



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #9
10/19/06

DATE: October 11, 2006
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief, Development Review *RK*
Carlton Gilbert, Zoning Supervisor *CG*
FROM: Greg Russ, Zoning Coordinator *GR*
REVIEW TYPE: Expedited Bill & Subdivision Regulation Amendment
PURPOSE: The expedited Bill authorizes the Department of Public Works & Transportation (DPWT) to impose a fee for costs incurred reviewing preliminary subdivision plans; the SRA requires an applicant to provide evidence of payment of a fee to DPWT with an application for review of preliminary subdivision plans

SUBDIVISION REGULATION AMENDMENT: No. 06-02
EXPEDITED BILL: No. 39-06, Streets and Roads-Fees-Preliminary Subdivision Plans
REVIEW BASIS: Advisory to the County Council sitting as the District Council, Chapter 50, Subdivision Regulations
INTRODUCED BY: Council President Leventhal at the request of the County Executive
INTRODUCED DATE: September 19, 2006
PLANNING BOARD REVIEW: October 19, 2006
PUBLIC HEARING: October 24, 2006; 1:30 p.m.

STAFF RECOMMENDATION: TRANSMIT COMMENTS TO COUNTY COUNCIL

PURPOSE OF THE SUBDIVISION REGULATION AMENDMENT

The expedited bill authorizes the Department of Public Works & Transportation (DPWT) to impose a fee for costs incurred reviewing preliminary subdivision plans; the SRA requires an applicant to provide evidence of payment of a fee to DPWT with an application for review of preliminary subdivision plans

BACKGROUND/ANALYSIS

Subdivision Regulation Amendment (SRA) 05-06, adopted by the County Council on February 28, 2006, requires each County agency to review and provide recommendations on subdivision plans within 30 days after the Planning Board transmits it to the agency (see excerpt in Attachment 2).

Currently DPWT has a significant backlog of subdivision plans to review. In order to adequately comply with the terms of SRA 05-06 DPWT believes that it will be necessary to hire additional staff. The cost of plan reviews is currently paid from the general revenues of the County. The County Executive believes that the cost for reviewing plans should be paid by those who directly benefit from these services.

Staff acknowledges that the subject request is not precedent setting since the Department of Permitting Services (DPS) currently charges fees for the cost incurred in reviewing site plans. In fact, in order to ensure that it has sufficient resources to review plans and to enforce building height and setback inspections, DPS raised fees associated with the M-NCPPC site plan approval process by 60% between July 1, 2005, and July 1, 2006 (see Attachment 3).

In addition, M-NCPPC currently receives an annual stipend from the County Office of Zoning and Administrative Hearings for a portion of the staff time dedicated to reviewing zoning and special exception applications. Although the amount received does not cover the actual staff time, the fee payment method allows an applicant to pay fees to one entity ("a one stop shop").

Policy Basis

Staff agrees that costs incurred for reviewing subdivision plans should be paid by those who directly benefit from these services. However, staff does not recommend that DPWT establish a separate fee schedule that would require a receipt of payment for associated plans review to be part of the submittal requirements for preliminary subdivision plans. Instead, staff recommends that a single application payment/processing location be maintained at M-NCPPC, with a fee disbursement then returned to DPWT. The County Council and County Executive can establish the necessary fees for DPWT review of subdivision plans (as they currently do for any County fee-generating agency). The M-NCPPC fee schedule can then be modified by resolution of the Planning Board.

RECOMMENDATION

Based on the analysis as discussed above, staff recommends that SRA 06-02 and the accompanying Bill 39-06 be modified. Staff recommends that the County Council consider establishing a "one stop" payment location for the applicant. M-

NCPPC would then disburse the appropriate funds to DPWT as established by the County Council and County Executive.

GR

Attachments

1. Proposed Subdivision Regulation Amendment No. 06-02 and Bill 39-06
2. Ordinance No. 15-66 adopting SRA 05-06
3. Montgomery County Executive Regulations-Fees for DPS

ATTACHMENT 1

Subdivision Regulation No.: 06-02
Concerning: Fees – Preliminary
Subdivision Plans
Plan Review Fees
Draft No.: 1 – 9/6/06
Introduced: September 19, 2006
Public Hearing: 10/24/06; 1:30 PM
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council at the Request of the County Executive

AN AMENDMENT to the Subdivision Regulations to:

- require a subdivider or an agent to provide evidence of payment of a fee to the Department of Public Works and Transportation with an application for review of preliminary subdivision plans.

