

## MIXED-INCOME HOUSING COMMUNITY PLAN FEES AND FEE SCHEDULE INCREASES

Request for approval of the Planning Department's updated fee schedule. Fee changes to increase existing application fees and to include the addition of fees for the new Mixed-Income Housing Community Plan.

Completed: [12/05/2023]

Montgomery County  
Planning Board

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff

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### Summary:

- Staff is requesting the Planning Boards approval of fees for a new Application type, the Mixed-Use Housing Community Plan created in response to the County Council’s approval of Zoning Text Amendment No. 23-02.
- Staff is requesting the Planning Board’s approval of a 6% increase across the board for all fees on our Fee Schedule Worksheet based on the change in the Consumer Price Index between April 2022 and October 2023.
- Staff is requesting the Planning Board’s approval of an Amendment fee for BioHealth Priority Campus Plans and the inclusion of Signature Business Headquarters Plans in the fee structure established for BioHealth Priority Campus Plans.

## BACKGROUND

Application fees are set by various Planning legislative actions.

Section 50.10.5 of the Montgomery County Code – Subdivision Regulations - Establishment of Fees states: “The Board must approve by resolution the fees necessary to cover the costs of administering this Chapter.”

Section 59.7.6.5.A.2 of the Montgomery County Zoning Ordinance states: “Where the Planning Board is the deciding body, fees to cover the cost of administering this Chapter must be approved by resolution of the Planning Board.”

Chapter 22A, Article IV. Administration, Section 22A-26. (d) of the Montgomery County Code states: “The Planning Board must charge a fee to cover at least partially the costs of administering this Chapter, including review of submittals and field inspections. The fee schedule must be set by the Planning Board as part of the development application process. Different fees may be set based on the size of the tract or other relevant factors.”

## DISCUSSION

- 1.) Staff is requesting Planning Board approval of fees for a new Application type, the Mixed-Use Housing Community Plan created in response to the County Council’s approval of Zoning Text Amendment No. 23-02. The Mixed-Income Housing Community Plan replaces the need for submitting a concurrent Sketch Plan and Site Plan for applicable projects. An Administrative Subdivision Plan Application may be required for some Mixed-Income Housing Community Plan projects, but that process, and fees are separate.

Staff arrived at these proposed fees by examining the current fee structure and generally calculating the fee a project would currently incur for both a Sketch Plan and Site Plan. Once an average fee was determined, the fee was reduced by approximately 30% to reflect an automatic fee reduction due to the provision of affordable housing. This new application type will ensure affordable housing units for the Area Median Income (AMI) and Low-Income Housing Tax Credits (LIHTC). It is also important to note that this new plan is undergoing an exceptionally expedited review and the project will receive its approvals much quicker. Due to the already reduced fees, if approved, this new fee type would not be eligible for further fee reductions.

**Proposed Fees for a New Application Type:**  
**“Mixed-Income Housing Community Plan”**

**Mixed-Income Housing Community Plan:**

**Residential** (DU's = Dwelling Units)

\$3,200.00 + \$210.00 per DU

# of DU's _____ x \$210.00 = \$ _____
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**Non-Residential**

1 – 9,999 SF	\$3,700.00 + .15 per SF
10,000 – 24,999 SF	\$4,775.00 + .15 per SF
25,000 SF or More	\$5,850.00 + .15 per SF

# of SF _____ x 0.15 = \$ _____
------------------------------------

**Amendments:**

Residential with no additional DU's	\$3,200.00
Residential Amendment additional DU's	\$3,200.00 + \$210.00 per additional DU
Non-Residential with no additional SF	\$3,700.00
Non-Residential with Additional SF	Base Fee based upon additional square footage + .15 per SF for additional square footage

**A Few Additions to the Existing Fee Schedule Worksheet:**

- Under **Administrative Subdivision Plans:**
  - We will re-word the BioHealth Campus to now read:  
**BioHealth Priority Campus Plan or Mixed-Income Housing Community Plan \$4,250.00**
  - We are adding **“Signature Business Headquarters” \$4,250.00**
- Under **BioHealth Priority Campus Plans,** we will be adding Amendment Fees:

<b><u>Amendment with no additional SF</u></b>	<b><u>\$10,600.00</u></b>
<b><u>Amendment for 1 – 49,999 SF</u></b>	<b><u>\$10,600.00</u></b>
<b><u>Amendment for 50,000 SF or More</u></b>	<b><u>\$53,000.00</u></b>

**Note:** The Mixed-Income Housing Community Plan fees will not qualify for a “Fee Reduction Request” because the noted fees have already been reduced in comparison to a concurrent Sketch Plan and Site Plan Review submission.

