Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902
www.montgomeryplanning.org
Phone: 301.495.4550
Fax: 301.495.1306

Effective: September 1, 2026

Clear Form

FEE SCHEDULE AND WORKSHEET

Application Number:	M-NCPPC Staff Use Only

To be completed by the Applicant

Applicant:	
Project Name:	

Pre-Application Submission (check applicable boxes)

☐ Staff Review Only	$2,120.00	$
☐ Staff and Planning Board Review	$4,240.00	$

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

☐ NRI/FSD $1,000.00	$
☐ NRI/FSD Recertification Request $480.00	$
☐ Forest Conservation Exemption Request or Recertification $500.00	$
☐ Forest Conservation Bank review $1,060.00	$

Forest Conservation Plan (check applicable boxes)

☐ Single Family Residential	$580.00 + $250.00 per lot	# of lots _____ x $250 = $_____	$
☐ All Others	$1,110.00 + $350.00 per acre	# of acres _____ x $350 = $_____	$

☐ FCP Amendment without Planning Board Hearing	$1,000.00	$
☐ FCP Amendment with Planning Board Hearing	$1,800.00	$
☐ Fence installation within a conservation easement request	$145.00	$

Total This Page $0.00

Administrative Subdivision Plan (check applicable boxes)

☐ Existing Place of Worship or Institutional Use*****	$3,700.00	$
☐ Up to 5 Lots in the AR Zone or Up to 3 Lots in Any Residential Zone	$2,650.00	$
☐ Consolidation of Existing Lots or Parts of Lots in a Nonresidential Zone	$4,250.00	$
☐ Property Approved Under an Expedited Approval Plan	Same as Prelim Plan	$ 0.00
☐ SPA within plan *(SPA=Special Protection Area)*	$800.00	$

Preliminary Plan of Subdivision (check applicable boxes)

	Residential (DUs=Dwelling Units)		
☐ Residential		# of DUs (1 to 100) _____ x $385 = $_____ + # of DUs (over 100) _____ x $105 = $_____	$
☐ 1 to 100 DUs	$2,915.00 + $385.00 per DU		
☐ DUs over 100	$105.00 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 > 50 _____ x $20 = $_____	
	Commercial/Industrial (SF=Square Feet)		
☐ Commercial		# of SF _____ x $0.15 = $_____	$
☐ 1 to 9,999 SF	$4,775.00 + .15 per SF		
☐ 10,000 to 24,999SF	$5,850.00 + .15 per SF		
☐ 25,000 SF or more	$6,900.00 + .15 per SF		
☐ SPA within plan	$800.00		$
	Other		
☐ New Institutional/Religious*****	$3,700.00		$
☐ SPA within plan	$800.00		$

(SPA=Special Protection Area)

Preliminary Plan Amendments

☐ Major Amendment	Same as Preliminary Plan (enter **with** SPA fee)		$ 0.00
☐ Minor Amendment	$2,915.00		$
☐ Amendment for TDM Review	$1,000.00		$
☐ APF Review Not Associated with Another Plan (50.4.3.J)	$2,915.00		$
☐ Subdivision Regulation Waiver (50.9)	$2,650.00 per waiver	# of waivers _____	$

Total This Page $ 0.00

Site Plan (check applicable boxes)

	Residential (DUs = Dwelling Units)		
☐ Residential		# of DUs _____ x $175 = $_____	$
☐ 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 > 50 _____ x $20 = $_____	
	Commercial/Industrial (SF=Square Feet)		
☐ Commercial		# of SF _____ x $0.15 = $_____	$
☐ 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		$
	Other		
☐ Institutional/Religious*	$3,700.00		$
☐ SPA within plan	$800.00		$

Site Plan Amendments

☐ Major Amendment	Same as Site Plan	$ 0.00
☐ Minor Amendment	$2,915.00	$
☐ SPA within Amend.	$800.00	$