By amending the following section of the Montgomery County Code, Chapter 50:

Section 50-34 “Preliminary subdivision plans-Filing and specifications”

EXPLANATION: **Boldface** indicates a heading or a defined term
Underlining indicates text that is added to existing law by the original bill
[Single boldface brackets] indicate text that is deleted from existing law by the original bill
Double underlining indicates text that is added to the bill by amendment
[[Double boldface brackets]] indicate text that is deleted from existing law or the bill by amendment
* * * indicates existing law unaffected by the bill

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following Ordinance:

1 **Sec 1. Section 50-34 is amended as follows:**

2 **50-34. Preliminary subdivision plans-Filing and specifications.**

3
4 (a) *General.* Every proposed subdivision or resubdivision shall be submitted to
5 the board for tentative or conditional approval in the form of a preliminary
6 plan prior to the submission of a subdivision record plat. The plan shall show
7 graphically all facts needed to enable the board and other public agencies to
8 determine whether the proposed layout of the land in question is satisfactory
9 from the standpoint of the public health, safety and welfare and the
10 regulations, ordinances and laws applicable.

11 (b) *Filing of plan with application and processing fee.* The subdivider or [his] an
12 agent shall file the preliminary subdivision plan with the board in the form of a
13 tracing drawing, together with the application for its approval and at the same
14 time shall deposit the appropriate fee for its processing. Fees for processing
15 shall be established by resolution adopted by the board from time to time.
16 Such fees shall not be higher than reasonably necessary to cover the cost of
17 processing and administration. The subdivider or an agent must also file with
18 the application, a receipt from Montgomery County showing payment of the
19 fee required by the Department of Public Works and Transportation in
20 connection with the Department's review and participation in the subdivision
21 review process.

22 * * *

23 **Sec. 2. Effective Date.** This ordinance takes effect 20 days after the date of
24 Council adoption.

25

26 This is a correct copy of Council action.

27

28

29

30

31 _____
Linda M. Lauer, Clerk of the Council

_____ Date

32

33

34 Approved:

35

36

37

38

39 _____
Douglas M. Duncan, County Executive

_____ Date

40 f:\land use\sras\sra prelim plan fee.doc

Expedited Bill No. 39-06
Concerning: Streets and Roads – Fees –
Preliminary Subdivision Plans
Revised: 9-19-06 Draft No. 1
Introduced: September 19, 2006
Expires: March 19, 2008
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: None
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

AN EXPEDITED ACT to:

- (1) authorize the Department of Public Works and Transportation to set fees by method 2 regulation for the review of preliminary subdivision plans; and
- (2) generally amend the law governing streets and roads.

By adding

Montgomery County Code
Chapter 49, Streets and Roads
Section 49-33, Standards and specifications

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. Section 49-33 is amended as follows:**

2 **49-33. Standards and specifications.**

3 (a) Except as otherwise provided, the construction of all roads [shall] must
 4 conform to the minimum requirements, standards, and specifications
 5 provided in this article. [Whenever used in] In this article the word
 6 “standards” means Montgomery County design standards, and the word
 7 “specifications” means Montgomery County standard specifications. The
 8 Montgomery County design standards and Montgomery County standard
 9 specifications are hereby adopted and made a part of this article. The
 10 “standards” and “specifications” adopted hereby may be amended by the
 11 county executive by method 2 regulation, [adopted under method (2) of
 12 section 2A-15 of this Code.] The [secretary] clerk of the county council
 13 [shall] must keep among the official records the standards and
 14 specifications, as adopted by the county council, [together with] and any
 15 amendments [thereto]. The secretary [shall] must also prepare and make
 16 available to the public printed copies of this article and of such standards
 17 and specifications[, and they shall]. These documents may be [given such]
 18 provided for free [distribution] or sold for [such] a price [as the] set by the
 19 county executive [may determine from time to time] or a designee.

20 (b) The Department of Public Works and Transportation may set fees by
 21 method 2 regulation for the costs of the review of any plan or document
 22 submitted pursuant to the Subdivision Regulations in Chapter 50 or for
 23 reviews requested under this Chapter. The fee must be based on the costs
 24 of reviewing plans or documents and any staff participation in the
 25 subdivision process. The Department must provide a copy of the current
 26 regulation to the Montgomery County Planning Board.

