

County Council of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 7

Resolution No. 73-2021

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION approving schedules of fees and charges for functions regulated or administered by the Department of Planning and Zoning.

Introduced and read first time _____, 2021.

By order _____
Michelle Harrod, Administrator

Read for a second time at a public hearing on _____, 2021.

By order _____
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted __, Adopted with amendments __, Failed __, Withdrawn __, by the County Council on _____, 2021.

Certified By _____
Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, Section 15.507 of the Howard County Code authorizes the County Council
2 to set, by Resolution, a non-refundable application fee to be charged to applicants who apply to
3 sell development rights to the County under the agricultural land preservation program; and
4

5 **WHEREAS**, various sections of Title 16 of the Howard County Code authorize the
6 County Council to establish a variety of fees in relation to planning and zoning functions of the
7 County; and
8

9 **WHEREAS**, pursuant to Title 16, Subtitle 2 of the Howard County Code, the County
10 Council acts as the Howard County Zoning Board and in their capacity as the Zoning Board, the
11 Council hears and considers zoning map amendments and zoning regulation text amendments;
12 and
13

14 **WHEREAS**, Section 16.205 of the Howard County Code provides that any person may
15 petition the Zoning Board for approval of a development plan, upon payment of the proper fee;
16 and
17

18 **WHEREAS**, pursuant to Section 16.212 of the Howard County Code, the County
19 Council shall establish a fee schedule for zoning map amendments and zoning regulation text
20 amendments; and
21

22 **WHEREAS**, Section 16.133 of the Howard County Code allows a developer, under
23 certain circumstances, to pay a fee for the costs of off-site storm drainage facilities; and
24

25 **WHEREAS**, Section 5-1603 of the Natural Resources Article of the Annotated Code of
26 Maryland allows for the recovery of costs incurred in a local forest conservation program; and
27

28 **WHEREAS**, Section 18.909 of the Howard County Code allows a developer, under
29 certain circumstances, to pay a fee-in-lieu of constructing storm water management facilities;
30 and
31

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

WHEREAS, the Design Manual provides for waivers under certain circumstances from its standards for design, construction, and inspection of infrastructure and other improvements, and the County Executive has proposed a fee to cover the costs of processing waivers to the Design Manual that are submitted at the final stage of development; and

WHEREAS, as authorized by the passage of Council Resolution No. 78-2015, beginning on July 1, 2015, the Department of Planning and Zoning began to collect fees for the review and evaluation of sediment and erosion control plans including, but not limited to, environmental concept plans, final plans, and site development plans, on behalf of the Soil Conservation District; and

WHEREAS, the County Executive, upon the recommendation of the Director of Planning and Zoning, has recommended fee schedules for functions regulated by the Department of Planning and Zoning and, for Fiscal Year 2022, the County Executive has proposed no changes in the fees and charges.

WHEREAS, the Department of Planning and Zoning provided the Council with historical cost analysis to perform residential and commercial variance requests, and the current fees of \$300 for a residential variance and \$500 for a commercial variance are not sufficient to cover these costs.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Howard County, Maryland this ___ day of _____, 2021 that it adopts the fee schedules attached to this Resolution; and

BE IT FURTHER RESOLVED that these fee schedules shall be effective July 1, 2021 and shall remain in effect until changed or repealed by subsequent Resolution of the County Council.

**DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2021**

PLAN REVIEW FEES			
SINGLE FAMILY DETACHED	SINGLE-FAMILY ATTACHED, APARTMENTS AND MOBILE HOMES	COMMERCIAL AND INDUSTRIAL	OPEN SPACE AND PUBLIC FACILITIES¹
Sketch Plan			
\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 15 per lot plus (b) \$ 10 per acre ² for Open Space plus (f) \$ 20 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 15 per acre ² for Open Space plus (c) \$350 first 100 units ³ (d) \$270 next 100 units ³ (d) \$185 each additional 100 units ³ plus (d) \$ 10 per acre ² for Open Space plus (f) \$ 20 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$100 per acre ² plus (c) \$ 10 per acre ² for Open Space plus (f) \$ 20 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 15 per acre ² (g) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)
Preliminary Subdivision Plan			
\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 25 per lot plus (b) \$ 15 per acre ² for Open Space plus (f) \$ 25 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 25 per acre ² plus (c) \$525 first 100 units (d) \$400 next 100 units ³ (d) \$275 each additional 100 units ³ plus (d) \$ 15 per acre ² for Open Space plus (f) \$ 25 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$100 per acre ² plus (e) \$ 15 per acre ² for Open Space plus (f) \$ 25 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 25 per acre ² (g) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)

¹ Fees for open space or Recreation and Park projects that are not submitted with a residential or commercial development.