- 2.) Staff is requesting the Planning Board’s approval of a 6% increase across the board for all fees on our Fee Schedule Worksheet based on the change in the Consumer Price Index between April 2022 and October 2023. Staff last updated the fees based upon the Consumer Price Index in April 2022 and will bring new fees to the Planning Board for approval approximately every 2 years.
- 3.) Staff is also requesting approval for a new amendment fee for BioHealth Priority Campus Plans and including Signature Business Headquarters to the existing BioHealth Priority Campus Plan fees. As Staff underwent the review for the new Mixed-Income Housing Community Plan, Staff realized the amendment fee and the Signature Business Headquarters fees were not previously established and are also needed.

## CONCLUSION

In conclusion, Staff recommends that the Planning Board 1) adopt the establish fees for Mixed-Income Housing Community Plan, 2) Approve the 6% fee increases for all application fees on our Fee Schedule Worksheet, and 3) Approve the new BioHealth Priority Campus Plan Amendment fees and the inclusion of the use of the currently existing BioHealth Priority Campus Plan fees for Signature Business Headquarters Plans.

All fees will become effective: January 1, 2024 for any plan that has not been accepted by December 31, 2023.

**Attachment A:** Existing Fee Schedule Worksheet

**Attachment B:** New Proposed Fee Schedule Worksheet with the 6% increase



**FEE SCHEDULE AND WORKSHEET**

Application Number:	M-NCPPC Staff Use Only
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**To be completed by the Applicant**

Applicant:	
Project Name:	

**Pre-Application Submission** (check applicable boxes)

<input type="checkbox"/> Staff Review Only	\$2,000.00	\$
<input type="checkbox"/> Staff and Planning Board Review	\$4,000.00	\$

**NRI/FSD Natural Resources Inventory/Forest Stand Delineation** (check applicable boxes)

<input type="checkbox"/> NRI/FSD	\$810.00	\$
<input type="checkbox"/> NRI/FSD Amendment	\$450.00	\$
<input type="checkbox"/> NRI/FSD Recertification Request	\$450.00	\$
<input type="checkbox"/> Forest Conservation Exemption Request or Recertification	\$250.00	\$
<input type="checkbox"/> Forest Conservation Bank review	\$1,000.00	\$

**Forest Conservation Plan** (check applicable boxes)

<input type="checkbox"/> Single Family Residential	\$550.00 + \$200.00 per lot	# of lots _____ x \$200 = \$ _____	\$
<input type="checkbox"/> All Others	\$1050.00 + \$290.00 per acre	# of acres _____ x \$290 = \$ _____	\$
<input type="checkbox"/> FCP Amendment without Planning Board Hearing	\$750.00		\$
<input type="checkbox"/> FCP Amendment with Planning Board Hearing	\$1,500.00		\$
<input type="checkbox"/> Fence installation within a conservation easement request	\$135.00		\$

Total This Page \$0.00

**Administrative Subdivision Plan** (check applicable boxes)

<input type="checkbox"/> Existing Place of Worship or Institutional Use*	\$3,500.00	\$
<input type="checkbox"/> Up to 5 Lots in the AR Zone or Up to 3 Lots in Any Residential Zone	\$2,500.00	\$
<input type="checkbox"/> Consolidation of Existing Lots or Parts of Lots in a Nonresidential Zone	\$4,000.00	\$
<input type="checkbox"/> BioHealth Priority Campus Plan	\$4,000.00	\$
<input type="checkbox"/> SPA within plan	\$750.00	\$

