

BOARD OF SUPERVISORS  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Ordinance

At a regular meeting of the York County Board of Supervisors held in York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 2021:

Present

Vote

W. Chad Green, Chairman  
Sheila S. Noll, Vice Chairman  
Walter C. Zaremba  
G. Stephen Roane, Jr.  
Thomas G. Shepperd, Jr.

On motion of \_\_\_\_\_, which carried \_\_\_\_, the following ordinance was adopted:

AN ORDINANCE TO AMEND CHAPTER 1, CHAPTER 7.1 ARTICLE II, CHAPTER 18.1, CHAPTER 18.2 ARTICLE II, CHAPTER 20.5 ARTICLE I, CHAPTER 21 ARTICLE II AND CHAPTER 24.1 ARTICLE I, OF THE YORK COUNTY CODE, TO CHANGE THE FEES FOR ASSESSMENT OF CIVIL AND CRIMINAL CONVICTIONS, REINSPECTION FEES OF FOG PROGRAM, SEWER SYSTEM RATES, BUILDING PERMITS, FEES AND INSPECTIONS, SUBDIVISION FEES, APPLICATION FOR REAL ESTATE DEVOTED TO AGRICULTURE AND HORTICULTURAL USES FEE AND ZONING FEES

BE IT ORDAINED by the York County Board of Supervisors this \_\_\_\_ day of \_\_\_\_, 2021, that following York Code sections containing fees, be and they hereby are, amended as follows, all amendments to be effective as of July 1, 2121:

**§ 1-14.1 Same — Assessments for civil and criminal convictions for the Funding of Courthouse Security Personnel.**

Pursuant to Code of Virginia § 53.1-120, the sum of ~~\$10~~ \$20 is hereby assessed as part of the costs in each criminal and traffic conviction in the district courts or circuit court of York County in which the defendant is convicted of any statute or ordinance, for the purpose of funding courthouse security personnel, or if requested by the sheriff, for equipment and other personal property used in connection with courthouse security. The assessment shall be collected by the clerk of court in which the case is heard and

remitted to the treasurer of the County of York, Virginia, to be held by the treasurer subject to appropriation by the board of supervisors to the sheriff's office.

#### § 7.1-8 **Types of permits and fees.**

Permits, inspections and fees shall be required for all work as established by the Virginia Uniform Statewide Building Code. Permit applications shall be made in writing on such forms as are prescribed by the building code official. A permit shall be issued by the building code official before any of the work or actions noted in the following sections is commenced.

Nothing in this chapter shall be construed to prevent the owner of any single-family dwelling from performing additions, alterations or repairs to the dwelling in which he or she resides. Such owner shall obtain all required permits and shall make all required tests of the completed work before approval of the work is granted by an inspector. No such installation shall be put into service prior to final approval by such inspector.

It shall be unlawful for any owner, lessee, agent or any person having any authority or duty in connection with any building or premises knowingly to employ or hire any person to perform any electrical, plumbing or building-related mechanical work in or upon such building or premises unless such person is a certified master in the field in which the work is to be performed, or qualifies for an exemption from certification under the provisions of the Virginia Board for Contractors' Tradesman Certification Rules and Regulations. It shall also be unlawful for any contractor, firm or corporation to undertake or contract to perform any electrical, plumbing or building-related mechanical work in or upon any building or premises unless such contractor, firm or corporation is a state-registered contractor or is exempt from such registration by law, and such contractor, firm or corporation has in its employ a certified master in the field in which the work is to be performed or qualifies for an exemption from certification under the provisions of § 54.1-1131 of the Code of Virginia.

(a) **Building Permits.** A building permit shall be required for the following types and classes of activities. Electrical, plumbing, and mechanical work is not covered by a building permit and, if such work is to be performed, separate permits shall be obtained and the applicable fees shall be paid. No building permit shall be issued unless and until a certificate of zoning compliance, as required by this Code, has been obtained from the zoning administrator. Fees for building permits shall be as follows:

(1) For new construction finished or unfinished (including additions).

Type	Fee
Residential structures under roof	<del>\$0.14</del> <del>-\$0.17</del> per square foot with a minimum fee of <del>\$75</del> <del>\$90</del>
Commercial structures under roof	<del>\$0.12</del> <del>-\$0.15</del> per square foot for the first 30,000 square feet and <del>\$0.10</del> <del>-\$0.13</del> per square foot for any footage over 30,000

Type	Fee
Structures not under roof (including patios, decks, ramps, loading docks)	square feet <del>\$0.12</del> <u>\$0.15</u> per square foot with a minimum fee of <del>\$75</del> <u>\$90</u>

- (2) For the alteration, renovation, or repair of any building or structure; the construction or erection of piers, bulkheads, towers, swimming pools or pool systems; the installation of fire alarm systems; the installation of security or energy systems; the installation of site illumination; the removal of asbestos; and any other additions, renovations, or alterations to these or similar structures or systems. (Fee is based on current value of all service, labor and materials.)

