

## FY2026 Rezoning/Proffer Amendment Fee Schedule

Effective July 1, 2025

Zoning District		Base Rate	Plus/Acre
<b>A-1</b>	<b>Agricultural</b>		
	a. Without residential	\$11,242.81	\$0.00
	b. With residential	\$14,053.52	\$0.00
<b>SR-5</b>	<b>Semi-rural Residential</b>	\$14,053.52	\$403.87
<b>SR-3</b>	<b>Semi-rural Residential</b>	\$14,053.52	\$403.87
<b>SR-1</b>	<b>Semi-rural Residential</b>	\$14,053.52	\$403.87
<b>R-2</b>	<b>Suburban Residential Low</b>	\$14,053.52	\$403.87
<b>R-4</b>	<b>Suburban Residential Low</b>	\$14,053.52	\$403.87
<b>R-6</b>	<b>Suburban Residential Medium</b>	\$14,053.52	\$403.87
<b>RMH</b>	<b>Residential Mobile Home</b>	\$14,053.52	\$403.87
<b>R-16</b>	<b>Suburban Residential High</b>	\$14,053.52	\$403.87
<b>R-30</b>	<b>Urban Residential</b>	\$14,053.52	\$403.87
<b>RU</b>	<b>Urban Residential</b>	\$14,053.52	\$403.87
<b>V</b>	<b>Village</b>		
	a. Without residential	\$11,242.81	\$323.09
	b. With residential	\$14,053.52	\$403.87
<b>PMR</b>	<b>Planned Mixed Residential</b>	\$18,757.55	\$558.71
<b>PMR</b>	<b>Addition</b>		
	a. Without residential	\$15,006.04	\$446.97
	b. With residential	\$18,757.55	\$558.71
<b>PMR</b>	<b>Amendment</b>		
	a. Without residential	\$7,503.02	\$446.97
	b. With residential	\$9,378.77	\$558.71
<b>MXD</b>	<b>Mixed Use District (-C, -N, -U)</b>	\$18,757.55	\$558.71
<b>MXD</b>	<b>Addition</b>		
	a. Without residential	\$15,006.04	\$446.97
	b. With residential	\$18,757.55	\$558.71
<b>MXD</b>	<b>Amendment</b>		
	a. Without residential	\$7,503.02	\$446.97
	b. With residential	\$9,378.77	\$558.71

# Rezoning/Proffer Amendment Fee Schedule - FY2026 (cont'd)

Effective July 1, 2025

Zoning District		Base Rate	Plus/Acre
RPC	Residential Planned Community	\$18,757.55	\$558.71
RPC	<b>Addition</b>		
	a. Without residential	\$15,006.04	\$446.97
	b. With residential	\$18,757.55	\$558.71
RPC	<b>Amendment</b>		
	a. Without residential	\$7,503.02	\$446.97
	b. With residential	\$9,378.77	\$558.71
B-1	General Business	\$11,242.81	\$274.55
B-2	Neighborhood Business	\$11,242.81	\$231.03
B-3	Convenience Retail	\$11,242.81	\$231.03
O(L)	Office - Low-Rise	\$11,242.81	\$231.03
O(M)	Office - Mid-Rise	\$11,242.81	\$309.69
O(H)	Office - High-Rise	\$11,242.81	\$401.77
O(F)	Office - Flex	\$11,242.81	\$309.69
M-1	Heavy Industrial	\$11,242.81	\$356.57
M-2	Light Industrial	\$11,242.81	\$297.99
M/T	Industrial/Transportation	\$11,242.81	\$401.77
PBD	Planned Business District	\$15,006.04	\$446.97
PBD	Addition	\$15,006.04	\$446.97
PBD	Amendment	\$7,503.02	\$446.97

# Rezoning/Proffer Amendment Fee Schedule - FY2026 (cont'd)

Effective July 1, 2025

Zoning District		Base Rate	Plus/Acre
<b>PMD</b>	<b>Planned Mixed District</b>		
<b>PMD</b>	<b>First 500 acres plus</b>		
	a. Without residential	\$15,006.04	\$458.69
	b. With residential	\$18,757.55	\$558.71
<b>PMD</b>	<b>For 501 – 1,000 acres plus</b>		
	a. Without residential	n/a	\$231.03
	b. With residential		\$288.77
<b>PMD</b>	<b>For 1,001 – 1,500 acres</b>		
	a. Without residential	n/a	\$113.84
	b. With residential		\$142.29
<b>PMD</b>	<b>For 1,501 and above (in addition to fees for first 1,500 acres)</b>		
	a. Without residential	n/a	\$56.92
	b. With residential		\$71.16
<b>PMD</b>	<b>Addition</b>		
	a. Without residential	\$15,006.04	\$472.07
	b. With residential	\$18,757.55	\$590.10
<b>PMD</b>	<b>Amendment</b>		
	a. Without residential	\$7,503.02	\$472.07
	b. With residential	\$9,378.77	\$590.10

# Rezoning/Proffer Amendment Fee Schedule - FY2026 (cont'd)

Effective July 1, 2025

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)	\$86.25
Rezoning of less than 40,000 sq. ft. in land area to a residential use (does not create new lots)	\$5,626.84
Corrective rezoning of less than 40,000 sq. ft. in land area	\$4,501.48
<b>Proffer Amendment</b> – 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.	\$7,169.88
Modification to an Overlay District	\$2,845.75
<b>Traffic Impact Studies</b> a. First submission b. Third & subsequent submissions	\$2,059.13 \$1,029.56
<b>Cultural Resources Studies</b> a. Phase I b. Phase II c. Phase III	\$306.02 \$920.20 \$2,454.58
<b><u>VDOT 527 Review*</u></b> <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 <a href="#">VDOT</a> for associated fee
<b>Administrative Proffer Modification</b>	\$2,198.27
<b>Comprehensive Plan Amendment</b>	\$2,931.02 Plus/Acre: \$142.02
Refunds	
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.	