

**R E S O L U T I O N**

WHEREAS, pursuant to Article 28 of the Annotated Code of Maryland and the Prince George's County Zoning Ordinance, the Prince George's County Planning Board established a schedule of fees to help defray the substantial public costs of processing development applications; and

WHEREAS, the schedule of fees was last updated to reflect the increasing costs of processing development applications in January 2003; and

WHEREAS, on April 8, 2010, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the establishment of fees for development applications.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Article 28 of the Annotated Code of Maryland and the Prince George's County Zoning Ordinance, the Prince George's County Planning Board finds the following:

1. There are substantial public costs related to the processing of development applications, including but not limited to staff time, printing, hearings, notices, record keeping, and administrative overhead.
2. The collection of fees is intended to help defray, but not necessarily completely cover, the costs of processing development applications. Keeping fees affordable and creating policies for refunds and waivers promotes public acceptance and participation in the development process.
3. The following fees and policies for refunds and waivers meet the purposes of the Zoning Ordinance to promote rational development in accordance with approved land use policies, and to protect the health, safety and welfare of present and future inhabitants of the County.

BE IT FURTHER RESOLVED, that pursuant to the provisions of Article 28 of the Annotated Code of Maryland and the Prince George's County Zoning Ordinance, the Prince George's County Planning Board APPROVED the following fees and policies for refunds or waivers:

<b>APPLICATION TYPE</b>	<b>FEE</b>
<b>ALTERNATIVE COMPLIANCE</b>	
a. In conjunction with a plan for which there is a hearing	No fee
b. All Others	\$250
<b>ALTERNATIVE DEVELOPMENT TECHNIQUE</b>	\$100

<b>APPLICATION TYPE</b>	<b>FEE</b>
<b>COMPREHENSIVE DESIGN PLANS</b>	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100
a. Fee limit	\$50,000
b. Amendment to an approved Comprehensive Design Plan	One-half of the original fee
<b>COMPREHENSIVE SKETCH PLAN (M-X-C Zone only)</b>	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100 acres
a. Fee limit	\$50,000
b. Amendment to an approved Comprehensive Sketch Plan	One-half of the original fee
<b>CONCEPTUAL SITE PLANS</b>	
a. Conceptual Site Plan (except M-X-T Zone)	
1. Residential	
1-9 lots or dus	\$1,000
10 or more lots or dus	\$2,000 plus \$10 per lot or du
2. Nonresidential	\$2,000 plus \$30 per acre
b. Revision to an approved Conceptual Site Plan	
1-9 lots or dus	\$500
All Others	\$2,000
c. Conceptual Site Plan required by M-X-T Zone	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100
d. Fee limit	\$50,000
e. Amendment to an approved Conceptual Site Plan	One-half of original fee

<b>APPLICATION TYPE</b>	<b>FEE</b>
<b>CONSERVATION PLANS</b> (in the Chesapeake Bay Critical Area)	
a. In conjunction with a plan for which there is a public hearing	No fee
b. All Others	\$500
<b>DETAILED SITE PLANS</b>	
a. Residential	
1-9 lots or dus	\$1,000
10 or more lots or dus	\$2,000 plus \$10 per lot or du
b. Nonresidential	\$2,000 plus \$30 per acre
c. Detailed Site Plan for Day Care Center	\$100
d. Revision to an approved Detailed Site Plan	
1-9 lots or dus	\$500
Day Care Center	\$100
All Others	\$2,000
<b>FINAL DEVELOPMENT PLAN</b> (M-X-C Zone only)	
a. 1-9 lots or dus	\$1,000
b. 10-49 lots or dus	\$1,000 plus \$25 per lot or du
c. 50 or more lots or dus	\$2,000 plus \$25 per lot or du
d. Nonresidential	
One acre or less	\$1,000
1-4 acres	\$2,500
More than 4 acres	\$2,500 plus \$75 per acre
More than 100 acres	\$2,500 plus \$75 per acre up to 100 acres, plus \$50 per each additional acre

<b>APPLICATION TYPE</b>	<b>FEE</b>
<b>SPECIAL PERMIT</b>	\$100
<b>SPECIFIC DESIGN PLAN</b>	
a. Residential	
1-9 lots or dus	\$1,000
10 or more lots or dus	\$2,000 plus \$10 per lot or du
b. Nonresidential	\$2,000 plus \$30 per acre
c. Revision to an approved Specific Design Plan	
1-9 lots or dus	\$500
All Others	\$2,000
<b>TREE CONSERVATION PLAN</b>	
a. In conjunction with a plan for which there is a public hearing	No fee
b. All others	
Single-family residential	\$50 plus \$10 per lot
Multifamily and nonresidential	\$100 plus \$25 per acre
c. Exemption letter	\$50
<b>ZONING CERTIFICATION AND BUILDABLE LOT LETTERS</b>	\$50

**Revision of Approved Plan Fees** - With the filing of each application for the revision of an approved plan, a fee equal to fifty percent (50%) of the standard fee shall be paid.

**Fees for Amendment of Applications** -Where an application is amended by increasing the total area of the property, the approximate additional fees (including filing and sign posting fees) for the additional land shall be paid (except where this land was the subject of another application that was withdrawn for the purpose of adding the land to the subject application).

**Application in a Revitalization Tax Credit District** - With the filing of each application in a Revitalization Tax Credit District, a fee equal to fifty percent (50%) of the standard fee shall be paid.

**Refunds and waivers** - No part of a fee shall be refunded or waived unless the Planning Board determines that one (1) of the following applies:

- (1) The fee was paid by mistake, and the applicant has requested (in writing) a refund.
- (2) The application is filed by (or on behalf of) any department or agency of the County, or any municipal, State, or Federal government.
- (3) Filing fee (original application).
  - (A) A request to withdraw an application is received in proper form prior to the public release of the Technical Staff Report. In this case, up to fifty percent (50%) of the filing fee may be refunded.
  - (B) A request to withdraw an application is received in proper form after the public release of the Technical Staff Report. In this case, up to twenty-five percent (25%) of the filing fee may be refunded.
- (4) An error was made on an approved application through governmental action, and the filing of an additional application is necessary to correct the error. In this case, all fees may be refunded.
- (5) Payment of the full fee will be an undue hardship on the applicant.
- (6) Sign posting fee.
  - (A) The application is withdrawn prior to the posting of the sign(s). In this case, the entire sign posting fee shall be refunded.
  - (B) The application is withdrawn after the posting of the sign(s). In this case no portion of the sign posting fee shall be refunded.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner @, seconded by Commissioner @, with Commissioners @ voting in favor of the motion, with Commissioner \*\*\* absent, and with Commissioner \*\*\* temporarily absent at its regular meeting held on Thursday, April 8, 2010, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of April 2010.

Patricia Colihan Barney  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

PCB:FJG:RD:aj

(S:PB Fee Res\Zoning)