² Any portion over an acre will be assessed the full per acre fee; i.e. all fractions will be rounded up to the nearest acre.

³ Price per group of units also means price of a portion of that group of units

SINGLE FAMILY DETACHED	SINGLE-FAMILY ATTACHED, APARTMENTS AND MOBILE HOMES	COMMERCIAL AND INDUSTRIAL	OPEN SPACE AND PUBLIC FACILITIES ¹
Preliminary Equivalent Sketch Plan			
\$550 per sheet, first 3 sheets plus (a) \$450 per each addl sheet plus (a) \$ 30 per lot plus (b) \$ 20 per acre ² for Open Space plus (f) \$ 35 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$550 per sheet, first 3 sheets plus (a) \$450 per each addl sheet plus (a) \$ 30 per acre ² plus (c) \$525 first 100 units (d) \$400 next 100 units ³ (d) \$275 each additional 100 units ³ plus (d) \$ 20 per acre ² for Open Space plus (f) \$ 35 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$550 per sheet, first 3 sheets plus (a) \$450 per each addl sheet plus (a) \$150 per acre ² plus (e) \$ 20 per acre ² for Open Space plus (f) \$ 35 per acre ² for public roads (h) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$550 per sheet, first 3 sheets plus (a) \$450 per each addl sheet plus (a) \$ 30 per acre ² (g) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)
Final Subdivision Plat			
\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 35 per lot plus (b) \$ 25 per acre ² for Open Space plus (f) \$ 35 per acre ² for public roads (h) \$ 40 per sheet for construction plans (i) \$ 35 per acre ² for road right-of-way dedication plat (j) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 60 per acre ² plus (c) \$525 first 50 units (d) \$400 next 50 units ³ (d) \$275 each additional 50 units ³ plus (d) \$ 25 per acre ² for Open Space plus (f) \$ 35 per acre ² for public roads plus (h) \$ 40 per sheet for construction plans (i) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$100 per acre ² plus (e) \$ 25 per acre ² for Open Space plus (f) \$ 35 per acre ² for public roads plus (h) \$ 40 per sheet for construction plans \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$300 per each addl sheet plus (a) \$ 30 per acre ² (g) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)

SINGLE FAMILY DETACHED	SINGLE-FAMILY ATTACHED, APARTMENTS AND MOBILE HOMES	COMMERCIAL AND INDUSTRIAL	OPEN SPACE AND PUBLIC FACILITIES ¹
Site Development Plan			
\$400 per sheet, first 3 sheets plus (a) \$100 per each addl sheet plus (a) \$ 25 per acre ² (c) \$ 10 per unit (b) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$100 per each addl sheet plus (a) \$ 25 per acre ² plus (c) \$525 first 50 units (d) \$400 next 50 units ³ (d) \$275 each additional 50 units ³ plus (d) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$100 per each addl sheet plus (a) \$250 per acre ² of area disturbed (e) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$100 per each addl sheet plus (a) \$ 30 per acre ² (g) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)
Site Development Plan (For Demolition, Clearing and Grading Only)			
\$400 per sheet, first 3 sheets plus (a) \$100 per each addl sheet plus (a) \$ 25 per acre ² (c) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$100 per each addl sheet plus (a) \$ 25 per acre ² (c) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$100 per each addl sheet plus (a) \$ 50 per acre ² (e) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)	\$400 per sheet, first 3 sheets plus (a) \$100 per each addl sheet plus (a) \$ 10 PDOX Electronic Submission (Per Sheet One-Time Fee) OR \$ 10 Paper Submission (Per Sheet Per Submission)

