standard Forest Stand Delineation (FSD) Plan Review (one-time fee, per project)	\$200
Simplified Forest Stand Delineation (FSD) Plan Review (one-time fee, per project)	\$100
Site Inspection	\$50 each
Forest Conservation Pre-Application Review & Exemption Request	\$50
Declaration of Intent (DOI)	\$25 each
Forest Conservation Bond Application (includes legal doc review and two planting inspections)	\$200
Forest Conservation Bond	based on Cost Estimate for plantings
Fees-in-Lieu of Mitigation – within Priority Funding Areas (PFA)	\$1.00/sq. ft.
Fees-in-Lieu of Mitigation – outside Priority Funding Areas (PFA)	\$1.20/sq. ft.
Non-Compliance Fee (for sq. ft. found to be in non-compliance)	\$0.30/sq. ft.
Request for Extension of Forest Conservation Approval	\$100
Critical Area (Chesapeake Bay) Program	
Critical Area Review (Building and Grading Permits)	\$125
Buffer Management Plan Review (major/minor - includes inspections)	\$150
Buffer Management Plan Review (simplified - for building and grading permits and violations, includes inspections)	\$75
Critical Area Mitigation Planting Review (includes one inspection)	\$50
Critical Area Mitigation Planting Review - Additional inspections (2 or more visits)	\$30
Bond Administrative Fee (includes administration plus initial and final inspections)	25% of bond
CA Bond Administrative Fee (includes administration plus initial and final inspections)	25% of bond
Critical Area Mitigation Fees-in-Lieu:	
Fees-in-Lieu for Clearing within the 100 foot Buffer (1:1 &/or 2:1) Note this is for authorized activities that don't require a variance	\$3.25/sq. ft.
Fees-in-Lieu for Clearing Outside of the 100 foot Buffer < 20% (1:1)	\$2.00/sq. ft.
Fees-in-Lieu for Clearing Outside of the 100 foot Buffer 20-30% (1:1.5)	\$3.00/sq. ft.
Fees-in-Lieu for Clearing Outside of the 100 foot Buffer > 30% (BOA 3:1)	\$6.00/sq. ft. + variance required
Fees-in-Lieu for Clearing within the 100 foot Buffer > 30% (BOA 3:1)	\$7.50/sq. ft. + variance required
Fees-in-lieu for any mitigation not separately called out shall be equivalent to the bond that would have been required	

PLANNING & ZONING FEE SCHEDULE (CONTINUED)

FEE TYPE	FEE
Critical Area Bonds:	
Bond for Planting Outside the 100- foot Buffer (1:1)	\$2.00/sq. ft.
Bond for Planting Inside the 100-foot Buffer (1:1 &/or 2:1) Note this is for authorized activities that don't require a variance	\$3.25/sq. ft.
Violation / ATF work outside the buffer (4:1)	\$2.00 per sf bond
Violation / ATF work outside the buffer (4:1)	\$2.00 per sf fee
Violation / ATF work outside the buffer (4:1) repeat offender	\$2.00 per sf bond
Violation / ATF work outside the buffer (4:1) repeat offender	\$4.00 per sf fee
Violation / ATF Clearing outside the buffer (5:1)	\$2.00 per sf bond
Violation / ATF Clearing outside the buffer (5:1)	\$3.00 per sf fee
Violation / ATF Clearing outside the buffer (5:1) repeat offender	\$2.00 per sf bond
Violation / ATF Clearing outside the buffer (5:1) repeat offender	\$5.00 per sf fee
Violation / ATF work inside the buffer (7:1) (variance required)	\$3.25 per sf bond
Violation / ATF work inside the buffer (7:1) (variance required)	\$3.25 per sf fee
Violation / ATF work inside the buffer (7:1) repeat offender (variance required)	\$3.25 per sf bond
Violation / ATF work inside the buffer (7:1) repeat offender (variance required)	\$6.50 per sf fee
Violation / ATF clearing inside the buffer (8:1) (variance required)	\$3.25 per sf bond
Violation / ATF clearing inside the buffer (8:1) (variance required)	\$4.25 per sf fee
Violation / ATF Clearing inside the buffer (8:1) repeat offender (variance required)	\$3.25 per sf bond
Violation / ATF Clearing inside the buffer (8:1) repeat offender (variance required)	\$7.50 per sf fee
Solomons Town Center Tree Canopy:	
Solomons Town Center Tree Canopy Fees in Lieu	\$2.00/sq. ft.
Solomons Town Center Tree Canopy Bond	\$2.00/sq. ft.
ARCHITECTURAL REVIEW	
Commercial Accessory Structure/Exterior Modification	\$100
Signs	\$75
New Single Family Dwelling	\$100
Residential Accessory/Modifications/Additions	\$50
TOWER PERMIT	
Tower Permits - Consultant Review (consultant charges the County \$170/hour – typical review 2 hours)	\$900 Consultant Fee
Tower or Co-location Permits - County Review	\$450
INDEPENDENT CONSULTANT REVIEW FEES	
Initial Submittal Fee (This will cover the review cost by the independent consultant that will be billed to the county. This review fee will cover the initial reviews and be billed against at the hourly rate in this fee schedule. If this initial review fee collected does not cover the entire review of the project to final, approved attached fees will be billed at the hourly rate shown in this fee schedule and will be required before the project can move forward.)	\$5,000
Independent Consultant Review fee	\$210/hr
DIVISION OF INSPECTIONS & PERMITS FEES FY2026	
FEE TYPE	FEE
Notes*	
* See Recording Clerk Office for recording fees.	
BUILDING	
Building Permit - Residential	
Residential Application Fee	\$25
Residential Revision/ Re-Route Fee	\$25
Permit Fee - Finished Floor Area/ sq. ft.	\$0.12/sq. ft.
Permit Fee - Unfinished Floor Area/ sq. ft.	\$0.06/sq. ft.
Residential Permit Fee - Remodel, Pier, etc.	\$60
Home Occupation Permit	\$60
Building Permit – Commercial	
Commercial Application Fee	\$100
Commercial Use Application Fee (without modification)	\$50
Commercial Re-Route Fee	\$50 / \$100