Value	Fee
\$0 to \$1,000	<del>\$75</del> <u>\$90</u>
\$1,001 to \$5,000	<del>\$95</del> <u>\$120</u>
Greater than \$5,000 value	<del>\$115</del> <u>\$140</u> plus <del>\$45</del> <u>\$55</u> for each \$5,000 or fraction thereof, of value in excess of \$5,000

- (3) For the installation or erection of a manufactured (mobile) home, industrialized building unit, or moveable structure, the fee is ~~\$75~~\$90.
- (4) For the placing of tents greater than 900 square feet and an occupant load of greater than 50 persons, the fee is:
  - a. Fee for each tent inspection: ~~\$95~~\$120.
  - b. Annual tent permit: ~~\$275~~\$350.
- (5) For the demolition or razing of any building or structure serviced by electrical and/or gas provider, the fee is ~~\$75~~\$90.
- (6) For the removal and placement of an existing building or structure, in part or in whole, from one location to another new location, whether or not the new location is on the same lot or parcel of land the fee is ~~\$95~~\$110.
- (7) For the installation of fencing for swimming pools and around hazardous material, be it wood, metal, masonry, or another material, the fee is ~~\$75~~\$90.
- (8) For construction not covered by any of the above, the permit fee shall be assessed and collected at the rate of 1% of the retail value or current market value of the work being done, provided that the minimum permit fee shall be ~~\$75~~\$90.

(b) Plumbing Permits. A plumbing permit shall be required for any work which includes but is not limited to the installation or alteration of plumbing fixtures or water supply systems, and connections to any building drain, public or private sanitary sewage system or manufactured (mobile) home hook up.

- (1) New residential use groups, per dwelling unit - Base fee: ~~\$107~~\$130. Base fee includes first three fixtures plus \$2 for each fixture thereafter.
- (2) Additions to residential - Base fee: ~~\$75~~\$90 plus ~~\$8~~\$10 for each fixture.
- (3) New commercial (including additions) - Base fee: ~~\$107~~\$130 plus ~~\$8~~\$10 for each fixture.
- (4) Alterations and repairs (all use groups) Base fee: ~~\$75~~\$90.
- (5) Water, sewer - ~~\$75~~\$90 plus ~~\$35~~\$45 if a septic tank is abandoned.
- (6) Gas Permit Fees:

Type	Fee
Gas Distribution Systems (Natural/LP)	
Base Fee	<del>\$75</del> <u>\$90</u>
Each additional outlet or future outlet	<del>\$8</del> <u>\$10</u>
LP Gas Tanks	
0 to 500 gallons	<del>\$75</del> <u>\$90</u> per tank
501 gallons and over	<del>\$75</del> <u>\$90</u> per tank

(7) For plumbing permits not covered by any of the above, the permit fee shall be assessed and collected at the rate of 1% of the retail value or current market value of the work being done, provided that the minimum permit fee shall be ~~\$75~~\$90.

(c) Fire Protection Fees.

(1) Fire-suppression/sprinkler systems for buildings:

Value	Fee
\$0 to \$2,000	<del>\$75</del> <u>\$90</u>
\$2,001 to \$4,000	<del>\$105</del> <u>\$130</u>
Greater than \$4,000 value	<del>\$115</del> <u>\$140</u> plus <del>\$15</del> <u>\$20</u> for each additional \$1,000 or fraction thereof of value in excess of \$4,000
Fire Pumps	<del>\$150</del> <u>\$190</u> per pump
Standpipe System	<del>\$75</del> <u>\$90</u> per riser
Kitchen Systems	<del>\$75</del> <u>\$90</u> per hood

- (d) Electrical Permits. An electrical permit shall be required for the following types and classes of activities. Fees for said permits shall be as indicated.
- (1) New residential use group fee is ~~\$107~~\$130 per dwelling unit. Greater than 200 amperes, the fee is ~~\$107~~\$130 plus ~~\$15~~\$20 for each additional 50 amperes or fraction thereof in excess of 200 amperes.
  - (2) Commercial fee is ~~\$127~~\$160. Greater than 200 amperes, the fee is ~~\$127~~\$160 plus ~~\$15~~\$20 for each additional 50 amperes or fraction thereof in excess of 200 amperes.
  - (3) Increasing the size of electrical service the fee is ~~\$75~~\$90. Greater than 400 amperes the fee is ~~\$75~~\$90 plus ~~\$25~~\$30 for each additional 50 amperes or fraction thereof in excess of 400 amperes.
  - (4) For the addition or alteration of electrical fixtures or outlets in existing buildings or structures (provided however, that no outlet fee shall be assessed where a service upgrade is involved) the fee is ~~\$75~~\$90.
  - (5) For the connection or reconnection of electrical service to a manufactured home, trailer or an industrialized building unit, the fee is ~~\$75~~\$90.
  - (6) Temporary service fee is ~~\$75~~\$90.
  - (7) For electrical permits not covered by any of the above, the permit fee shall be assessed and collected at the rate of 1% of the retail value or current market value of the work being done, provided that the minimum permit fee shall be ~~\$75~~\$90.
- (e) Mechanical Permits. A Mechanical permit shall be required for the following types and classes of activities. Fees for said permits shall be as indicated.
- (1) For the installation, replacement, repair or alteration of mechanical systems or equipment, or freestanding fireplaces, solid fuel stoves, and other mechanical installations or alterations.
    - a. New residential use groups Base fee: ~~\$107~~\$130 plus ~~\$15~~\$20 per additional system per dwelling unit.
    - b. Alterations, repairs, additions to residential fee is ~~\$75~~\$90 per dwelling unit.