LEGEND (Corresponds to Plan Submission Worksheets)

- (a) Per sheet fee
- (b) Single-Family Detached (SFD) per lot/unit fee
- (c) Single-Family Detached (SFD)/Single-Family Attached (SFA), Apartment (APT) and Mobile Home (MH) per acre fee
- (d) SFA, APT and MH per unit fee
- (e) Commercial/Industrial per acre fee
- (f) Open Space per acre fee with subdivision plan
- (g) Open Space/Public Facilities per acre fee without subdivision plan
- (h) Public road per acre fee
- (i) Final Construction Plan per sheet fee
- (j) Road right-of-way dedication plat per acre fee
- (k) Poster fee
- (l) Forest Conservation Review Fee
- (m) Subdivision Supplemental per sheet fee

DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2021

MAJOR PLAN CHANGES

50% of the original fee but no less than a minimum of \$270. For the review and processing of plans requiring repeated resubmissions due to major redesign or failure to meet regulatory requirements. This fee applies for the 4th and subsequent submissions.

COMPREHENSIVE SKETCH AND FINAL DEVELOPMENT PLAN MAP AND CRITERIA

\$400 (non-refundable) – per application to the Planning Board for criteria approval, plus

\$150 per plan sheet, plus

\$15 per acre or portion of an acre.

The fee is assessed once with either comprehensive sketch plan or final development plan

ENVIRONMENTAL CONCEPT PLAN

\$400 per sheet

\$10 pdox electronic submission (per sheet one-time fee); or

\$10 paper submission (per sheet per submission)

WAIVER PETITION – SUBDIVISION REGULATIONS

\$450 for first 2 waiver sections, plus

\$50 for each additional waiver section

\$350 maximum for Agricultural Preservation parcels

WAIVER REQUEST – DESIGN MANUAL

\$500 for all related changes associated with a waiver submitted after signature of the preliminary plan or for a request to pay a fee-in-lieu of constructing stormwater management.

RESIDENTIAL “WALK-THRU” REVISIONS

\$150 Per lot of single-family detached or attached housing

APPROVED PLAN REVISIONS⁴

\$200 Standard revision –
Processing fee for each submission

\$270 Non-standard –

Min for review and processing of proposed changes to approved road construction, water & sewer construction and site development plans.

Processing fee equal to one-half of the computed plan processing fee based on the adopted Howard County fee schedule, but no less than a minimum fee of \$270.

HOUSE MODEL REVISIONS

\$100 Per lot of single family detached housing

\$400 per building of single family attached housing or apartments, plus \$100 per sheet

CORRECTION PLAT/RESUBDIVISION PLAT FEE

\$300 per sheet for a correction plat, a plat of easement or a resubdivision plat to combine lots or reduce the number of lots. Resubdivision plats that create additional lots are subject to the per lot and per acre charges in the final subdivision plat fee schedule.

STREET RENAMING CHANGE

\$200 per application, plus

\$15 for each certified letter required by law

CERTIFIED LETTER

\$15 per letter required in association with a commercial/industrial site development plan adjoining a residential non-conforming use

POSTER FEE-LAND DEVELOPMENT (k)

\$25 per poster required by law or regulation

NEW TOWN AND MXD, ASDP/CSDP MEETINGS FEE

\$175 for Planning Board public meeting as required under the Zoning Regulations for amended site development plans or concept site development plans in New Town or MXD zones.

HEARING FEE

\$585 for Planning Board public hearing as required under Zoning Regulations.

