

Rezoning/Proffer Amendment Fee Schedule

Effective July 1, 2024

Zoning District		Base Rate	Plus/Acre
A-1	Agricultural		
	a. Without residential	\$10,507.30	\$0.00
	b. With residential	\$13,134.13	\$0.00
SR-5	Semi-rural Residential	\$13,134.13	\$377.45
SR-3	Semi-rural Residential	\$13,134.13	\$377.45
SR-1	Semi-rural Residential	\$13,134.13	\$377.45
R-2	Suburban Residential Low	\$13,134.13	\$377.45
R-4	Suburban Residential Low	\$13,134.13	\$377.45
R-6	Suburban Residential Medium	\$13,134.13	\$377.45
RMH	Residential Mobile Home	\$13,134.13	\$377.45
R-16	Suburban Residential High	\$13,134.13	\$377.45
R-30	Urban Residential	\$13,134.13	\$377.45
RU	Urban Residential	\$13,134.13	\$377.45
V	Village		
	a. Without residential	\$10,507.30	\$301.96
	b. With residential	\$13,134.13	\$377.45
PMR	Planned Mixed Residential	\$17,530.42	\$522.16
PMR	Addition		
	a. Without residential	\$14,024.34	\$417.73
	b. With residential	\$17,530.42	\$522.16
PMR	Amendment		
	a. Without residential	\$7,012.17	\$417.73
	b. With residential	\$8,765.20	\$522.16
MXD	Mixed Use District (-C, -N, -U)	\$17,530.42	\$522.16
MXD	Addition		
	a. Without residential	\$14,024.34	\$417.73
	b. With residential	\$17,530.42	\$522.16
MXD	Amendment		
	a. Without residential	\$7,012.17	\$417.73
	b. With residential	\$8,765.20	\$522.16

Rezoning/Proffer Amendment Fee Schedule - FY2025 (cont'd)

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Zoning District		Base Rate	Plus/Acre
RPC	Residential Planned Community	\$17,530.42	\$522.16
RPC	Addition		
	a. Without residential b. With residential	\$14,024.34 \$17,530.42	\$417.73 \$522.16
RPC	Amendment		
	a. Without residential b. With residential	\$7,012.17 \$8,765.20	\$417.73 \$522.16
B-1	General Business	\$10,507.30	\$256.59
B-2	Neighborhood Business	\$10,507.30	\$215.91
B-3	Convenience Retail	\$10,507.30	\$215.91
O(L)	Office - Low-Rise	\$10,507.30	\$215.91
O(M)	Office - Mid-Rise	\$10,507.30	\$289.43
O(H)	Office - High-Rise	\$10,507.30	\$375.49
O(F)	Office - Flex	\$10,507.30	\$289.43
M-1	Heavy Industrial	\$10,507.30	\$333.25
M-2	Light Industrial	\$10,507.30	\$278.49
M/T	Industrial/Transportation	\$10,507.30	\$375.49
PBD	Planned Business District	\$14,024.34	\$417.73
PBD	Addition	\$14,024.34	\$417.73
PBD	Amendment	\$7,012.17	\$417.73

Rezoning/Proffer Amendment Fee Schedule - FY2025 (cont'd)

Effective July 1, 2024

Zoning District		Base Rate	Plus/Acre
PMD	Planned Mixed District		
PMD	First 500 acres plus		
	a. Without residential	\$14,024.34	\$428.68
	b. With residential	\$17,530.42	\$522.16
PMD	For 501 – 1,000 acres plus		
	a. Without residential	n/a	\$215.91
	b. With residential		\$269.88
PMD	For 1,001 – 1,500 acres		
	a. Without residential	n/a	\$106.40
	b. With residential		\$132.98
PMD	For 1,501 and above (in addition to fees for first 1,500 acres)		
	a. Without residential	n/a	\$53.19
	b. With residential		\$66.50
PMD	Addition		
	a. Without residential	\$14,024.34	\$441.19
	b. With residential	\$17,530.42	\$551.49
PMD	Amendment		
	a. Without residential	\$7,012.17	\$441.19
	b. With residential	\$8,765.20	\$551.49

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Other Fees	
Re-Advertisement / Re-Notification (standard case)	\$75.90
Re-Advertisement / Re-Notification (expanded notification area)	\$154.00
Re-Posting / Replacement Sign (of 10 or more signs)	\$102.30
Prince William Water Review (required for most rezoning applications)	\$82.14
Rezoning of less than 40,000 sq. ft. in land area to a residential use (does not create new lots)	\$5,258.73
Corrective rezoning of less than 40,000 sq. ft. in land area	\$4,206.99
Proffer Amendment – not involving significant modifications to the basic submission or general development plan but requiring a public hearing process. Substantive changes to proffered conditions require a new zoning application.	\$6,700.82
Modifications to an Overlay District	\$2,659.58
Traffic Impact Studies a. First submission b. Third & subsequent submissions	\$1,961.07 \$980.54
Cultural Resources Studies a. Phase I b. Phase II c. Phase III	\$286.00 \$860.00 \$2,294.00
<u>VDOT 527 Review*</u> <i>*Please note that if a VDOT 527 Review is required, a separate fee must be submitted directly to VDOT. Do not submit the VDOT 527 review fee to Prince William County.</i>	Contact VDOT for associated fee
Administrative Proffer Modification	\$2,054.46
Comprehensive Plan Amendment	\$2,739.27 Plus/Acre: \$133.10

Refunds	
<p>A refund of 25% of the application fee shall be returned to the applicant if the Rezoning application is withdrawn prior to the submission of a newspaper advertisement announcing the Planning Commission public hearing. Case withdrawn after the advertisement will not have any funds reimbursed.</p>	