- c. New commercial fee, including additions to existing systems:

Type	Fee
Base fee	<del>\$107</del> <u>\$130</u> plus <del>\$45</del> <u>\$55</u> per each air handler/system
Exhaust Fans/Air Distribution Boxes	<del>\$25</del> <u>\$30</u> per unit
Fire Damper	<del>\$20</del> <u>\$30</u> per damper
Refrigeration Units	<del>\$75</del> <u>\$90</u> per unit
Burner Conversion	<del>\$75</del> <u>\$90</u>
Pumps (Circulation)	<del>\$35</del> <u>\$40</u> per unit
Fuel Dispensing Pump	<del>\$50</del> <u>\$60</u> per unit
Fuel Dispensing Piping	<del>\$40</del> <u>\$50</u> per line

- d. Alterations and repairs (commercial) fee is ~~\$75~~\$90.

- e. Prefab fireplaces fee is ~~\$75~~\$90 per unit.

- (2) Storage tanks for liquids - installation, removal or replacement per tank:

Size	Fee
0 to 550 gallon	<del>\$75</del> <u>\$90</u>
Over 550 gallon	<del>\$150</del> <u>\$190</u>

- (3) Fee for kitchen hood (Including Duct and Fan).

Type	Fee
Type I (Grease and other hazards)	<del>\$135</del> <u>\$170</u> per hood
Type II (Heat, Dishwasher)	<del>\$75</del> <u>\$90</u> per hood

- (4) Commercial new elevators, dumbwaiters, moving stairs and walks, man-lifts, hoisting or conveying equipment the fee is ~~\$175~~\$220 for each one installed.

- (5) Residential new elevators and platform lifts the fee is ~~\$75~~\$90.

The owner/contractor shall be responsible for obtaining the permits and paying the requisite fee, and shall have the inspection performed by a certified individual in the presence of a County inspector.

- (6) Gas Permit Fees:

Type	Fee
Gas Distribution Systems (Natural/LP)	
Base Fee	<del>\$60</del> <u>\$90</u>
Each additional outlet	<del>\$8</del> <u>\$10</u>
LP Gas Tanks	

Type	Fee
0 to 500 gallons	<del>\$75</del> \$90 per tank
501 gallons and over	<del>\$75</del> \$90 per tank

(7) For mechanical permits not covered by any of the above, the permit fee shall be assessed and collected at the rate of 1% of the retail value or current market value of the work being done, provided that the minimum permit fee shall be ~~\$50~~\$60.

(f) Sign Permits. A sign permit shall be required for the erection, relocation or structural alteration of all signs. No sign permit shall be issued unless and until a certificate of zoning compliance, as required by this Code, has been obtained from the zoning administrator. The fee for such permits shall be as follows:

(1) For erection and/or relocation of signs, the fee shall be ~~\$60~~\$80 plus an amount based on the total square footage of all faces of the sign, as follows:

Area of Sign Faces	Additional Fee
0 to 50 square feet	<del>\$30</del> \$40
51 to 100 square feet	<del>\$40</del> \$50
101 to 300 square feet	<del>\$50</del> \$60
Over 300 square feet	<del>\$60</del> \$80

(2) For structural alterations the fee shall be ~~\$55~~\$70 plus the applicable amount from the above table matching the increase, if any, in sign area.

(3) In addition to the permits for material installation, if the sign is illuminated an electrical permit shall be required.

(g) Miscellaneous permits:

(1) In addition to the permits for the installation of material, all elevators, dumbwaiters, moving stairways and man lifts shall be subject to an annual operating permit and inspection as required by the VUSBC. The owners/operators of establishments having such facilities shall be responsible for obtaining the permits, and for paying the requisite fee, at least 30 days prior to the expiration of the then-in-effect annual permit. The applicant shall have the inspection performed by a certified individual in the presence of a County inspector and shall submit the inspection report to the building code official not later than 30 days after the inspection has been conducted. In addition, all of the above shall be subject to the three- or five-year maintenance inspections required by the VUSBC.

a. Fee for annual inspection: ~~\$75~~\$90.

b. Fee for maintenance inspection: ~~\$75~~\$90.

(2) In addition to the permits for material installation, all amusement devices and rides shall be subject to an annual permit and inspection, as required in the Virginia Amusement Device Regulations prior to each seasonal opening. The owner/operator of an establishment having such facilities shall be responsible for obtaining the permit and for paying the requisite fee, at least 30 days prior to the expiration of the then-in-effect annual permit. In addition, all of the above shall be subject to the operation inspection as required in the Virginia Amusement Device Regulations.

a. Fee for each ride for the annual inspection: ~~\$75~~\$90.

(3) A permit and inspection shall be required for rides that consist principally of portable devices temporarily situated at a site, and as defined in the Virginia Amusement Device Regulations, as amended.