☐ **Standard Record Plats**	$3,500.00	Number of Plats: _____	$
☐ **Minor Subdivisions**	$2,500.00	Number of Plats: _____	$ 0.00

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

☐ Up to 20,000 square feet	$5,300.00	$
☐ Greater than 20,000 square feet	$10,600.00	$

Additional per SF fee

☐ Projects 0 – 500,000 square feet (SF)	# of SF _____ x $0.20 = $_____	$
☐ Projects 500,001 – 1,000,000 square feet (SF)	# of SF _____ x $0.25 = $_____	$
☐ Major Amendment*	Same as Sketch Plan (enter above)	$ 0.00
☐ Minor Amendment**	$5,300	$
Total Sketch Plan Fee (sum of the above, or Max. of $275,000.00, 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)

☐ Residential (DUs)	$4,775.00 + $80.00 per DU	# of DUs _____ x $80 = $_____	$
☐ 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)			$ 0.00

Staging Allocation Request (SAR) (check applicable boxes

☐ Residential (DUs)	# of DUs _____ x $1.00 = $_____	$
☐ Non-Residential (Square Feet)	# of SF _____ x $0.01 = $_____	$
☐ Projects Not Requiring a Sketch Plan	Residential & Non-Residential $525.00	$
Total SAR Fee (sum of the above)		$ 0.00

Total This Page $ 0.00

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

☐ 50,000-149,999 sq ft	$106,000.00	$
☐ 150,000-399,999 sq ft	$212,000.00	$
☐ 400,000 sq ft and above	$318,000.00	$

BioHealth Priority Campus Plan/Signature Business Headquarters Plan Amendments

☐ Amendment with no additional SF	$10,600.00	$
☐ Amendment with 1 – 49,999 additional SF	$10,600.00	$
☐ Amendment with 50,000 or more additional SF	$53,000.00	$
☐ 10% Deduction for projects in Opportunity Zones		<$ >

Mixed Income Housing Community Plan (check applicable boxes)

	Residential (DUs = Dwelling Units)		
☐ Residential	$3,200 + $210.00 per DU	# of DUs _____ x $210 = $_____	$
	Non-residential (SF=Square Feet)		
☐ Non-residential		# of SF _____ x $0.15 = $_____	$
☐ 1 to 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		

Mixed Income Housing Community Plan Amendments

☐ Additional DU's or non-residential floor area	Same as new Mixed Income Housing Community Plan	$ 0.00
☐ Residential with no additional DU's	$3,200.00	$
☐ Non-residential with no additional SF	$3,700.00	$
	Total This Page	$ 0.00

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.

Commercial to Residential Reconstruction (check applicable boxes)

	Residential (DUs = Dwelling Units)		
☐ Residential	$15,000 + $425 per DU	# of DUs _____ x $425 = $_____	$
	Non-residential (SF=Square Feet)		
☐ Non-residential			
☐ 1 to 9,999 SF	$3,700.00 + .15 per SF	# of SF _____ x $0.15 = $_____	$
☐ 10,000 – 24,999 SF	$4,775.00 + .15 per SF		
☐ 25,000 SF or More	$5,850.00 + .15 per SF		

Commercial to Residential Reconstruction Amendments

☐ Additional DU's or non-residential floor area	Same as new Commercial to Residential Reconstruction	$ 0.00
☐ Residential with no additional DU's	$10,600.00	$
☐ Non-residential with no additional SF	$3,700.00	$
	Total This Page	$ 0.00

Note: Expedited Approval Plan fees do not qualify for a "Fee Reduction Request."

Fee schedule continues on next page.

Credit for Concurrently Filed Plans

☐ Credit for Preliminary and Site Plans filed concurrently <u>after</u> 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 _____

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

<$ >

☐ Credit for Preliminary and Site Plan <u>Amendments</u> filed concurrently with a <u>new</u> 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 _____

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

<$ >

Total This Page $0.00

Total Fee $0.00

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.