27 **Sec. 2. Expedited Effective Date.**

28 The Council declares that this legislation is necessary for the immediate
29 protection of the public interest. This Act takes effect on the date on which it
30 becomes law.

31
32 *Approved:*

33

George L. Leventhal, President, County Council Date

34 *Approved:*

35

Douglas M. Duncan, County Executive Date

36 *This is a correct copy of Council action.*

37

Linda M. Lauer, Clerk of the Council Date

5

Ordinance No. 15-66
 Subdivision Regulation Amend. No. 05-06
 Concerning: Subdivision and Site
Plans – Coordination with other
agencies
 Revised: 2-28-06 Draft No. 4
 Introduced: December 13, 2005
 Public Hearing: January 17, 2006
 Adopted: February 28, 2006
 Effective: March 1, 2006

**COUNTY COUNCIL
 FOR MONTGOMERY COUNTY, MARYLAND
 SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
 OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
 WITHIN MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Silverman

AN AMENDMENT to the Subdivision Regulations to:

- (1) clarify the responsibilities of certain County agencies with respect to recommendations on proposed subdivision plans;
- (2) update and repeal obsolete language and make corrective and stylistic changes; and
- (3) generally amend the law regarding approval of subdivision plans, site plans, and similar Planning Board actions.

By amending the following sections of the Montgomery County Code, Chapter 50:
 Section 50-35, Preliminary subdivision plans – Approval procedure

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

OPINION

Subdivision Regulation Amendment (SRA) No. 05-06 was introduced on December 13, 2005, to clarify the responsibility of certain County agencies for recommendations on proposed subdivision plans; update and repeal obsolete language and make corrective and stylistic changes; and generally amend the law regarding approval of subdivision plans, site plans, and similar Planning Board actions.

The Montgomery County Planning Board in its report to the Council recommended that the SRA be approved with modifications.

The County Council held a public hearing on January 17, 2006, to receive testimony concerning the proposed SRA. The SRA was referred to the Planning, Housing, and Economic Development (PHED) Committee for review and recommendation.

The Committee held worksessions on January 30, January 31, February 2, and February 6, 2006, to review the amendment. The Committee unanimously recommended enactment of the amendment with clarifying changes.

The District Council reviewed Subdivision Regulation Amendment No. 05-06 at a meeting held on February 28, 2006, and supported the recommendations of the Planning, Housing, and Economic Development Committee with one minor change.

For these reasons and because to approve this amendment will assist in the coordinated, comprehensive, adjusted, and systematic development of the Maryland-Washington Regional District located in Montgomery County, Subdivision Regulation Amendment No. 05-06 will be approved as revised.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following Ordinance:

1 **Sec. 1. Section 50-35 is amended as follows:**

2 **50-35. Preliminary subdivision plans - Approval procedure.**

3 (a) *Referral of plan.* [Two copies of the plan immediately must be
4 referred] Immediately after receiving a proposed plan, the Director
5 must send a copy to ~~[[any]]~~ each of the following agencies, if that
6 agency has a direct interest in the installation or maintenance of
7 utilities, roads, or other public services that will serve the proposed
8 subdivision, for the agency's [review and] recommendation with
9 respect to [approval of] the plan.

10 (1) Washington Suburban Sanitary Commission, as to water and
11 sewer service and storm drainage.

12 (2) County Department of Public Works and Transportation, as to
13 roads, streets, crosswalks, paths, and storm drainage.

14 (3) County Department of Permitting Services, as to sanitation,
15 wells, septic systems, water, and sewers.

16 (4) Montgomery County Fire and Rescue Service, as to
17 requirements for adequate fire protection and access.

18 ~~[(4)]~~ (5) State highway administration, as to right-of-way
19 requirements and access on state roads.

20 ~~[(5)]~~ (6) [Appropriate agencies] Any appropriate agency of the federal
21 government, as to federal projects.

22 ~~[(6)]~~ (7) Any municipality which has filed a request with the Board
23 for an opportunity to review subdivision or resubdivision plans
24 [within such] for property located in that municipality.

25 ~~[(7)]~~ (8) ~~[[Board of Education]]~~ Montgomery County Public Schools,
26 as to school site planning.