**Preliminary Plan of Subdivision** (check applicable boxes)

Residential (DUs=Dwelling Units)

<input type="checkbox"/> Residential		<div style="border: 1px dashed black; padding: 2px;">                 # of DUs (1 to 100) _____ x                  \$365 = \$ _____ +                  # of DUs (over 100) _____ x                  \$100 = \$ _____ SPA             </div>	\$
<input type="checkbox"/> 1 to 100 DUs	\$2,750.00 + \$365.00 per DU		
<input type="checkbox"/> DUs over 100	\$100.00 per DU		
<input type="checkbox"/> 1 to 9 DUs	\$380.00		\$
<input type="checkbox"/> 10 to 50 DUs	\$750.00		
→			
<input type="checkbox"/> more than 50 DUs	\$750.00 + \$20.00 per DU over 50	<div style="border: 1px dashed black; padding: 2px;">                 # of DUs &gt; 50 _____ x                  \$20 = \$ _____             </div>	\$

Commercial/Industrial (SF=Square Feet)

<input type="checkbox"/> Commercial		<div style="border: 1px dashed black; padding: 2px;">                 # of SF _____ x                  \$0.15 = \$ _____             </div>	\$
<input type="checkbox"/> 1 to 9,999 SF	\$4,500.00 + .15 per SF		
<input type="checkbox"/> 10,000 to 24,999SF	\$5,500.00 + .15 per SF		
<input type="checkbox"/> 25,000 SF or more	\$6,500.00 + .15 per SF		
<input type="checkbox"/> SPA within plan	\$750.00		\$

Other

<input type="checkbox"/> New Institutional/Religious*	\$3,500.00	\$
<input type="checkbox"/> SPA within plan	\$750.00	\$

**Preliminary Plan Amendments**

<input type="checkbox"/> Major Amendment	Same as Preliminary Plan (enter <b>with</b> SPA fee)	\$0.00
<input type="checkbox"/> Minor Amendment	\$2,750.00	\$
<input type="checkbox"/> APF Review Not Associated with Another Plan (50.4.3.J)	\$2,750.0	\$
<input type="checkbox"/> Subdivision Regulation Waiver (50.9)	\$2,500.00 per waiver	<div style="border: 1px dashed black; padding: 2px;">                 # of waivers _____             </div> \$

Total This Page \$0.00

(SPA=Special Protection Area)

**Site Plan** (check applicable boxes)

Residential (DUs = Dwelling Units)

<input type="checkbox"/> Residential		■ # of DUs _____ x	\$
<input type="checkbox"/> 1 to 9 DUs	\$4,500.00 + \$165.00 per DU	■ \$165 = \$ _____	
<input type="checkbox"/> 10 or more DUs	\$6,000.00 + \$165.00 per DU		
<input type="checkbox"/> SPA within plan			
<input type="checkbox"/> 1 to 9 DUs	\$380.00		\$
<input type="checkbox"/> 10 to 50 DUs	\$750.00		
<input type="checkbox"/> more than 50 DUs	\$750.00 + \$20.00 per DU over 50	# of DUs > 50 _____ x \$20 = \$ _____	

Commercial/Industrial (SF=Square Feet)

<input type="checkbox"/> Commercial		# of SF _____ x	\$
<input type="checkbox"/> 1 to 9,999 SF	\$4,500.00 + .15 per SF	\$0.15 = \$ _____	
<input type="checkbox"/> 10,000 or more SF	\$6,000.00 + .15 per SF		
<input type="checkbox"/> SPA within plan	\$750.00		\$

Other

<input type="checkbox"/> Institutional/Religious*	\$3,500.00		\$
<input type="checkbox"/> SPA within plan	\$750.00		\$

**Site Plan Amendments**

<input type="checkbox"/> Major Amendment	Same as Site Plan		\$ 0.00
<input type="checkbox"/> Minor Amendment	\$2,750.00		\$
<input type="checkbox"/> SPA within Amend.	\$750.00		\$

<input type="checkbox"/> <b>Record Plats (including minor subdivision)</b>	\$3,000.00	Number of Plats: _____	\$
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Total This Page \$ 0.00

(SPA=Special Protection Area)

\*Note: Only the following uses qualify for the "Institutional" application fee schedule: dormitories; residential care facilities (any size); private ambulances or rescue; charitable philanthropic institutions; cultural institutions; family day care; group day care; day care centers; private educational institutions; private outdoor playground areas; publicly owned or operated swimming pools; and private club, service organizations.