FOREST CONSERVATION REVIEW FEE (l)

\$100 per sheet for the first sheet of a forest stand delineation or forest conservation plan, plus

\$30 per sheet for each additional sheet of a forest stand delineation or forest conservation plan

SUBDIVISION PLAN SUPPLEMENTAL SHEET FEE(m)⁴

\$100 per sheet for each sketch plan, preliminary plan, preliminary equivalent sketch plan, final subdivision plat or site development plan supplemental sheet that will require signature approval by DPZ

MITIGATION PLAN FEE

\$100 per sheet for the first sheet of an original mitigation plan submitted as a supplemental sheet in compliance with 401/404 wetland mitigation requirements, plus \$30 per sheet for each additional sheet of an original mitigation plan

FEE IN LIEU OF OPEN SPACE DEDICATION

\$1500 per lot or per dwelling unit, whichever is greater varies w/project. R&P Fee collected by DPZ

DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2021

ADMINISTRATIVE ADJUSTMENTS

\$300 — Bulk Regulations, plus \$25 poster fee
\$100 — Temporary Uses, plus \$25 poster fee
\$25 — Subsequent hearings

NONCONFORMING USE

\$250 — Confirmation of a nonconforming use, plus \$25 poster fee

ZONING BOARD MAP AMENDMENTS

\$695* — Per amendment — If granted, petitioner will pay \$2 per acre map revisions (\$45 minimum, \$240 maximum)
\$510 — Additional hearing
\$25 — Poster Fee

COMPREHENSIVE ZONING MAP AMENDMENTS

\$250 — Per Amendment

ZONING TEXT AMENDMENTS (ZRAs)

\$695* — Per amendment

PRELIMINARY DEVELOPMENT PLAN AND CRITERIA

\$400 — If granted, petitioner will pay \$15 per acre

BOARD OF APPEALS/HEARING EXAMINER

\$500 — Conditional Uses, plus \$25 poster fee
\$300 — Variance — residentially zoned, plus \$25 poster fee
\$500 — Variance — other, plus \$25 poster fee
\$0 — Variance — if recommended by the Design Advisory Panel and supported by the Department of Planning and Zoning
\$250 — Modification of Conditions Decision & Order (variance and conditional use), plus \$25 poster fee
\$250 — Appeal to Board of Appeals, plus \$25 poster fee (when required)
\$300 — Confirm/Expand a nonconforming use, plus \$25 poster fee
\$310 — Sign Variance, plus \$25 poster fee
\$250 — Administrative Appeals

PERMIT FEES

\$250 — Demolition permit review — for all principal structures and historic accessory structures
\$50 — Demolition permit review — for non historic accessory structures
\$25 — Accessory apartments, home occupations, Christmas tree, snowball stands, farm produce stands, Class 1A Winery, Value Added Processing, Pick your own enterprise, agritourism enterprise, or home based contractor's permit and other permits as identified in Section 128.0 of the Howard County Zoning Regulations.

VERIFICATION LETTERS

\$150 — Review of as-builts
\$50 — Verification of Zoning, use, lot legality and/or other requirements
\$50 — Request for procedural determination by the subdivision review committee (SRC) — Requests for originals only exempted

AGRICULTURAL LAND PRESERVATION PROGRAM

\$200 — Application Fee

ESTABLISHMENT OF A SINGLE SITE HISTORIC DISTRICT

\$25 — Application Fee

EXCEPTIONS

1. The County Council or the Zoning Board, depending on whether it is a text amendment or a map amendment, may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the County Council or the Zoning Board that the payment of the fee would work an extraordinary hardship on the petitioner.
2. The County Council or the Zoning Board may refund part of the filing fee for withdrawn petitions.
3. The County Council waives fees associated with development of capital projects by Howard County, with the exception of print fees.
4. The County Council waives all fees for County grant funded stormwater management improvements for non-profit organizations participating in the stormwater program, with the exception of print fees.

**DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2021**

ADMINISTRATIVE ADJUSTMENTS

\$300 Bulk Regulations, plus \$25 poster fee

\$100 Temporary Uses, plus \$25 poster fee

\$25 Subsequent hearings

NONCONFORMING USE

\$250 Confirmation of a nonconforming use, plus \$25 poster fee

ZONING BOARD MAP AMENDMENTS

\$695* - If granted, petitioner will pay \$2 per acre map revisions (\$45 minimum, \$240 maximum)

\$510 Additional hearing

\$25 Poster Fee

COMPREHENSIVE ZONING MAP AMENDMENTS

\$250 Per Amendment

ZONING TEXT AMENDMENTS (ZRAs)