7 . [(b) The Board shall submit information regarding the subdivision
 8 regulations to the department or office responsible for the compilation
 9 and publication of the development manual required in section 2-27A
 10 for integration into such manual as needed for inclusion in the agenda
 11 of regulatory change called for in Section 2-27A.]

12 [(c)] (b) *Recommendations from public agencies.* Each County agency to
 13 which a [given] plan is referred [shall] under subsection (a) must
 14 return [one (1)] a copy of the plan to the Board within [thirty (30)] 30
 15 days after ~~[[receiving]]~~ the Planning Board transmits it, with the
 16 agency's recommendations [noted thereon, such as "approval,"
 17 "approval subject to modification" or "disapproval" for stated reasons]
 18 regarding any issue within the agency's jurisdiction. The Director
 19 may ask any federal, state, or municipal agency to which a plan is sent
 20 to respond within 30 days or another appropriate time. [If such
 21 recommendation is not made within the thirty-day period by an
 22 agency to whom referred, the plan shall be deemed to be approved by
 23 it, provided there has been compliance with the provisions of
 24 subsections (d) and (e) below.] The [period may be extended by the]
 25 Board may extend a County agency's comment period for an
 26 additional [thirty (30)] 30 days [upon request of such] if the agency
 27 [stating reasons therefor] requests an extension in writing and gives a
 28 substantial reason. If a County agency does not submit a
 29 recommendation within the allowed time, the Chair of the Board must
 30 immediately notify the County Executive and the Council President of
 31 that fact.

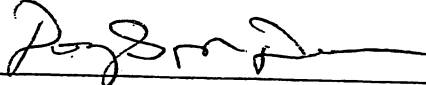
32 (c) Subdivision Review Committee. The Board [shall] must establish a
 33 subdivision review committee consisting of Planning Department staff
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 3

54 [of the Board] and staff of any [agencies] County agency to which a
 55 given plan has been referred, [for the purpose of meeting] to meet
 56 with applicants and other interested persons to facilitate agency
 57 review of the plan, or to reconcile conflicting requirements by
 58 different agencies. Each County agency to which a preliminary
 59 subdivision plan is referred [shall] must designate a representative to
 60 the subdivision review committee. For the purpose of plan review,
 61 the head of any participating County agency [shall] must delegate
 62 authority to a representative to speak for the agency. After receiving
 63 the comment of [the agencies] each agency and any recommendation
 64 from members of the subdivision review committee, the [Board]
 65 Planning Department staff [shall] must prepare its recommendation to
 66 the Board with regard to public requirements [to be established] for
 7 the subdivision, the reconciliation of conflicting agency comments,
 68 and any other [matters upon which the Board should act to bring the
 69 proposed development into accord with these and other regulations]
 70 issue regarding compliance with applicable law and regulations.


71 * * *

72 **Sec. 2. Effective date.** This ordinance takes effect on March 1, 2006.
 73 Section 50-35, as amended by this ordinance, applies to any plan received by the
 74 Planning Board on or after that date.

75 *Approved:*

76 
 _____ 3/10/06
 Douglas M. Duncan, County Executive Date

77 *This is a correct copy of Council action.*

78 
 _____ 3/14/06
 Linda M. Lauer, Clerk of the Council Date



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive . 101 Monroe Street . Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 10-06AM
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2006

Montgomery County Regulation on:

SCHEDULE OF FEES FOR PERMITS, LICENSES AND CERTIFICATIONS – METHOD 2

DEPARTMENT OF PERMITTING SERVICES

Issued by: County Executive
Regulation No. 10-06AM

Authority: Code Sections 8-13, 8-14, 8-24b, 8-28, 17-2, 17-10, 17-20, 27a-5(E), 22-13, 47-2, 47-4

Supersedes: Regulation Nos. 26-05AM Schedule of Fees for Permits, Licenses and Certifications

Council review: Method 2 under Code Section 2A-15

Register Vol. 23 No. 5

Comment Deadline: May 31, 2006

Effective Date: July 1, 2006

Sunset Date: None

SUMMARY: This regulation, in general, increases by 6.7% permit and license fees that cover the administration, plan-review and enforcement programs of the Department of Permitting Services. An additional 28% increase has been added to section one, subsections A - G "Building Permits with Maryland-National Capital Park and Planning Commission (MNCPPC) Site Plan Approval" to cover costs associated with additional plan review and inspection responsibilities related to properties in zones that require MNCPPC site plan approval. Fees set at \$7 or less were increased by \$1. The net effect since July 1, 2005 of the March 1, 2005 surcharge (1.25) with the July 1, 2006 surcharge (1.28) for fees for properties subject to MNCPPC approved site plans is 60%.