**Sketch Plan** (check applicable boxes)

Commercial/Residential Base Fee

<input type="checkbox"/> Up to 20,000 square feet	\$5,000.00		\$
<input type="checkbox"/> Greater than 20,000 square feet	\$10,000.00		\$
<u>Additional per SF fee</u>			
<input type="checkbox"/> Projects 0 – 500,000 square feet (SF)		# of SF _____ x \$0.20 = \$ _____	\$
<input type="checkbox"/> Projects 500,001 – 1,000,000 square feet (SF)		# of SF _____ x \$0.25 = \$ _____	\$
<input type="checkbox"/> Major Amendment*	Same as Sketch Plan (enter above)		
<input type="checkbox"/> Minor Amendment**	\$5,000		\$
<u>Total Sketch Plan Fee</u> (sum of the above, or Max. of \$260,000.00, whichever is less)			\$ 0.00

**NOTES:**

- Total 100% of the Sketch Plan Fee is due Prior to Acceptance of the Application
- \*Major Amendment – Any request to increase density or height
- \*\* Minor Amendment – Any request to change a “Condition of Approval” or “Binding Element” that does not affect density or height

**Project Plan Amendment** (check applicable boxes)

<input type="checkbox"/> Residential (DUs)	\$4,500.00 + \$75.00 per DU	# of DUs _____ x \$75 = \$ _____	\$
<input type="checkbox"/> Commercial (GFA)	\$4,500.00 + \$0.15 per SF	# of SF _____ x \$.15 = \$ _____	\$
<input type="checkbox"/> Extensions	\$2,310.00		\$
<u>Total Project Plan Fee</u> (sum of the above, or \$260,000.00, whichever is less)			\$ 0.00

**Staging Allocation Request (SAR)** (check applicable boxes)

<input type="checkbox"/> Residential (DUs)		# of DUs _____ x \$1.00 = \$ _____	\$
<input type="checkbox"/> Non-Residential (Square Feet)		# of SF _____ x \$0.01 = \$ _____	\$
<input type="checkbox"/> Projects Not Requiring a Sketch Plan		Residential & Non-Residential \$500.00	\$
<u>Total SAR Fee</u> (sum of the above)			\$ 0.00

Total This Page \$ 0.00

**BioHealth Priority Campus Plan** (check applicable boxes)

<input type="checkbox"/> 50,000-149,999 sq ft	\$100,000	\$
<input type="checkbox"/> 150,000-399,999 sq ft	\$200,000	\$
<input type="checkbox"/> 400,000 sq ft and above	\$300,000	\$
<input type="checkbox"/> 10% Deduction for projects in Opportunity Zones		<\$ >

**Credit for Concurrently Filed Plans**

Credit for Preliminary and Site Plans filed concurrently after the approval of a Sketch Plan

A. Sketch Plan Fee \$ \_\_\_\_\_ / 2 = \$ 0.00 (maximum credit possible)  
 B. Portion of Sketch Plan credit not previously used \$ \_\_\_\_\_  
 C. Preliminary Plan Fee \$ \_\_\_\_\_ + Site Plan Fee \$ \_\_\_\_\_ / 2 = \$ 0.00  
 Credit equals the lesser of B or C. Credit will be applied equally to the Preliminary and Site Plans.

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Credit for Preliminary and Site Plan Amendments filed concurrently with a new Sketch Plan in order to take advantage of CR zoning that was applied to the property after the previous Preliminary and Site Plans were approved

A. Sketch Plan Fee \$ \_\_\_\_\_ / 2 = \$ 0.00 (maximum credit possible)  
 B. Portion of Sketch Plan credit not previously used \$ \_\_\_\_\_  
 C. Preliminary Plan Fee \$ \_\_\_\_\_ + Site Plan Fee \$ \_\_\_\_\_ = \$ 0.00  
 Credit cannot exceed B or C. Credit will be applied equally to the Preliminary and Site Plans if possible.