Type	Fee
Kiddie rides	<del>\$25</del> <u>\$30</u>
Major rides	<del>\$35</del> <u>\$40</u>
Spectacular rides	<del>\$55</del> <u>\$70</u>
Coaster rides exceeding 30 feet in height	<del>\$150</del> <u>\$190</u>

(4) A permit and inspections shall be required for any land-disturbing activity in conjunction with the construction of a single-family residence: initial fee: ~~\$85~~\$110 for a two-year period, then a renewal fee of ~~\$85~~\$110 shall be required for each additional two years thereafter until the construction is complete as demonstrated by the issuance of a certificate of occupancy. ~~[Amended 10-15-2019 by Ord. No. 19-12]~~

(h) State Levy. In addition to the fees prescribed in Sections 7.1-8 (a) through (f), an additional fee equal to the state levy on building permits as set out in the VUSBC effective as of the date of issuance of the permit shall be collected.

(i) Additional Fees.

(1) Whenever work is begun prior to the issuance of the required permits, the fee shall be doubled; however, such increase in fee shall not exceed ~~\$200~~\$250.

(2) Certificate of Occupancy.

Type	Fee
Change of building use	<del>\$75</del> <u>\$90</u>
Temporary residential	<del>\$75</del> <u>\$90</u>



Type	Fee
Temporary commercial	<del>\$95</del> \$120
Day care inspection	<del>\$75</del> \$90
Adult Home inspection	<del>\$75</del> \$90

§ 7.1-9 **General requirements and procedures.**

- (a) By whom applications are made; transferability. Applications for permits shall be made by the owner or lessee of the building or agent of either, or by the licensed professional engineer, architect, contractor or subcontractor, or their respective agents, employed in connection with the proposed work. Prior to the issuance of the permit, the applicant shall furnish evidence either of a license issued in accordance with Chapter 11 of Title 54.1 of the Code of Virginia or acceptable evidence that the applicant is exempt from the provision of this chapter. Once issued, permits shall not be transferable to another owner, lessee or professional.
- (b) Application to be accompanied by plats and other documentation. Applications for permits shall be accompanied by a plat plan showing, to scale, the size and location of all proposed new construction, distances from lot lines, the established street grades and the proposed finished grade consistent with the approved development plan and location of private and public easements and rights-of-way. Construction within easements and rights-of-way shall be prohibited unless the applicant provides evidence that the owner or beneficiary of the easement or right-of-way has authorized the construction.
- (c) When permit becomes invalid; extensions of time. Any permit issued shall become invalid if work on the site authorized by the permit is not commenced within six months after issuance of the permit, or if the authorized work on the site is suspended or abandoned for a period of six months after the time of commencing the work, the failure to complete enough work to schedule an inspection during any six-month period may be grounds for finding that work has been abandoned or suspended; however, permits issued for building equipment such as plumbing, electrical and mechanical work shall not become invalid if the building permit is still in effect. Upon written request, and for good cause shown, the building code official may grant one or more extensions of time not to exceed six months per extension. The fee shall be ~~\$75~~\$90 per extension.
- (d) Time limit for single-family dwelling permits. Any permit for the construction of new detached single-family dwellings, additions to detached single-family dwellings, and residential accessory structures shall be completed within a three-year time limit. The time limit shall begin from the issuance date of the permit.
- (e) Plan examination fee. Where plans bearing a licensed architect's or engineer's seal are required to be submitted pursuant to the standards set forth in § 54.1-402 et seq., Code of Virginia, and in the case of plans for multi-family dwellings, and

in other situations where the building code official deems it necessary to require the submission of plans bearing the seal of a licensed architect or engineer, a non-refundable plan examination fee of ~~\$225~~\$280 shall be charged. For all other building permits applied for that require a review a plan review fee of ~~\$75~~\$90 shall be paid at time of application. The residential plan review fee shall be applied towards the permit fee if building permit is issued within 90 days from date of application. If residential permit is not issued by the aforementioned time frame, the plan review fee shall not be refunded nor applied towards a permit fee.

- (f) Reinspection fee. Whenever the building, electrical, plumbing or mechanical inspector is required to make a re-inspection of work because the permittee has requested an inspection before the work is ready for the inspection, or when the inspector cannot obtain reasonable and safe access to the work to be inspected, or address has not been posted on the construction site, there shall be a ~~\$75~~\$90 re-inspection fee. Such fee shall be charged to the holder of the permit covering the work and shall be paid to the County at the office of Building Regulation prior to the re-inspection of such work.
- (g) Submission of detailed cost estimate. Where the provisions of this section require the payment of a fee based on the current value of all service, labor and materials, the building code official may require that a detailed cost estimate be submitted for review and approval as a prerequisite to the issuance of a permit.
- (h) Conditions constituting basis for refunding of permit fee. The building code official may authorize the refunding of any permit fee paid pursuant to this chapter upon application by the person who paid such fee, under the following conditions:
  - (1) If an applicant requests in writing the cancellation of a permit prior to the start of construction or to requesting any inspections, the permit fees, less a service charge of ~~\$50~~\$60 and a plan review fee of ~~\$75~~\$90, if applicable, shall be refunded.
  - (2) If an applicant requests in writing the cancellation of a permit after the work authorized by the permit has begun and inspections have been made, the permit fees, less a ~~\$50~~\$60 service charge, a ~~\$75~~\$90 charge for each inspection made and a ~~\$75~~\$90 plans review fee, if applicable, shall be refunded.
  - (3) The above provisions notwithstanding, no refund shall be made if 12 months have expired since the issuance of the permit(s).

