

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	CCB #11-0665 PLANNING DEPARTMENT - SUBDIVISION REVIEW – APPROVAL OF FEES (Corrective)

CITY of
BALTIMORE
MEMO



TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street

DATE: October 14, 2011

The Department of Planning has received City Council Bill #11-0665 for review. This legislation will authorize changes in the fees charged for certain services provided by the Planning Department, and providing for a special effective date.

This bill updates the fee structure for the Departmental review of subdivision plans submitted to the Planning Commission for consideration. The subdivision fee structure was last updated in 1989.

Staff participated in the citywide fee study that was started in 2007 in which the city's financial consultants reviewed fees collected by agencies involved in the development process. Thus, the Department of Planning supports CCB #11-0665, which will establish a new fee for the following services:

<u>Major Subdivision Review</u>	<u>New Fee</u>
• Commercial – Per acre	\$200
• Commercial – Minimum	\$750
• Commercial – Maximum	\$3,000
• Residential – Lot	\$75
• Residential – Minimum	\$350
• Residential – Maximum	\$2,000

For commercial property, the minimum fee is \$750.00 and this fee would apply to lots 3.75 acres and smaller. For commercial property more than 3.75 acres, the fee is based on \$200.00 per acre, with the maximum fee being \$3,000.00. This would apply to properties between 3.75 and 15 acres in size. For example, the fee for a 10 acre property would be \$2,000 (10 x \$200 = \$2,000).

For residential property, the minimum fee is \$350.00 and this would apply to projects with 4 lots or less. For residential property involving more than 4 lots, the fee is based on \$75.00 per lot, with a maximum fee being \$2,000.00. This would apply to projects involving 4 to 26 lots. For example, the fee for a 20 lot project would be \$1,500.00 (20 x \$75 = \$1,500).

The fee schedule for Minor Subdivisions and Plan Revisions will remain the same which is \$150 for each service.

If you have any questions, please contact Mr. Wolde Ararsa, Land Use and Urban Design Division Chief at 410-396-4488.

TJS/WYA/emcd

cc: Ms. Kaliopé Parthemos, Deputy Mayor
Mr. Peter O'Malley, Chief of Staff
Ms. Angela Gibson, Mayor's Office
Mr. Bill Cunningham, Chair of the Planning Commission
The Honorable Bill Henry, City Council Planning Commission Representative
Ms. Nikol Nabors-Jackson, DHCD
Ms. Karen Randle, City Council Services
Mr. Walter Horton, Department of Real Estate