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Total This Page \$ 0.00

**Total Fee** \$ 0.00

Date Received

Check No.

Received by

<i>Make checks payable to M-NCPPC</i>

Contact us at the phone number listed at the top of the form if your application fee is eligible to be paid in installments.



**FEE SCHEDULE AND WORKSHEET**

Application Number:	M-NCPPC Staff Use Only
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**To be completed by the Applicant**

Applicant:	
Project Name:	

**Pre-Application Submission** (check applicable boxes)

<input type="checkbox"/> Staff Review Only	\$2,120.00	\$
<input type="checkbox"/> Staff and Planning Board Review	\$4,240.00	\$
		\$

**NRI/FSD Natural Resources Inventory/Forest Stand Delineation** (check applicable boxes)

<input type="checkbox"/> NRI/FSD	\$860.00	\$
<input type="checkbox"/> NRI/FSD Amendment	\$480.00	\$
<input type="checkbox"/> NRI/FSD Recertification Request	\$480.00	\$
<input type="checkbox"/> Forest Conservation Exemption Request or Recertification	\$265.00	\$
<input type="checkbox"/> Forest Conservation Bank review	\$1,060.00	\$

**Forest Conservation Plan** (check applicable boxes)

<input type="checkbox"/> Single Family Residential	\$580.00 + \$210.00 per lot	# of lots _____ x \$210 = \$ _____	\$
<input type="checkbox"/> All Others	\$1,110.00 + \$310.00 per acre	# of acres _____ x \$310 = \$ _____	\$
<input type="checkbox"/> FCP Amendment without Planning Board Hearing	\$800.00		\$
<input type="checkbox"/> FCP Amendment with Planning Board Hearing	\$1,600.00		\$
<input type="checkbox"/> Fence installation within a conservation easement request	\$145.00		\$

Total This Page	\$
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**Administrative Subdivision Plan** (check applicable boxes)

<input type="checkbox"/> Existing Place of Worship or Institutional Use*	\$3,700.00	\$
<input type="checkbox"/> Up to 5 Lots in the AR Zone or Up to 3 Lots in Any Residential Zone	\$2,650.00	\$
<input type="checkbox"/> Consolidation of Existing Lots or Parts of Lots in a Nonresidential Zone	\$4,250.00	\$
<input type="checkbox"/> BioHealth Priority Campus or Mixed Income Housing Community	\$4,250.00	\$
<input type="checkbox"/> Signature Business Headquarters	\$4,250.00	\$
<input type="checkbox"/> SPA within plan (SPA=Special Protection Area)	\$800.00	\$

**Preliminary Plan of Subdivision** (check applicable boxes)

Residential (DUs=Dwelling Units)

<input type="checkbox"/> Residential		# of DUs (1 to 100) _____ x \$385 = \$ _____ +	\$
<input type="checkbox"/> 1 to 100 DUs	\$2,915.00 + \$385.00 per DU		
<input type="checkbox"/> DUs over 100	\$105.00 per DU	# of DUs (over 100) _____ x \$105 = \$ _____	\$
<input type="checkbox"/> SPA within plan			
<input type="checkbox"/> 1 to 9 DUs	\$400.00		\$
<input type="checkbox"/> 10 to 50 DUs	\$800.00		
<input type="checkbox"/> more than 50 DUs	\$800.00 + \$20.00 per DU over 50	# of DUs > 50 _____ x \$20 = \$ _____	

Commercial/Industrial (SF=Square Feet)

<input type="checkbox"/> Commercial		# of SF _____ x \$0.15 = \$ _____	\$
<input type="checkbox"/> 1 to 9,999 SF	\$4,775.00 + .15 per SF		
<input type="checkbox"/> 10,000 to 24,999SF	\$5,850.00 + .15 per SF		\$
<input type="checkbox"/> 25,000 SF or more	\$6,900.00 + .15 per SF		
<input type="checkbox"/> SPA within plan	\$800.00		\$