#### § 7.1-10 Permit and fee exemptions.

- (a) Where the owner of any premises is the United States of America or the County,

the payment of any permit fees, inspection fees or plan review fees established in §§ 7.1-8 and 7.1-9 shall not be required.

- (b) Where the owner of any premises is an instrumentality of government, other than the United States of America or the County, an administrative processing fee of ~~\$225~~\$280 is required. The plan review shall be in accordance with Section 111.5.3.1, and the inspections shall be performed in accordance with Section 115.8.1 of the VUSBC.
- (c) Minor construction, as identified herein, shall be exempt from the building permit requirements of § 7.1-8. Such exemptions shall not, however, have the effect of waiving any setback or other dimensional requirements of the York County Zoning Ordinance. Exempted minor construction shall include:
  - (1) The erection of a one-story detached accessory structure used as tool and storage sheds, playhouses or similar uses, and not serviced by electricity and not exceeding 200 square feet gross floor area; the erection of a prefabricated wading pool less than two feet in depth and not connected to utility lines; or the erection of a detached building designed as a children's playhouse having a gross floor area of less than 150 square feet, not exceeding a height of eight feet, and located at grade level in the rear yard of a single family dwelling.
  - (2) Painting.
  - (3) Replacement of roof coverings in Group R3, R-4 and R-5 structures.
  - (4) Replacement of windows and doors within Group R-2 four stories or less and Groups R-3, R-4 and R-5.
  - (5) Replacement of floor coverings and porch flooring within Group R-2 four stories or less and Groups R-3, R-4 and R-5.
  - (6) Repairs to plaster, interior tile work, and other wall coverings in all occupancies.
  - (7) Cabinets installed in all occupancies.
  - (8) Tents and air supported structures of 900 square feet or less with an occupant load of 50 or less persons.
  - (9) Electric water heater replacement in Group R-2 four stories or less and Groups R-3, R-4 and R-5.
  - (10) Replacement of electrical switches, outlets, light fixtures and ceiling fans in Group R-2 four stories or less and Groups R-3, R-4 and R-5.

- (d) The erection of temporary tents, canopies or other types of fabric enclosures and associated electrical or mechanical installations by or for the benefit of charitable organizations to which the County is authorized to contribute shall be exempt from the permit and inspection fees required by this chapter. Such installations shall, however, be subject to all applicable technical and safety standards of this chapter as well as all applicable requirements of the County zoning ordinance.

§ 7.1-11 **Inspections.**

- (a) The building code official shall prescribe such inspections and surveys as may be necessary to secure compliance with the VUSBC, the Virginia Industrialized Building Unit and Manufactured Home Safety Law and Regulations, and such other regulations as shall properly fall within the enforcement responsibility of the office of the building code official. Such inspections shall include but are not limited to:
  - (1) The bottom of footing trenches after all reinforcement steel is set and before any concrete is placed.
  - (2) Beams, floor joists, vents and anchor bolts before any subfloor is laid.
  - (3) Structural framing and fastenings, prior to covering with concealing materials.
  - (4) All electrical, mechanical and plumbing materials, equipment and systems prior to concealment.
  - (5) Required insulating materials before covering with any materials.
  - (6) Upon completion of the building, and before issuance of the certificate of occupancy, a final building inspection shall be made to ensure that any violations have been corrected and all work conforms with the VUSBC.
  - (7) Where the construction cost is less than \$2,500, the inspection shall be permitted, at the discretion of the building code official, to be waived.
- (b) It shall be the responsibility of the permit holder or the permit holder's representative to notify the office of building regulation when the stages of construction are reached that require an inspection.
- (c) The building code official may, upon probable cause that a building code violation exists, inspect buildings and structures, whether permanent or temporary, after their completion and which are used to store hazardous materials or are occupied or to be used by 20 or more persons who are employed, lodged, housed, assembled, served, entertained or instructed therein, or the common

areas of residential structures containing four or more units, including buildings owned by the Commonwealth or by any political subdivisions, and the equipment therein, to ensure compliance with the building code. The building code official shall also coordinate all reports of inspections with those from the fire and health officials prior to the issuance of an occupancy permit. In making these inspections the building code official shall enforce the building regulations that were in effect at the time the building was constructed.

**§ 7.1-12 Certificate of use and occupancy.**

- (a) A building, structure, mechanism or assembly, or part thereof, subject to the VUSBC when erected or installed shall not be used, occupied, operated or considered complete until a certificate of use and occupancy has been issued by the building code official.
- (b) No certificate of occupancy shall be issued until a certification by a licensed surveyor is presented to the building code official validating that the final established lot elevations and grades are consistent with the approved development plan and the plat plan submitted with the building permit application.
- (c) A temporary certificate of occupancy may be issued at the discretion of the building code official and where such use or occupancy will not create an unsafe, unusable, or unhealthy condition. The owner or contractor shall execute a surety agreement with the building code official and provide a bond or cash surety in the amount of any unfinished work or certifications needed to obtain the final Certificate of Occupancy, in accordance with § 10-14, Erosion and Sediment Control, Code of the County of York.