PLANNING & ZONING FEE SCHEDULE (CONTINUED)

FEE TYPE	FEE
Use Permit (1 inspection) - (without modification)	\$60
Renovation/remodel Permit (up to 3 inspections)	\$150
New Construction Permit (up to 10 inspections)	\$450
Inspection Fee after 10 inspections	\$60 per inspection
Sign Permit	\$60
Demolition Permit	\$60
Tent Permit	\$60
Stop Work Order Fee	1st \$60 / 2nd \$250
After the Fact Fee *Failure to secure a permit for either residential or commercial work	Up to 10X the Base Fee
Grading Permit Public Works Fees	\$75
Grading Permit - Soil Conservation Fees	\$125
PLUMBING	
New Installation	
Residential Application Fee	\$25
Residential Revision / Re-Route Fee	\$25
Commercial Application Fee	\$100
Commercial Revision / Re-Route Fee	\$100
First Fixture	\$100
Each additional fixture	\$10
Each rough-in fixture	\$10
Each fixture left out in original permit application	\$10
Shower Pan Inspection	\$60
Additional Inspections	\$60
Water Conditioner Equipment	\$120
Water service connection to public system	\$60
Sewer service connection to public system	\$60
Subsoil Drains	\$60
Stop Work Order	1st \$60 / 2nd \$250
Gas	
First Fixture	\$90
Each additional fixture	\$10
Each rough-in fixture	\$10
Tank and Trench	\$60/inspection
Medical Gas	
First Fixture	\$90
Each additional fixture	\$10
Stop Work Order	1st \$60 / 2nd \$250
After the Fact Fee *Failure to secure a permit for either residential or commercial work	Up to 10X the Base Fee
ELECTRICAL	
Residential	
Residential Application Fee	\$25
Residential Revision / Re-Route Fee	\$25
Outlets	
Outlets (Switches, lighting fixtures or receptacles are counted as one outlet)	\$1 Each
Low Voltage per type (each different system to be calculated separately)	\$1 Each
Equipment & Appliances	
Outlet for single unit of 30 K.W. or less	\$20
Each additional unit, 30 K.W. or less	\$5
Outlet for single unit greater than 30 K.W.	\$30
Each additional unit, greater than 30 K.W.	\$5
Service Installations (2 inspections)	
Service Feeder	\$80
Pole Service	\$120
Temporary Service	\$120
Swimming Pools	
Above ground	\$60
In-Ground (4 inspections only - PBFS, Trench, PDB, & Final)	\$150
Additional inspection fee for encapsulation not done at same time as PDB inspection	\$60
Whirlpool/Hot Tubs (2 inspections only)	\$60
Additional Inspection	\$60 Each
Generators - Each	\$100
Motors - Each	\$10