Other

<input type="checkbox"/> New Institutional/Religious*	\$3,700.00	\$
<input type="checkbox"/> SPA within plan (SPA=Special Protection Area)	\$800.00	\$

**Preliminary Plan Amendments**

<input type="checkbox"/> Major Amendment	Same as Preliminary Plan (enter with SPA fee)	\$
<input type="checkbox"/> Minor Amendment	\$2,915.00	\$
<input type="checkbox"/> APF Review Not Associated with Another Plan (50.4.3.J)	\$2,915.00	\$
<input type="checkbox"/> Subdivision Regulation Waiver (50.9)	\$2,650.00 per waiver	# of waivers _____ \$

Total This Page \$

**Site Plan** (check applicable boxes)

Residential (DUs = Dwelling Units)

- Residential
  - 1 to 9 Dus \$4,775.00 + \$175.00 per DU
  - 10 or more DUs \$6,350.00 + \$175.00 per DU
- SPA within plan
  - 1 to 9 DUs \$400.00
  - 10 to 50 DUs \$800.00
  - more than 50 DUs \$800.00 + \$20.00 per DU over 50

■ # of DUs \_\_\_\_\_ x  
 ■ \$175 = \$ \_\_\_\_\_  
 ■

# of DUs > 50 \_\_\_\_\_ x  
 \$20 = \$ \_\_\_\_\_

Commercial/Industrial (SF=Square Feet)

- Commercial
  - 1 to 9,999 SF \$4,775.00 + .15 per SF
  - 10,000 or more SF \$6,350.00 + .15 per SF
- SPA within plan \$800.00

# of SF \_\_\_\_\_ x  
 \$0.15 = \$ \_\_\_\_\_

Other

- Institutional/Religious\* \$3,700.00
- SPA within plan \$800.00

**Site Plan Amendments**

- Major Amendment Same as Site Plan
- Minor Amendment \$2,915.00
- SPA within Amend. \$800.00

- Record Plats (including minor subdivision)** \$3,200.00

Number of Plats: \_\_\_\_\_

Total This Page \$

(SPA=Special Protection Area)

*\*Note: Only the following uses qualify for the "Institutional" application fee schedule: dormitories; residential care facilities (any size); private ambulances or rescue; charitable philanthropic institutions; cultural institutions; family day care; group day care; day care centers; private educational institutions; private outdoor playground areas; publicly owned or operated swimming pools; and private club, service organizations.*

**Sketch Plan** (check applicable boxes)

Commercial/Residential Base Fee

<input type="checkbox"/> Up to 20,000 square feet	\$5,300.00	\$
<input type="checkbox"/> Greater than 20,000 square feet	\$10,600.00	\$

Additional per SF fee

<input type="checkbox"/> Projects 0 – 500,000 square feet (SF)	# of SF _____ x \$0.20 = \$ _____	\$
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<input type="checkbox"/> Projects 500,001 – 1,000,000 square feet (SF)	# of SF _____ x \$0.25 = \$ _____	\$
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Major Amendment\* Same as Sketch Plan (enter above) \_\_\_\_\_

Minor Amendment\*\* \$5,300 \_\_\_\_\_

Total Sketch Plan Fee (sum of the above, or Max. of \$275,000.00, whichever is less) \$ \_\_\_\_\_

**NOTES:**

- Total 100% of the Sketch Plan Fee is due Prior to Acceptance of the Application
- \*Major Amendment – Any request to increase density or height
- \*\* Minor Amendment – Any request to change a “Condition of Approval” or “Binding Element” that does not affect density or height

**Project Plan Amendment** (check applicable boxes)

<input type="checkbox"/> Residential (DUs)	\$4,775.00 + \$80.00 per DU	# of DUs _____ x \$80 = \$ _____	\$
<input type="checkbox"/> Commercial (GFA)	\$4,775.00 + \$0.15 per SF	# of SF _____ x \$.15 = \$ _____	\$