**§ 18.1-31.6 Fees.**

Fees provided for in this subsection are separate and distinct from all other fees chargeable by the County. Fees applicable to this subsection are as follows:

- (a) There shall be no initial inspection fee. Re-inspection fees shall be in the amount of ~~\$50~~-\$60 and shall be due upon invoice by the County. Such fees may be added to the FSE's public service bill.

**§ 18.1-72 Rates — Generally.**

**Effective May 1, 2014:**

- ~~(a) Payment — Generally. The service charges set forth in this section shall be paid by all users of the public sewer system beginning May 1, 2014. For new development, user charges shall commence with the issuance of a certificate of~~

~~occupancy. Nonusers owning premises having access to the facilities of the County or service available shall pay service charges equal to 65% of the service charges set forth in this section having agreed to do so in return for the benefit of paying the initial connection fee.~~

- ~~(b) Bimonthly rate for single family residential equivalents. A bimonthly service charge of \$48 shall be paid to the County by single family residential equivalents. A single family residential equivalent is a mobile home, an apartment, a single family detached dwelling, a townhouse, or any other unit used to house a single family on a full time basis.~~
- ~~(c) Bimonthly rates for users other than single family residential equivalents. If water consumption is measured in cubic feet, a bimonthly service charge per meter of \$3.33 per 100 cubic feet or a minimum charge of \$20 shall be paid to the County by users other than single family residential equivalents. If water consumption is measured in gallons, a bimonthly service charge per meter of \$4.45 per 1,000 gallons or a minimum charge of \$20 shall be paid to the County by users other than single family residential equivalents. Service charges, unless otherwise set forth herein, shall be based upon water consumed on the premises as measured by the meter or meters used for such purpose. In any case where the premises are not connected to a water system for which water consumption figures satisfactory to the County are available, the bimonthly service charge shall be \$48, plus \$7.25 for each employee.~~
- ~~(d) Reduction in charges for users other than single family residential equivalents. Premises other than single family residential equivalents, which do not discharge the entire volume of water into a public sewer, shall be allowed a reduction in charge, provided the owner installs, at his expense, a meter or meters satisfactory to the County for measuring or determining the volume of water consumed and not discharged, or the volume of waste discharged into the public sewer.~~
- ~~(e) Authority to require installation of measuring devices. The County reserves the right to require the installation of facilities for measuring or determining the volume of water consumed or the volume of waste discharged into the sewer.~~
- ~~(f) Commencement of service charges. Service charges imposed by this section shall commence on the first day of the immediately succeeding billing period in the case of new connections to the public sewer system and on the first day of the immediately succeeding billing period after ownership is conveyed to the County in the case of existing connections.~~

**Effective March 1, 2015 July 1, 2021:**

- (a) Payment — Generally. The service charges set forth in this section shall be paid by all users of the public sewer system beginning ~~March 1, 2015~~ July 1, 2021. For new development, user charges shall commence with the issuance of a certificate of occupancy. Nonusers owning premises

- having access to the facilities of the County or service available shall pay service charges equal to 65% of the service charges set forth in this section having agreed to do so in return for the benefit of paying the initial connection fee.
- (b) Bimonthly rate for single-family residential equivalents. A bimonthly service charge of ~~\$52~~54 shall be paid to the County by single-family residential equivalents. A single-family residential equivalent is a mobile home, an apartment, a single-family detached dwelling, a townhouse, or any other unit used to house a single family on a full-time basis.
  - (c) Bimonthly rates for users other than single-family residential equivalents. If water consumption is measured in cubic feet, a bimonthly service charge per meter of \$3.61 per 100 cubic feet or a minimum charge of \$20 shall be paid to the County by users other than single family residential equivalents. If water consumption is measured in gallons, a bimonthly service charge per meter of \$4.82 per 1,000 gallons or a minimum charge of \$20 shall be paid to the County by users other than single-family residential equivalents. Service charges, unless otherwise set forth herein, shall be based upon water consumed on the premises as measured by the meter or meters used for such purpose. In any case where the premises are not connected to a water system for which water consumption figures satisfactory to the County are available, the bimonthly service charge shall be ~~\$52~~54, plus \$7.50 for each employee.
  - (d) Reduction in charges for users other than single-family residential equivalents. Premises other than single-family residential equivalents, which do not discharge the entire volume of water into a public sewer, shall be allowed a reduction in charge, provided the owner installs, at his expense, a meter or meters satisfactory to the County for measuring or determining the volume of water consumed and not discharged, or the volume of waste discharged into the public sewer.
  - (e) Authority to require installation of measuring devices. The County reserves the right to require the installation of facilities for measuring or determining the volume of water consumed or the volume of waste discharged into the sewer.
  - (f) Commencement of service charges. Service charges imposed by this section shall commence on the first day of the immediately succeeding billing period in the case of new connections to the public sewer system and on the first day of the immediately succeeding billing period after ownership is conveyed to the County in the case of existing connections.