ADDRESS: Department of Permitting Services
255 Rockville Pike, Second Floor
Rockville, Maryland 20850

STAFF CONTACT: Reginald Jetter, Chief
Division of Casework Management
240-777-6275



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive . 101 Monroe Street . Rockville, Maryland 20850

Subject:

Schedule of Fees for Permits, Licenses and Certifications – METHOD 2

Number: 10-06AM

Originating Department: DEPARTMENT OF PERMITTING SERVICES

Effective Date: July 1, 2006

BACKGROUND INFORMATION: On July 1, 2005 Executive Regulation 11-05 Schedule of Fees for Permits, Licenses and Certificates – Method 2 increased fees by 6.4%. On March 1, 2006 Executive Regulation 26-05AM Schedule of Fees for Permits, Licenses and Certificates – Method 2 increased fees to section one, subsections A – G by 25% for permits with MNCPPC site plan approval. On November 8, 2005, the County Council approved a special appropriation to the FY06 Operating Budget for the Department of Permitting Services for the creation of site plan enforcement inspection and review process. This special appropriation was needed for additional responsibilities to ensure that the Department of Permitting Services has sufficient resources to conduct height and setback inspections related to building permits for properties in zones that require site plan approval by the MNCPPC.

I. BUILDING PERMITS WITH MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (MNCPPC) SITE PLAN APPROVAL

A. General

1. All fees required by this section must be paid prior to release of the permit and before the start of construction.
2. A filing fee must be paid at the time of application submittal. Filing fees are included in the permit fee.
3. Permit fees are calculated and collected for each permit application. When an application includes multiple buildings, a separate fee will be assessed to each building as defined in the building code, or as identified by a separate mailing address.
4. The maximum building permit fee is \$236,220 per application or per building/address when multiple buildings are included in a single application. Revision fees are in addition to the original or maximum permit fees.
5. Plan revisions are considered changes made by the applicant to the approved construction documents.

B. One- and Two-Family-Attached and -Detached Dwellings and Related Accessory Structures

1. Application filing fee for new-building construction \$740
2. Application filing fee for addition, alteration or repair \$275



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive . 101 Monroe Street . Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications - METHOD 2	Number: 10-06AM
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2006

3. New construction:
 - One- and two-family-detached dwelling unit per dwelling unit:
 - Gross floor area less than 5,000 square feet (SF) \$1,510
 - Gross floor area 5,000 SF but less than 7,500 SF \$2,145
 - Gross floor area 7,500 SF or more \$2,795
 - One- and two-family-attached dwelling unit per dwelling unit \$ 980

4. Additions or alterations, or repair: \$0.3176 per SF of the construction area

5. Private in-ground swimming pool (including fence) \$ 430

6. Private above-ground swimming pool (including fence) \$ 225

7. Decks (opened unenclosed) 500 SF or less in area \$ 165

8. Decks (opened unenclosed) more than 500 SF in area \$ 275

9. Retaining Walls \$ 165

10. Accessory buildings: 200 SF or less \$ 110
 (Includes but is not limited to sheds, garages and gazebos)

11. Accessory buildings more than 200 SF: \$0.3176 per SF with minimum fee of \$275

12. Plan Revision: \$0.3176 per SF of revised area or the application filing fee per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Plan revisions are considered changes made by the applicant to the approved construction documents. Revisions submitted on different dates are considered separate occurrences.

C. Other Buildings and Structures

1. Application-filing fee for construction, alteration, addition, or revision (per occurrence); \$ 740

2. New construction and additions: Is based on the cost of construction as determined by using the latest valuation data and procedures, as published by the International Code Council. The director will provide a worksheet and a formula that includes the latest



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive : 101 Monroe Street . Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 10-06AM
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2006

numerical values of the valuation data and the local permit-fee multiplier to be used in determining the fee. The local permit-fee multiplier is \$0.0261. An applicant must provide building dimensions, square footage, use group, construction type, and numbers of floors including basements, in order for the fee to be calculated.