Extensions \$2,450.00 \$

Total Project Plan Fee (sum of the above, or \$275,000.00, whichever is less) \$

**Staging Allocation Request (SAR)** (check applicable boxes)

<input type="checkbox"/> Residential (DUs)	# of DUs _____ x \$1.00 = \$ _____	\$
<input type="checkbox"/> Non-Residential (Square Feet)	# of SF _____ x \$0.01 = \$ _____	\$
<input type="checkbox"/> Projects Not Requiring a Sketch Plan	Residential & Non-Residential \$525.00	\$

Total SAR Fee (sum of the above) \$

Total This Page \$

**BioHealth Priority Campus Plan/Signature Business Headquarters Plan** (check applicable boxes)

<input type="checkbox"/> 50,000-149,999 sq ft	\$106,000.00	\$
<input type="checkbox"/> 150,000-399,999 sq ft	\$212,000.00	\$
<input type="checkbox"/> 400,000 sq ft and above	\$318,000.00	\$
<b>BioHealth Priority Campus Plan/Signature Business Headquarters Plan Amendments</b>		
<input type="checkbox"/> Amendment with no additional SF	\$10,600.00	\$
<input type="checkbox"/> Amendment with 1 – 49,999 additional SF	\$10,600.00	\$
<input type="checkbox"/> Amendment with 50,000 or more additional SF	\$53,000.00	\$
<input type="checkbox"/> 10% Deduction for projects in Opportunity Zones		<\$ >

**Mixed Income Housing Community Plan** (check applicable boxes)

<u>Residential (DUs = Dwelling Units)</u>			
<input type="checkbox"/> Residential	\$3,200 + \$210.00 per DU	# of DUs _____ x \$210 = \$ _____	\$
<u>Non-residential (SF=Square Feet)</u>			
<input type="checkbox"/> Non-residential		# of SF _____ x \$0.15 = \$ _____	\$
<input type="checkbox"/> 1 to 9,999 SF	\$3,700.00 + .15 per SF		
<input type="checkbox"/> 10,000 – 24,999 SF	\$4,775.00 + .15 per SF		
<input type="checkbox"/> 25,000 SF or More	\$5,850.00 + .15 per SF		
<b>Mixed Income Housing Community Plan Amendments</b>			
<input type="checkbox"/> Additional DU's or non-residential floor area	Same as new Mixed Income Housing Community Plan		\$
<input type="checkbox"/> Residential with no additional DU's	\$3,200.00		\$
<input type="checkbox"/> Non-residential with no additional SF	\$3,700.00		\$

*Note: The Mixed-Income Housing Community Plan fees will not qualify for a "Fee Reduction Request" because the noted fees have already been reduced in comparison to a concurrent Sketch Plan and Site Plan Review submission.*

**Credit for Concurrently Filed Plans**

Credit for Preliminary and Site Plans filed concurrently after the approval of a Sketch Plan

A. Sketch Plan Fee \$ \_\_\_\_\_ / 2 =  
\$ \_\_\_\_\_ (maximum credit possible)

B. Portion of Sketch Plan credit not previously used  
\$ \_\_\_\_\_

A. Preliminary Plan Fee \$ \_\_\_\_\_ + Site  
Plan Fee \$ \_\_\_\_\_ / 2 =  
\$ \_\_\_\_\_

Credit equals the lesser of B or C. Credit will be applied equally to the Preliminary and Site Plans.

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Credit for Preliminary and Site Plan Amendments filed concurrently with a new Sketch Plan in order to take advantage of CR zoning that was applied to the property after the previous Preliminary and Site Plans were approved

A. Sketch Plan Fee \$ \_\_\_\_\_ / 2 =  
\$ \_\_\_\_\_ (maximum credit possible)

B. Portion of Sketch Plan credit not previously used  
\$ \_\_\_\_\_

C. Preliminary Plan Fee \$ \_\_\_\_\_ +  
Site Plan Fee \$ \_\_\_\_\_ =  
\$ \_\_\_\_\_

Credit cannot exceed B or C. Credit will be applied equally to the Preliminary and Site Plans if possible.

<\$ >

Total This Page \$

**Total Fee** \$

*Make checks payable to M-NCPPC*

Date Received

Check No.

Received by

Contact us at the phone number listed at the top of the form if your application fee is eligible to be paid in installments.