

**Sample Pricing for a Seven Lot Minor Subdivision Straight Zoning (10 acres lots)**

Planning Review Fees		
Minor Development	\$	2,600
Rezoning: 40.0 -160 acres	(80A into 7 Parcels)	\$3000 + \$25 per acre + \$25 per lot
Rezone Breakdown	\$	3,000
80 Acres (80 x 25)	\$	2,000
7 Lots (7 x 25)	\$	175
Total for Rezone	\$	5,175
<b>GRAND TOTAL FOR PLANNING REVIEW</b>	<b>\$</b>	<b>7,775</b>

Estimated Engineering Review Fees (these are estimates only -- applications may vary)		
Minor Development Plat +	\$	7,500
(+ Includes plans, drainage reports, grading and erosion)		
Rezone (equal to or greater than 25 acres)	\$	13,300
<b>Engineering Review Estimate</b>	<b>\$</b>	<b>20,800</b>

Open Space / Land Dedication (may vary based on appraisal)	
Cash-in-Lieu Formula = ( <u>Appraised Value of total acreage based upon approved Preliminary Plat or proposed Final Plat</u> ) X (the required Percentage of Open Space) X 20% + \$1,000 per lot	
Example: One lot of a 7 lot subdivision with an individual lot value of \$165,000.00	
Improved appraised value (One lot)	\$ 165,000.00
Multipled by percentage of required open space.(20%-50%)	20%
Minor subdivision requires percent of open space (20%) ( X .2)	\$ 33,000.00
Multipled by 20%(X.2)	\$ 6,600.00
Plus flat fee of \$1000 per lot	\$ 1,000.00
<b>TOTAL FOR OPEN SPACE FEES</b>	<b>\$ 45,600.00</b>
<b>Total Per Lot for each new lot (7-1)</b>	<b>\$ 7,600.00</b>
(7-1 because there was already one lot)	

Planning Review Fees	\$	7,775
Engineering Review Estimate	\$	20,800
Open Space / Land Dedication Fees	\$	45,600
<b>GRAND ESTIMATED TOTAL</b>	<b>\$</b>	<b>74,175</b>
<b>COST PER LOT</b>	<b>\$</b>	<b>10,596.43</b>