

## Environmental Planning Section Fees and Fee Policies (February 2013)

Plan review fees are accepted by the Environmental Planning Section (EPS) of the Prince George's County Planning Department, M-NCPPC in conformance with CB-41-2002 for the plans listed below. Fees are collected for specific plan reviews as stated and are required prior to acceptance of the plan for review. Checks must have a current date and be made out to M-NCPPC. Separate checks are required for each application.

Plans associated with a case under review by the Development Review Division **do not require a fee and should not be submitted directly to EPS** even if duplicate copies have been submitted to the Development Review Division. All plans submitted to EPS directly require a fee except as noted below.

Application Type	Description	Fee Required	Comments
<b>Natural Resources Inventory (NRI)</b>  Or  <b>Natural Resources Inventory- Equivalency Letter (NRI-EL)</b>	An NRI or NRI-EL is required for stormwater management concept review and/or applicable development applications	No fee is required for an NRI or NRI-EL	
<b>Woodland Conservation Ordinance Letters of Exemption (LOE)</b>	Letters of Exemption from the Woodland Conservation Ordinance are required for the submittal of certain plans for review and for approval of a permit	<b>\$50 per letter</b>	Fees are required for standard and numbered exemptions, except when they are applied for on behalf of a governmental project or entity.
<b>Type 1 Tree Conservation Plans (TCP1)</b>	Type 1 Tree Conservation Plans are only required as an associated plan with development applications (Conceptual Site Plans, Preliminary Plats of Subdivision, Special Exceptions)	No separate fee is required	There is no separate fee for the submittal of a TCP1 because the fees are included in the development review application fees.
<b>Type 2 Tree Conservation Plans (TCP2) which has an associated development application (DSP, SDP, or FDP)</b>	Type 2 Tree Conservation Plans which are associated and required with a development review application	No separate fee is required	There is no separate fee for the submittal of these TCP2s because the fees are included in the development review application fees.

<p><b>Type 2 Tree Conservation Plans (TCP2)</b></p>	<p>Type 2 Tree Conservation Plans (TCP 2s) are required for the issuance of permits on all properties that are not exempt from the requirements. These plans detail the woodland preservation and planting proposed on-site and the location of any off-site woodland conservation.</p>	<p><b>\$50 plus \$10 per lot and/or parcel</b> for single-family attached and detached residential uses;</p> <p><b>\$100 plus \$25 per acre</b> for multi-family and non-residential uses</p> <p>(fees for TCPs for timber harvesting, if required, are based on the predominant use on the property - usually residential)</p>	<p>The fee is charged for the first submission of a plan for review. If revisions are needed to the plans in association with that review, a new fee will not be charged for the subsequent reviews.</p> <p>If the plan is approved and revisions are later needed, a new fee will be charged.</p>
<p><b>Off-site Woodland Conservation Banks (TCP2)</b></p>	<p>Specialized Type 2 Tree Conservation Plans (TCP2) for parcels of land where off-site woodland conservation is provided through the recordation of woodland conservation easements.</p>	<p><b>\$50 plus \$10 per lot and/or parcel</b></p>	<p>The fee is charged for the first submission of a plan for review. If a plan is revised to change the bank area or revise property limits, a new fee will be charged.</p> <p>If revisions are needed to the plans in association the recordation of new conservation easements, a new fee will not be charged for the subsequent reviews.</p>
<p><b>Fee-in-lieu of Woodland Conservation</b></p>	<p>Fee-in-lieu of woodland conservation requirement that is required if woodland conservation requirements cannot be met on-site and all other options have been exhausted</p>	<p>See attached Table A-7 from <i>Environmental Technical Manual (September 2010)</i></p>	<p>Fee-in-lieu must be paid prior to issuance of grading permit</p>
<p><b>Subtitle 25, Division 2 Variances</b></p>	<p>Variances to Subtitle 25, Division 2 require a separate application with the submittal of a TCP1 or TCP2</p>	<p>No separate fee is required</p>	<p>These include variances to Sec. 25-122(b)(1)(G) for the removal of specimen, champion or historic trees; variances to Sec. 25-122(b)(1)(H) for the removal of rare, threatened or endangered plant material; and variances to Division 2, other than Section 25-122(b)(1)(G) or (H) (See above)</p>
<p><b>Conservation Plan (Chesapeake Bay Critical Area)(CBCA)</b></p>	<p>Conservation Plans are considered a development review application and fees are established and collected by the Development Review Division, Planning Department, MNCPPC</p>	<p>In conjunction with an associated development application for which there is a required public hearing: <b>No fee</b></p> <p>All Others: <b>\$500</b></p>	<p>Fee is paid to Development Review Division, Planning Department, MNCPPC at time of application</p>

<b>Chesapeake Bay Critical Area (CBCA) Fee-in-Lieu for Woodland and Developed Woodland Mitigation</b>  <b>or</b> <b>Fee-in-lieu for Buffer Mitigation</b>	Fee-in-lieu of mitigation that is required woodland and developed woodland mitigation, or buffer mitigation requirements cannot be met on-site and all other options have been exhausted	See attached Subtitle 5B-116.	Fee-in-lieu must be paid prior to issuance of grading permit
--	--	-------------------------------	--