

# COMMUNITY

## Subdivision + Land Development

### LVPC Review Fees Changing

Fees for filing Subdivision and Land Development and Stormwater Management plan applications are increasing, as of March 1.

It's the first fee increase in nearly six years and comes at a time when development across the region has reached a fever pace, with the frequency and complexity of plans increasing.

LVPC Community and Environmental planners and engineers perform reviews for land development and stormwater management plans designed to determine whether the plans meet local planning and zoning regulation and follow the policies laid out in *FutureLV: The Regional Plan*. The reviews then give detailed advice so municipalities can determine whether a project should be approved, and how they can be improved to best fit into the surrounding community. The reviews are advisory, leaving the municipality with the power to accept, reject or request improvements to a project.

Most plans are filed by developers advancing multimillion-dollar projects, but they can be as small as a two-unit subdivision.

The LVPC reviewed 547 land development or lot line adjustment plans and 223 stormwater management plans in 2022 – the most since 2008.

The new fee schedule is:

- \$200 -- Lot line adjustment
- \$265 -- Residential development, plus \$20 for each lot above six.
- \$415 -- Non-Residential, plus \$15 for every 1,000 square feet above 5,000.
- \$415 -- Non-Residential without a building, plus \$20 for each acre above three.
- \$1,175 -- Stormwater Reviews for projects with more than 10,000 square feet of impervious coverage, plus \$45 per each disturbed acre between two acres and 40 acres.

- \$4,000 – Escrow fee required for stormwater reviews of projects with more than 10,000 square feet of impervious coverage and more than 40 acres of disturbed land.

All fees were determined through an analysis of the actual time needed to perform the reviews.

Applicants should still use the LVPC's online tool, revamped in 2021, to calculate fees and prepare applications. The tool will be updated for the March 1 fee change. The online application form automatically calculates fees and the webpage guides applicants through the sometimes-complicated process of applying for new development projects or changes to existing ones. The online form can be found at [lvpc.org/subdivision---land-development](http://lvpc.org/subdivision---land-development).

Applicants still have to deliver the completed application to the LVPC office with their submittal package, but the form is downloadable so that it can be easily printed after it's completed.