PLANNING & ZONING FEE SCHEDULE (CONTINUED)

FEE TYPE	FEE
Elevators - (2 inspections)	\$60
Elevators - Additional Inspections	\$60 Each
Photovoltaic & Wind Turbine Systems - DNI Additional fees for related elements (subpanel, outlets, etc.)	\$120 Each
Energy Storage System - DNI Additional fees for related elements (subpanel, outlets, etc.)	120 Each
Antennae/transmitters - Each (2 inspections)	\$60
Car Charger - DNI Additional fees for related elements (subpanel, outlets, etc.)	\$120 Each
Residential Septic System	\$80
Service Meter Equipment & Feeders	
Up to 400 Amps	\$100
Over 400 Amps	\$120
Subpanels	
Up to 200 Amps	\$40
Over 200 Amps	\$60
Heavy Ups	
Up to 400 Amps	\$80
Over 400 Amps	\$120
Work-With (Additional fees for related elements)	\$60 Each
Miscellaneous	
Minimum Residential Permit Fee	\$100
Additional Inspection Fee	\$60
Re-inspection Fee	\$60
Progress Inspection Fee	\$60 (Per 1/2 Hour)
Additional Equipment	\$60
Stop Work Oder	1st \$60 / 2nd \$250
After the Fact Fee - *Failure to secure an Electrical permit for residential work	Up to 10x base fee
Commercial	
Commercial Application Fee	\$100
Commercial Revision / Re-Route Fee	\$100
Outlets	
Each	\$2
Low Voltage per type (each different system to be calculated separately)	
Each	\$2
Equipment & Appliances	
Outlet for single unit of 30 K.W. or less	\$60
Each additional unit, 30 K.W. or less	\$15
Outlet for single unit greater than 30 K.W.	\$80
Each additional unit, greater than 30 K.W.	\$40
Service Installations (2 inspections)	
Service Feeder	\$100
Pole Service	\$200
Temporary Service	\$150
Swimming Pools	
Above ground (2 inspections only)	\$120
In-Ground (4 inspections only - PBFS, Trench, PDB, & Final)	\$200
Additional inspection fee for encapsulation not done at same time as PDB inspection	\$60
Whirlpool/Hot Tubs (2 inspections only)	\$120
Additional Inspection	\$60 Each
Generators - Each - Additional fees for related elements (subpanel, outlets, etc.)	\$150
Motors - Each	\$20
Elevators - (2 inspections)	120 \$150
Elevators - Additional Inspections	\$60
Photovoltaic & Wind Turbine Systems - DNI Additional fees for related elements (subpanel, outlets, etc.)	\$240
Commercial Energy Storage System	\$150
Commercial Septic System	\$150
Antennae/transmitters - Each (includes 2 inspections)	\$90
Car Charger - DNI Additional fees for related elements (subpanel, outlets, etc.)	\$240
Service Meter Equipment & Feeders	
Up to 800 Amps	\$150
801 Amps to 1200 Amps	\$300
Over 1200 Amps	\$400

PLANNING & ZONING FEE SCHEDULE (CONTINUED)

FEE TYPE	FEE
Transformers	
Up to 75 kVA	\$60
76 kVA to 150 kVA	\$100
Over 150kVA	\$200
Subpanels	
Up to 400 Amps	\$60
Over 400 Amps	\$100
Service Equipment	
Meter Bases	\$60
CT Cabinets	\$60
M.B. Enclosure	\$60
Main Switch	\$60
ATS	\$60
Main Panel	\$60
Switch Board	\$60
Other	\$60
Heavy Ups	
Up to 800 Amps	\$100
Over 800 Amps	120 \$200
Work-With - DNI Additional fees for related elements	\$60
Miscellaneous	
Minimum Commercial Permit Fee	\$200
Signs (Includes 2 inspections)	\$60
X-ray equipment (Includes 2 inspections)	\$60
Fire Pump Inspection Fee	\$100
Additional Inspection Fee	\$60
Re-inspection Fee	\$60
Progress Inspection Fee	Each 1/2 Hour
Additional Equipment	\$60
Stop Work Oder	1st \$60 / 2nd \$250
After the Fact Fee - *Failure to secure an Electrical permit for commercial work	Up to 10x base fee