[[695*]] **\$2500** Per amendment

PRELIMINARY DEVELOPMENT PLAN AND CRITERIA

\$400 If granted, petitioner will pay \$15 per acre

BOARD OF APPEALS/HEARING EXAMINER

\$500 Conditional Uses, plus \$25 poster fee

[[300]] 820 Variance – residentially zoned, plus \$25 poster fee

[[500]] 2,375 Variance – other, plus \$25 poster fee

\$0 Variance – if recommended by the Design Advisory Panel and supported by the Department of Planning and Zoning

\$250 Modification of Conditions Decision & Order (variance and conditional use), plus \$25 poster fee

\$250 Appeal to Board of Appeals, plus \$25 poster fee (when required)

\$300 Confirm/Expand a nonconforming use, plus \$25 poster fee

\$310 Sign Variance, plus \$25 poster fee

\$250 Administrative Appeals

PERMIT FEES

\$250 Demolition permit review – for all principal structures and historic accessory structures

\$50 Demolition permit review – for non-historic accessory structures

\$25 Accessory apartments, home occupations, Christmas tree, snowball stands, farm produce stands, Class 1A Winery, Value-Added Processing, Pick-your-own enterprise, agritourism enterprise, or home-based contractor's permit and other permits as identified in Section 128.0 of the Howard County Zoning Regulations.

VERIFICATION LETTERS

\$150 Review of as-builts

\$50 Verification of Zoning, use, lot legality and/or other requirements

\$50 Request for procedural determination by the subdivision review committee (SRC) – Requests for originals only exempted

AGRICULTURAL LAND PRESERVATION PROGRAM

\$200 Application Fee

ESTABLISHMENT OF A SINGLE SITE HISTORIC DISTRICT

\$25 Application Fee

EXCEPTIONS

1. The County Council or the Zoning Board, depending on whether it is a text amendment or a map amendment, may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the County Council or the Zoning Board that the payment of the fee would work an extraordinary hardship on the petitioner.
2. The County Council or the Zoning Board may refund part of the filing fee for withdrawn petitions.
3. The County Council waives fees associated with development of capital projects by Howard County, with the exception of print fees.
4. The County Council waives all fees for County grant funded stormwater management improvements for non-profit organizations participating in the stormwater program, with the exception of print fees.

**DEPARTMENT OF PLANNING AND ZONING
ENGINEERING REVIEW FEE SCHEDULE
Effective July 1, 2021**

These fees are pursuant to Section 16.130 and Section 16.131 of the Howard County Code, which requires developers to pay for the costs of public improvements (water and sewer facilities), which costs include the costs incurred by the Department of Planning & Zoning in reviewing the plans for the facilities:

COMMERCIAL, INDUSTRIAL & MULTI-FAMILY SITE DEVELOPMENT PLANS		
Total Estimated Site Construction Costs	Fee For Private Roads, Parking Lots & Storm Water Management**	Fee For Private Storm Drains, Water & Sewer**
Less than \$ 50,000	2.75%	0.8%
\$ 50,001 - \$150,000	2.50%	0.7%
\$150,001 - \$250,000	2.25%	0.6%
over \$250,000	2.00%	0.5%

**

1. Fees represent half of the total fee charged. The total fee is shared between DPW and DPZ.
2. A partial advance fee is to be paid in full prior to submission of plan for signature approval. This partial fee shall be 50% of the fee based upon the developer's preliminary construction cost estimate. The minimum fee is \$100.
3. The final fee is calculated based on actual construction quantities and the Howard County Department of Planning and Zoning's approved unit prices and item codes, dated July 1, 2021 (see attached exhibit 1).
4. Final fee is to be paid in full prior to submission of plan for signature approval.

FINAL SUBDIVISIONS WITH PUBLIC ROADS AND STORM DRAINAGE STRUCTURES	
Cost of Improvements	Fee*
Less than \$50,000	2.75% but not less than \$100
\$50,001 - \$150,000	2.5%
\$150,001 - \$250,000	2.25%
Over \$250,000	2%

*

1. Fees represent half of the total fee charged. The total fee is shared between DPW and DPZ.
2. A partial advance fee is to be paid in full prior to submission of plan for signature approval. This partial fee shall be 50% of the fee based upon the developer's preliminary construction cost estimate. The minimum fee is \$100.
3. The final fee is calculated based on actual construction quantities and the Howard County Department of Planning and Zoning approved unit prices and item codes, dated July 1, 2021 (see attached exhibit 1).
4. Final fee is to be paid in full prior to submission of plan for signature approval.