#### § 20.5-13 Fees.

Plans or plats shall not be deemed to have been filed until the appropriate fee has been paid. All checks shall be made payable to the treasurer of York County.

- (a) Examination fee. There shall be a fee for the examination of every plan and plat reviewed under the terms of this chapter. All fees shall be paid at the time of



filing the plan or plat for review.

- (1) Preliminary plan. The fee for a preliminary plan shall be ~~\$50~~\$60 plus \$5 per lot.
- (2) Development plan. The fee for a development plan shall be ~~\$50~~\$60 plus \$10 per lot.
- (3) Final plat. The fee for a final plat shall be ~~\$50~~\$60 plus \$5 per lot, plus an amount based on the total area contained in the plat, as follows:

Acreage	Fee
First 70 acres	<del>\$0.45</del> <u>\$0.60</u> /1,000 square feet
Next 70 acres	<del>\$0.30</del> <u>\$0.40</u> /1,000 square feet
Remaining acreage	<del>\$0.25</del> <u>\$0.30</u> /1,000 square feet

The per-lot and acreage-based components of the fee for a final plat shall be waived by the agent when required final and record plat submissions are accompanied by digital files in a format and medium compatible with and readable by the County geographic information system. The agent shall be the final authority in determining compatibility and readability.

- (b) Inspection fee. There shall be a fee for the inspection of improvements constructed as a part of the development of subdivisions. Said fee, in the amount of ~~\$25~~\$30 plus \$5 per lot, shall be paid prior to recordation of the record plat.
- (c) Vacation of plat fee. There shall be a fee for processing an application to vacate a plat or part thereof. Said fee shall be exclusive of the costs of posting notice and advertisement as provided in § 15.2-2204, Code of Virginia, or recordation fees which may accrue. The costs shall be borne also by the applicant. The fee shall be in the amount of ~~\$150~~\$190 per plat which is proposed to be vacated and shall be paid upon application.
- (d) Appeal/variance fee. There shall be a fee for the processing of an application to appeal the decision of the agent or to request a variance from the terms and conditions of this chapter. Such fee shall be exclusive of the costs of posting notice and advertisement as provided in § 15.2-2204, Code of Virginia, the costs of which shall also be borne by the applicant. The fee, in the amount of ~~\$250~~\$310 per request, shall be paid upon application.
- (e) Variable site development fees. In addition to the fees enumerated above, the subdivider shall be required to pay other fees as may be applicable to the proposed development. Depending upon the needs of the subdivision and the desire of the subdivider that the County supply or arrange for certain signs, features or devices, these fees may include payments for construction, fabrication, installation, and/or maintenance of control and warning signs,



streetlights, street identification signs, and other similar features, installations, or devices. The actual fees for such features, installations, devices, or maintenance thereof shall be established by the board and published by the County from time to time and shall reflect, as closely as possible, actual costs including labor. The official fee schedule shall be available for review and copying from the agent during normal working hours.

**§ 21-23 Application Fee.**

There shall accompany each application filed under § **21-22** a fee in accordance with the following schedule:

Range of Acres	Fee
5 — 100 acres	<del>\$50</del> \$60
Each additional acre in excess of 100 acres, per acre	<del>\$0.20</del> 0.25

Contiguous parcels in the same ownership shall be considered one parcel in determining the fee due under the above schedule.

**§ 24.1-108 Filing fees.**

(a) Application fees.

- (1) An application fee shall be charged to offset the cost of reviewing plans, processing applications, making inspections, issuing permits, advertising public notices and other expenses incident to the administration of this chapter or to the filing or processing of any amendment to the zoning ordinance, special use permit or zoning appeals. Such fees shall also include charges for readvertising and re-mailing notices when necessitated by the amendment, postponement, or modification of an application. Filing fees shall be paid upon submission of an application and shall be as set forth in the following schedule:

Type of Application	Fee
Amendment to the zoning ordinance, except planned development applications	<del>\$600</del> <u>\$750</u> , plus \$10 for every acre in excess of 5, but not to exceed a maximum fee of <del>\$2,000</del> <u>\$2,500</u>
Application for planned development approval:	
1. Phase I submission (overall concept)	<del>\$600</del> <u>\$750</u> , plus \$10 for every acre in excess of 5, but not to exceed a maximum fee of <del>\$2,000</del> <u>\$2,500</u>
2. Phase II submission (detailed plan)	(Refer to site plan or subdivision plat fees)
Limited deviations from approved planned developments	<del>\$100</del> <u>\$130</u>
Special use permits and amendments thereto:	
1. Applications for home occupations and accessory apartments	<del>\$400</del> <u>\$500</u>
2. All other types of Special Use Permit applications	<del>\$450</del> <u>\$560</u> , plus \$10 for every acre over 5, but not to exceed a maximum fee of <del>\$1,000</del> <u>\$1,250</u>
Minor enlargement or expansion of a conforming special use under provisions of § 24.1-115(d)(2)	<del>\$100</del> <u>\$130</u>
Special exception to height limitations as provided in § 24.1-231	<del>\$200</del> <u>\$250</u>
Special exception to allow expansion of a nonconforming use as provided in § 24.1-801	<del>\$200</del> <u>\$250</u>
Other special exception	<del>\$200</del> <u>\$250</u>
Appeals/Variances/Modifications:	
1. Appeal or variance request to the board of zoning appeals	<del>\$250</del> <u>\$310</u>
2. Administrative modification request	<del>\$50</del> <u>\$60</u>
Amendment, modification or postponement of rezoning or use permit application requiring readvertisement and renotification by both the commission and board	<del>\$300</del> <u>\$380</u>
Amendment, modification, or postponement of rezoning, use permit or variance application requiring readvertisement and renotification by the commission, board, or board of zoning appeals	<del>\$200</del> <u>\$250</u>

