



City of Chesapeake

INSPECTION FEES

Subdivisions

The City of Chesapeake previously invoiced for subdivision inspection fees. Inspectors' time was billed monthly to developers for erosion and sediment control, utility installation and all improvements reflected on the approved subdivision plan. Effective March 1, 2009, the inspection fee will be collected prior to construction.

New Process:

The City of Chesapeake has adopted a fee based on a determined percentage of the bond amount in lieu of monthly invoicing. This adopted change requires a one time fee for all public works inspections. The goal is to offer a more predictable budgeting tool for the development community as well as remain revenue neutral. Initially, the percentage of construction costs will be two percent (2%).

The new percentage of Construction fee is effective March 1, 2009, with collection of fees due upon issuance of a Land Disturbing Permit. The City is in the process of converting ongoing projects into this payment method by allowing a lump sum payout based on the incomplete work. The price list used to determine the bond amount has been updated effective January 1, 2009.

Pros:

For the Developer:

- Predictable. Known fixed cost for developers.
- No more monthly invoices.
- No more invoices released years after acceptance.

For the City of Chesapeake

- Savings in administrative and inspection overhead time.

Cons:

- Everyone pays the same rates regardless of their construction methods and productivity.
- Developer pays fee upfront prior to construction.

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CITY OF CHESAPEAKE
Percentage of Construction Fee - Subdivisions
Procedures Policy Flow Chart
Chapter 70, Subdivisions, Sec. 70-147 and Sec. 70-172.
Effective March 1, 2009

