

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

Planning Review Fees		
Subdivision: 1 – 10 Lots	\$1,000	
Rezoning: 40.0 -160 acres	\$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
GRAND TOTAL FOR PLANNING REVIEW	\$	6,175

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

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
Multipied by percentage of required open space.(20%-50%)		20%
Minor subdivision requires percent of open space (20%) (X .2)	\$	33,000.00
Multipied by 20%(X.2)	\$	6,600.00
Plus flat fee of \$1000 per lot	\$	1,000.00
TOTAL FOR OPEN SPACE FEES	\$	45,600.00
Total Per Lot for each new lot (7-1)	\$	7,600.00
(7-1 because there was already one lot)		

Planning Review Fees	\$	6,175
Engineering Review Estimate	\$	20,800.00
Open Space / Land Dedication Fees	\$	45,600.00
GRAND ESTIMATED TOTAL	\$	72,575
COST PER LOT	\$	10,367.86