Type of Application	Fee
Zoning Verification/Certification letters:	
1. Requests for verification of zoning classification and permissible uses	No Charge
2. Requests for zoning verification that also include confirmation of plan approvals, previous permits, violation notices, property conformance, and similar requests requiring file research and/or site inspections	<del>\$50</del> \$60
(2) No application shall be received or shall be deemed to have been filed until accompanied by the required filing fee. Furthermore, in the case of any application for rezoning, special use permit, special exception, or variance, submitted by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50%, verification shall be obtained from the York County Treasurer that any delinquent real estate taxes, nuisance charges, or any other charges that constitute a lien on the property have been paid. The applicant may provide a verification statement from the Treasurer as part of their application submission or, if not provided, staff will make the contact with the Treasurer's Office. If payments are current, the application will be accepted for processing. If not, the prospective applicant will be advised of the need to correct the delinquency.	
(3) Application fees shall not be refundable in the case of appeals to the board of zoning appeals. In the case of withdrawal of applications for zoning amendments, use permits or planned development approval, exemptions or exceptions, refunds of application fees shall be according to the following schedule:	
a. Written request received in sufficient time to cancel the publication of the first legal notice for the commission public hearing: 100% of fee, minus a <del>\$50</del> \$60 administrative processing fee, is refundable.	
b. Written request received after the first legal notice has been published but prior to the first meeting of the planning commission at which the request will be considered: 50% of the fee refundable.	
c. Written request received within five working days after the date of final action by the commission: 25% of fee refundable.	
d. Written request received more than five working days after the date of final action by the commission: No refund.	

All requests for withdrawal must be in writing, signed by the applicant, and be submitted to the zoning administrator.

- (4) The above described fees shall be waived for any application submitted by any board, commission, agency or department of the County.

(b) Site plan review fees.

- (1) Filing fees shall be paid at the time a site plan is first presented for formal review and shall be in accordance with the following schedule:

a. Single-family attached or multi-family residential proposals shall pay a filing fee of ~~\$150~~\$190 plus ~~\$15~~\$20 per dwelling unit (maximum fee ~~\$2,500~~\$3,000) plus ~~\$0.45~~\$0.55 per 1,000 square feet of total disturbed area.

b. Commercial, industrial, institutional and other types of uses and activities subject to site plan approval shall pay a filing fee of ~~\$150~~\$190 plus ~~\$3~~\$5 per 1,000 square feet of gross floor area of all structures (maximum fee ~~\$2,500~~\$3,000) plus ~~\$0.45~~\$0.55 per 1,000 square feet of total disturbed area.

- (2) Amendments to approved site plans shall pay a filing fee of ~~\$100~~\$130 unless the zoning administrator waives the fee because the need for the amendment arises from an error or oversight by a federal, state, or local agency.

- (3) In addition to the review fees set forth above, the applicant/developer shall be responsible for payment of any Traffic Impact Analysis review fees as may be established by the Virginia Department of transportation pursuant to its implementation of the requirements of § 15.2-2222.1 of the Code of Virginia.

- (c) Site inspection fee. Prior to the issuance of zoning certificates or the commencement of development or activities authorized by an approved site plan, the developer of a project shall be responsible for payment of a non-refundable inspection fee based on the total amount of improved area on the site. For the purposes of this section, improved area shall be computed by adding the total area covered by structures, buildings, parking areas, driveways, sidewalks and other impervious surfaces on the site. The fee shall be ~~\$50~~\$60 plus \$1 per 1,000 square feet of improved area up to a maximum fee of ~~\$1,500~~\$1,750.

- (d) Variable site development fees. In addition to the fees enumerated above, the developer shall be required to pay other fees as may be applicable to the proposed development. Depending upon the needs of the development and the desire of the developer that the County supply or arrange for certain signs, features or devices, these fees may include payments for construction, fabrication, installation and maintenance of control and warning signs and

signals, streetlights, street identification signs, and other similar features, installations, or devices. The actual fees for such features, installations, devices, or maintenance thereof, shall be established by the board and published by the County from time to time and shall reflect, as closely as possible, actual costs including labor. The official fee schedule shall be available for review and copying from the zoning administrator during normal working hours.

- (e) County exempt from fees and surety. The County shall be exempt from all fees and surety requirements established by this chapter.