

## Rezoning/Proffer Amendment Fee Schedule – FY2027

Effective July 1, 2026

Zoning District		Base Rate	Plus/Acre
A-1	<b>Agricultural</b>		
	a. Without residential	\$12,929.25	\$0.00
	b. With residential	\$16,161.55	\$0.00
SR-5	<b>Semi-rural Residential</b>	\$16,161.55	\$464.45
SR-3	<b>Semi-rural Residential</b>	\$16,161.55	\$464.45
SR-1	<b>Semi-rural Residential</b>	\$16,161.55	\$464.45
R-2	<b>Suburban Residential Low</b>	\$16,161.55	\$464.45
R-4	<b>Suburban Residential Low</b>	\$16,161.55	\$464.45
R-6	<b>Suburban Residential Medium</b>	\$16,161.55	\$464.45
RMH	<b>Residential Mobile Home</b>	\$16,161.55	\$464.45
R-16	<b>Suburban Residential High</b>	\$16,161.55	\$464.45
R-30	<b>Urban Residential</b>	\$16,161.55	\$464.45
RU	<b>Urban Residential</b>	\$16,161.55	\$464.45
V	<b>Village</b>		
	a. Without residential	\$12,929.25	\$371.55
	b. With residential	\$16,161.55	\$464.45
PMR	<b>Planned Mixed Residential</b>	\$21,571.20	\$642.50
PMR	<b>Addition</b>		
	a. Without residential	\$17,256.95	\$514.00
	b. With residential	\$21,571.20	\$642.50
PMR	<b>Amendment</b>		
	a. Without residential	\$8,628.45	\$514.00
	b. With residential	\$10,785.60	\$642.50
MXD	<b>Mixed Use District (-C, -N, -U)</b>	\$21,571.20	\$642.50
MXD	<b>Addition</b>		
	a. Without residential	\$17,256.95	\$514.00
	b. With residential	\$21,571.20	\$642.50
MXD	<b>Amendment</b>		
	a. Without residential	\$8,628.45	\$514.00
	b. With residential	\$10,785.60	\$642.50

## Rezoning/Proffer Amendment Fee Schedule - FY2027 (cont'd)

Effective July 1, 2026

Zoning District		Base Rate	Plus/Acre
<b>RPC</b>	<b>Residential Planned Community</b>	\$21,571.20	\$642.50
<b>RPC</b>	<b>Addition</b>		
	a. Without residential	\$17,256.95	\$514.00
	b. With residential	\$21,571.20	\$642.50
<b>RPC</b>	<b>Amendment</b>		
	a. Without residential	\$8,628.45	\$514.00
	b. With residential	\$10,785.60	\$642.50
<b>B-1</b>	<b>General Business</b>	\$12,929.25	\$315.75
<b>B-2</b>	<b>Neighborhood Business</b>	\$12,929.25	\$265.70
<b>B-3</b>	<b>Convenience Retail</b>	\$12,929.25	\$265.70
<b>O(L)</b>	<b>Office - Low-Rise</b>	\$12,929.25	\$265.70
<b>O(M)</b>	<b>Office - Mid-Rise</b>	\$12,929.25	\$356.15
<b>O(H)</b>	<b>Office - High-Rise</b>	\$12,929.25	\$462.05
<b>O(F)</b>	<b>Office - Flex</b>	\$12,929.25	\$356.15
<b>M-1</b>	<b>Heavy Industrial</b>	\$12,929.25	\$410.05
<b>M-2</b>	<b>Light Industrial</b>	\$12,929.25	\$342.70
<b>M/T</b>	<b>Industrial/Transportation</b>	\$12,929.25	\$462.05
<b>PBD</b>	<b>Planned Business District</b>	\$17,256.95	\$514.00
<b>PBD</b>	<b>Addition</b>	\$17,256.95	\$514.00
<b>PBD</b>	<b>Amendment</b>	\$8,628.45	\$514.00

## Rezoning/Proffer Amendment Fee Schedule - FY2027 (cont'd)

Effective July 1, 2026

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	\$17,256.95	\$527.50
	b. With residential	\$21,571.20	\$642.50
<b>PMD</b>	<b>For 501 – 1,000 acres plus</b>		
	a. Without residential	n/a	\$265.70
	b. With residential		\$332.10
<b>PMD</b>	<b>For 1,001 – 1,500 acres</b>		
	a. Without residential	n/a	\$130.90
	b. With residential		\$163.65
<b>PMD</b>	<b>For 1,501 and above (in addition to fees for first 1,500 acres)</b>		
	a. Without residential	n/a	\$65.45
	b. With residential		\$81.85
<b>PMD</b>	<b>Addition</b>		
	a. Without residential	\$17,256.95	\$542.90
	b. With residential	\$21,571.20	\$678.60
<b>PMD</b>	<b>Amendment</b>		
	a. Without residential	\$8,628.45	\$542.90
	b. With residential	\$10,785.60	\$678.60

## Rezoning/Proffer Amendment Fee Schedule - FY2027 (cont'd)

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<b>Other Fees</b>	
<b>Re-Advertisement / Re-Notification (standard case)</b>	\$93.40
<b>Re-Advertisement / Re-Notification (expanded notification area)</b>	\$189.50
<b>Re-Posting / Replacement Sign (of 10 or more signs)</b>	\$125.90
<b>Prince William Water Review</b> (required for most applications)	\$93.60
<b>Rezoning of less than 40,000 sq. ft. in land area to a residential use</b> (does not create new lots)	\$6,470.85
<b>Corrective rezoning of less than 40,000 sq. ft. in land area</b>	\$5,176.70
<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.	\$8,245.35
<b>Modifications to an Overlay District</b>	\$3,272.60
<b>Traffic Impact Studies</b> a. First submission b. Third & subsequent submissions	\$2,234.15 \$1,117.10
<b>Cultural Resources Studies</b> a. Phase I b. Phase II c. Phase III	\$351.90 \$1,058.25 \$2,822.75
<b><u>VDOT 527 Review*</u></b> <small>*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.</small>	Contact <a href="#">VDOT</a> for associated fee
<b>Comprehensive Plan Amendment (if initiated, due at the time of concurrent rezoning submission)</b>	\$3,370.65 Plus/Acre: \$163.80
<b>Administrative Proffer Minor Modification</b>	\$2,528.00
<b>Planning Director Determination</b>	\$1,264.00
<b>Case Reactivation- Percentage of the original Rezoning fee</b>	25%
<b>Refunds</b>	
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.	