DEPARTMENT OF PLANNING AND ZONING
FEE SCHEDULE
Effective July 1, 2026

MAJOR PLAN CHANGES

50% of the original fee but no less than a minimum of $270. For the review and processing of plans requiring repeated resubmissions due to major redesign or failure to meet regulatory requirements. This fee applies for the 4th and subsequent submissions.

COMPREHENSIVE SKETCH AND FINAL DEVELOPMENT PLAN MAP AND CRITERIA

$400 (non-refundable) – per application to the Planning Board for criteria approval, plus
$150 per plan sheet, plus
$15 per acre or portion of an acre.
The fee is assessed once with either comprehensive sketch plan or final development plan

ENVIRONMENTAL CONCEPT PLAN

$400 per sheet
$10 pdox electronic submission (per sheet one-time fee); or
$10 paper submission (per sheet per submission)

WAIVER PETITION – SUBDIVISION REGULATIONS

$450 for first 2 waiver sections, plus
$50 for each additional waiver section
$350 maximum for Agricultural Preservation parcels

WAIVER REQUEST – DESIGN MANUAL

$500 for all related changes associated with a waiver submitted after signature of the preliminary plan or for a request to pay a fee-in-lieu of constructing stormwater management.

RESIDENTIAL "WALK-THRU" REVISIONS

$150 Per lot of single-family detached or attached housing

APPROVED PLAN REVISIONS[4]

$200 Standard revision –$4,000 and under - All plan revisions with a construction cost estimate of $4,000 or under.

Var. Standard revision over $4,000 – all plan revisions with a construction cost estimate over $4,000 based on current unit costs, the fee is calculated using standard cost estimate calculations from the "Engineering Review Fee Schedule".

$270 Non-standard –
Min for review and processing of proposed changes to approved road construction, water & sewer construction and site development plans.

Processing fee equal to one-half of the computed plan processing fee based on the adopted Howard County fee schedule, but no less than a minimum fee of $270.

HOUSE MODEL REVISIONS

$100 Per lot of single family detached housing
$400 per building of single family attached housing or apartments, plus $100 per sheet

CORRECTION PLAT/RESUBDIVISION PLAT FEE

$300 per sheet for a correction plat, a plat of easement or a resubdivision plat to combine lots or reduce the number of lots. Resubdivision plats that create additional lots are subject to the per lot and per acre charges in the final subdivision plat fee schedule.

STREET RENAMING CHANGE

$200 per application, plus
$15 for each certified letter required by law

CERTIFIED LETTER

$15 per letter required in association with a commercial/industrial site development plan adjoining a residential non-conforming use

POSTER FEE-LAND DEVELOPMENT (k)

$50 per poster required by law or regulation

NEW TOWN AND MXD, ASDP/CSDP MEETINGS FEE

$175 for Planning Board public meeting as required under the Zoning Regulations for amended site development plans or concept site development plans in New Town or MXD zones.

HEARING FEE

$585 for Planning Board public hearing as required under Zoning Regulations.

FOREST CONSERVATION REVIEW FEE (l)

$100 per sheet for the first sheet of a forest stand delineation or forest conservation plan, plus
$30 per sheet for each additional sheet of a forest stand delineation or forest conservation plan

SUBDIVISION PLAN SUPPLEMENTAL SHEET FEE(m) [4]

$100 per sheet for each sketch plan, preliminary plan, preliminary equivalent sketch plan, final subdivision plat or site development plan supplemental

MITIGATION PLAN FEE

$100 per sheet for the first sheet of an original mitigation plan submitted as a supplemental sheet in compliance with 401/404 wetland mitigation requirements, plus $30 per sheet for each additional sheet of an original mitigation plan

FEE IN LIEU OF OPEN SPACE DEDICATION

$1500 per lot or per dwelling unit, whichever is greater varies w/project. R&P Fee collected by DPZ

SIGN AND POSTER REMOVAL FEE

$250 per property. This fee is established pursuant to Section 16.1613 of the County Code that authorizes the Department of Planning and Zoning to remove certain signs and posters and assess a fee that shall be set by Resolution of the County Council

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ADMINISTRATIVE ADJUSTMENTS
$400 Bulk Regulations, plus $50 poster fee
$150 Temporary Uses, plus $50 poster fee
$100 Subsequent hearings

NONCONFORMING USE
$500 Confirmation of a nonconforming use, plus $50 poster fee

ZONING BOARD MAP AMENDMENTS
$2,000* - If granted, petitioner will pay $2 per acre map revisions ($45 minimum, $240 maximum)
$510 Additional hearing
$50 Poster Fee

COMPREHENSIVE ZONING MAP AMENDMENTS
$1,500 Per Amendment

ZONING TEXT AMENDMENTS (ZRAs)
$2500 Per amendment

PRELIMINARY DEVELOPMENT PLAN AND CRITERIA
$2,000 If granted, petitioner will pay $15 per acre

BOARD OF APPEALS/HEARING EXAMINER
$2,500 Conditional Uses, plus $50 poster fee
$820 Variance – residentially zoned, plus $50 poster fee
$2,375 Variance - other, plus $50 poster fee
$0 Variance – if recommended by the Design Advisory Panel and supported by the Department of Planning and Zoning
$500 Modification of Conditions Decision & Order (variance and conditional use), plus $50 poster fee
$2,050 Appeal to Board of Appeals, plus $50 poster fee (when required)
$500 Confirm/Expand a nonconforming use, plus $50 poster fee
$310 Sign Variance, plus $50 poster fee
$1,500 Administrative Appeals

PERMIT FEES
$400 Demolition permit review – for all principal structures and historic accessory structures
$100 Demolition permit review – for non-historic accessory structures
$25 Accessory apartments, home occupations
$200 Home-based contractor's permit, buildable lot determinations, MVA licenses, special farm permits, seasonal uses, other zoning permits as identified in Section 128.0 of the Howard County Zoning Regulations

VERIFICATION LETTERS
$150 Review of as-builts
$100 Verification of Zoning, use, lot legality and/or other requirements
$50 Request for procedural determination by the subdivision review committee (SRC) – Requests for originals only exempted

AGRICULTURAL LAND PRESERVATION PROGRAM
$200 Application Fee

ESTABLISHMENT OF A SINGLE SITE HISTORIC DISTRICT
$100 Application Fee

EXCEPTIONS
1. The County Council or the Zoning Board, depending on whether it is a text amendment or a map amendment, may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the County Council or the Zoning Board that the payment of the fee would work an extraordinary hardship on the petitioner.
2. The County Council or the Zoning Board may refund part of the filing fee for withdrawn petitions.
3. The County Council waives fees associated with development of capital projects by Howard County, with the exception of print fees.
4. The County Council waives all fees for County grant funded stormwater management improvements for non-profit organizations participating in the stormwater program, with the exception of print fees.