3. Repairs, alterations and accessory structures: Is based on the cost of construction as provided by the applicant multiplied by the local permit fee multiplier. However, the department may verify and recalculate the cost estimation submitted by the applicant by using the latest valuation data and procedures, as published by the International Code Council. The director will provide a worksheet and a formula that includes the latest numerical values of the valuation data and the local permit-fee multiplier to be used in determining the fee. The local permit-fee multiplier is \$0.0261. An applicant must provide building dimensions, square footage, use group, construction type, and numbers of floors including basements, in order for the fee to be calculated.
4. Plan Revisions: Fees are calculated in accordance with sections C.2. or C.3. above or the application filing fee per occurrence, whichever is greater. Each revision occurrence may include revision to one or more disciplines. Plan revisions are considered changes made by the applicant to the approved construction documents after the building permit has been issued. Revisions submitted on different dates are considered separate occurrences.

D. Demolition Permit \$ 325

E. Fence Permit \$ 70

F. Use-and-Occupancy Certificates

1. The fee for a Use-and-Occupancy Certificate must be paid at the time of application. The maximum fee is \$11,020
2. The fee for any Use-and-Occupancy Certificate for each building or portion of a building or use is per square foot of area, as follows:

0 - 5,000 SF	\$ 395
5,001 - 10,000 SF	\$ 645
10,001 - 20,000 SF	\$ 775
20,001 SF and up	\$ 775 Plus
\$0.0216 per SF of area exceeding 20,000 SF	



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive . 101 Monroe Street . Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 10-06AM
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2006

3. The fee for a Use-and-Occupancy Certificate for lots or parcels without buildings/structures on them is \$ 395

4. The inspection fee for using or occupying a site without a Use-and-Occupancy Certificate is \$165 in addition to the fee for the Use-and-Occupancy Certificate.

G. Well-Location Permit

Well-Location Permit (Each well) \$ 140

H. Mechanical Permit

1. A minimum fee of \$58 applies to all Mechanical Permits issued to one- and two-family-attached and -detached dwellings.

2. A minimum fee of \$93 applies to all other Mechanical Permits.

3. Except for one- and two-family attached and detached dwellings, the base mechanical fee is 1.42% of the cost difference between the contract value and the value of listed equipment. The Department may require evidence of the contract value and equipment value. This fee is in addition to the equipment fee listed in this section. The following fee schedule applies to each piece of equipment.

New, replacement and repaired equipment:

a. Heating equipment (includes, but is not limited to, heat pump auxiliary heat, heating capacity of packaged units, duct heaters, VAV box heating elements, gas-fired fireplaces, etc.):
 Each 100 MBH or fraction \$ 21

b. Cooling equipment (includes, but is not limited to, cooling capacity of heat pumps, packaged units, cooling boxes, cooling equipment with compressors, etc.):
 Each five ton capacity or fraction \$ 21

c. Fuel tanks:
 Each 500 water gallons \$ 47

d. Expansion tanks:
 Each 50 water gallons \$ 47



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive . 101 Monroe Street . Rockville, Maryland 20850

Subject: Schedule of Fees for Permits, Licenses and Certifications – METHOD 2	Number: 10-06AM
Originating Department: DEPARTMENT OF PERMITTING SERVICES	Effective Date: July 1, 2006

e. Pre-fabricated fireplace (includes wood stoves) Each firebox	\$ 23
f. Pre-fabricated chimney Each chimney	\$ 12
4. Re-inspection fee	\$ 35
5. Work without permit	\$ 87
6. Consultation inspection (per hour or fraction)	\$ 120

II. BUILDING PERMITS WITHOUT MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (MNCPPC) SITE PLAN APPROVAL

A. General

1. All fees required by this section must be paid prior to release of the permit and before the start of construction.
2. A filing fee must be paid at the time of application submittal. Filing fees are included in the permit fee.
3. Permit fees are calculated and collected for each permit application. When an application includes multiple buildings, a separate fee will be assessed to each building as defined in the building code, or as identified by a separate mailing address.
4. The maximum building permit fee is \$147,635 per application or per building/address when multiple buildings are included in a single application. Revision fees are in addition to the original or maximum permit fees.
5. Plan revisions are considered changes made by the applicant to the approved construction documents.

