

FY2026 Rezoning/Proffer Amendment Fee Schedule

Effective July 1, 2025

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

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

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Zoning District		Base Rate	Plus/Acre
RPC	Residential Planned Community	\$18,757.55	\$558.71
RPC	Addition		
	a. Without residential	\$15,006.04	\$446.97
	b. With residential	\$18,757.55	\$558.71
RPC	Amendment		
	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
PMD	Planned Mixed District		
PMD	First 500 acres plus		
	a. Without residential	\$15,006.04	\$458.69
	b. With residential	\$18,757.55	\$558.71
PMD	For 501 – 1,000 acres plus		
	a. Without residential	n/a	\$231.03
	b. With residential		\$288.77
PMD	For 1,001 – 1,500 acres		
	a. Without residential	n/a	\$113.84
	b. With residential		\$142.29
PMD	For 1,501 and above (in addition to fees for first 1,500 acres)		
	a. Without residential	n/a	\$56.92
	b. With residential		\$71.16
PMD	Addition		
	a. Without residential	\$15,006.04	\$472.07
	b. With residential	\$18,757.55	\$590.10
PMD	Amendment		
	a. Without residential	\$7,503.02	\$472.07
	b. With residential	\$9,378.77	\$590.10

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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)	\$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
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.	\$7,169.88
Modification to an Overlay District	\$2,845.75
Traffic Impact Studies	
a. First submission	\$2,059.13
b. Third & subsequent submissions	\$1,029.56
Cultural Resources Studies	
a. Phase I	\$306.02
b. Phase II	\$920.20
c. Phase III	\$2,454.58
<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	\$2,198.27
Comprehensive Plan Amendment	\$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.	