SITE DEVELOPMENT PLAN FOR SINGLE-FAMILY ATTACHED OR DETACHED HOUSING FRONTING ON PUBLIC ROADS	
Basis	Fees***
Residential single-family detached	\$40 per lot
Residential single-family semi-detached (duplex) site	\$30 per lot
Residential single-family attached (townhouses on fee simple lots)	\$15 per lot
1st revisions of approved plans (excluding house footprint or location revisions)	Free
2nd & subsequent revisions of approved plans (excluding house footprint or location revisions)	\$200 each

***Fee to be paid prior to initial submission of plan for review and approval. Minimum fee per plan \$100.

SUBDIVISION PLATS WITHOUT PUBLIC ROADS AND STORM DRAINAGE STRUCTURES	
Basis	Fee**
Subdivision record plat without a concurrent subdivision plan	\$25 per lot
	\$50 minimum per plat
	\$500 maximum per plan

**Fee to be paid at first submission of plat for review.

1. For changes to approved subdivision plat with a concurrent subdivision plan, no charge for 1st revision; 2nd and subsequent revisions \$200 per plat submittal.

REVIEW OF SUBDIVISIONS AND SITE DEVELOPMENT PLANS WATER & SEWER FACILITIES*		
Work To Be Done	Partial Advance Fee	Total Fee
Review of water or sewer systems, including engineering, administrative and legal costs associated with the review.	1.75% of DPZ's established unit cost for sewer main and established unit cost for water main and fire hydrant (attached as "Exhibit 1"). Must be deposited with application for preliminary plan approval based on quantities shown on developer's preliminary plan.	3.5% of DPZ's established unit cost for sewer main and established unit cost for water main and fire hydrant (attached as "Exhibit 1"), based on quantities shown on developer's approved construction drawings and paid prior to delivery of developer agreement for execution.

*Total fee of 7% is shared fees between DPZ and DPW

**DEPARTMENT OF PLANNING AND ZONING
 REVIEW AND APPROVAL OF WATER & SEWER FACILITIES
 FOR SUBDIVISIONS AND SITE DEVELOPMENT
 Effective July 1, 2021**

These fees are adopted pursuant to Section 16.130 of the Howard County Code which requires developers to pay for the costs of public improvements (water and sewer facilities) required by Section 16.131, which costs include the costs incurred by the Department of Planning and Zoning in reviewing the plans for the facilities and in inspecting them during construction.

Construction Inspection of Private and Public Water and Sewer

WORK	CHARGE* (NON-REBATABLE)
Single Family Detached (ex: R-12, R-20, etc.) No Minor Subdivisions	\$600 per lot
Townhome, Cluster Home No Minor Subdivisions	\$250 per lot
Minor Subdivisions, Site Development Plans, etc.	\$800 Lump Sum Administration and Project Coordination Fee, plus \$7 per linear foot Field Inspection Fee.
Inspection of private water & sewer 8” or larger (from the connection to within 5 feet of the building improvement).	\$800 Lump Sum Administration and Project Coordination Fee, plus \$7 per linear foot Field Inspection Fee.
TV Inspection	\$.60 per foot, to be paid prior to delivery of developer agreement for execution.

* These fees cover the costs associated with the inspection of water and sewer facilities during the construction time established in the developer agreement and construction documents. If construction time exceeds the established time, additional inspection fees will be charged in the amount of 1.5% of the total estimated construction costs included in the developer agreement with a minimum fee of \$1,500.

**DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2021**

This fee schedule requires developers to pay for the costs of inspection by the County or a designee for compliance with the County guidelines for Landscaping regulations:

LANDSCAPE INSPECTION FEES	
Landscape Surety Amount	Percentage of Surety*
\$0-10,000	1.5%
\$10,001-\$20,000	1%
\$20,001-\$30,000	.75%
\$30,001 and up	.5%

***Fee not to be less than \$100**

Note: A half-fee will be charged for the fourth and subsequent Inspections.

**DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2021**

UNIT PRICES FOR LANDSCAPING SURETY	
Shade Trees	\$300 each
Ornamental and evergreen trees	\$150 each
Shrubs	\$ 30 each
Fencing	\$ 10 per linear foot
Walls	\$ 20 per linear foot

**DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2021**

This fee schedule requires developers to pay for the costs of inspection by the County or designee for compliance with the County guidelines for Forest Conservation regulations and is adopted pursuant to Section 5-1603 of the Natural Resources Article of the Annotated Code of Maryland that allows for the recovery of costs incurred in a local forest conservation program.

FOREST CONSERVATION INSPECTION FEES	
Forest Conservation Surety Amount	Percentage of Surety*
\$0-100,000	.4%
\$100,001-\$150,000	.3%
\$150,001 and up	.2%

*Fee not to be less than \$400 for three inspections.

Note: A half-fee or no less than \$200 will be charged for the fourth and subsequent inspections.

**DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2021**

UNIT PRICES FOR FOREST CONSERVATION SURETY	
Forest Retention	\$0.20 per square foot
Regeneration or Selective clearing with supplemental planting	\$0.40 per square foot
Reforestation/Afforestation	\$0.50 per square foot

**DEPARTMENT OF PLANNING AND ZONING
SCHEDULE OF FEES**

This fee schedule allows a developer to pay for the costs of afforestation or reforestation by the County in accordance with the County guidelines for forest conservation regulations set forth in the Howard County Code, Section 16.1211.

Forest Conservation Fees	
Afforestation or reforestation	\$1.25 Per square foot within the Planned Service Area boundary \$1.50 per square foot outside of the Planned Service Area boundary
Easement abandonment	\$2.00 Per square foot
Non-compliance with forest conservation	\$5.00 Per square foot

DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Developer Drainage Fees
and Stormwater Management Fee-in-Lieu
Effective July 1, 2021

These fees are adopted pursuant to Section 16.133(c) and 18.909 of the Howard County Code which Requires that a developer pay an off-site drainage fee and allows the payment for fee-in-lieu of implementing best management practices for minor modifications to non-residential property.

DEVELOPER DRAINAGE FEES

WATERSHED	RESIDENTIAL DEVELOPMENT (Single Family or Two-Family)	MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL DEVELOPMENT
Little Patuxent	\$75/lot	\$325/acre
Main Patuxent	\$75/lot	\$325/acre
Middle Patuxent	\$75/lot	\$325/acre
Patapsco	\$75/lot	\$325/acre

STORMWATER MANAGEMENT FEE-IN-LIEU

Stormwater fee in lieu for ESD Device: \$35 per cubic foot of storage

Stormwater Fee in lieu for Non- ESD device: \$175,000 per acre foot of storage.

**DEPARTMENT OF PLANNING AND ZONING
HOWARD SOIL CONSERVATION REVIEW FEE SCHEDULE
EFFECTIVE JULY 1, 2021**

These fees are pursuant to Section 16.123(C)(3) of the Howard County Code, which requires developers to pay for the costs of review for Erosion and Sediment Control which includes the costs incurred by the Howard Soil Conservation District in reviewing the plans for development:

SEDIMENT AND EROSION CONTROL PLAN REVIEW	
Plan Type	Review Fee
<ul style="list-style-type: none"> • Environmental Concept Plan • Final Plan • Site Development Plan 	\$90 per acre based on the Limit of Disturbance (LOD)
<ul style="list-style-type: none"> • Preliminary and Preliminary Equivalent Plan • Sketch Plan 	\$45 per acre based on the Limit of Disturbance (LOD)

If no subdivision or site development plan is required:

- A flat fee of \$250 will be charged for:
 - Single lot residential grading plans with a limit of disturbance of 2.0 acres or less
 - As-built structure review
- Lots with disturbance larger than 2.0 acres will be charged \$250, plus \$20 per acre based on the additional limit of disturbance (LOD).