Town of Louisa, Virginia
Zoning and Planning Fees Ordinance
Fiscal Year 2026-2027
Resolution 26-9

Whereas, the Town of Louisa incurs significant costs administering and enforcing its zoning regulations; and

Whereas, pursuant to § 15.2-2286 of the Code of Virginia, the Town may impose fees to cover the cost of making inspections, issuing permits, advertising of notices and other expenses incident to the administration of the zoning ordinance or to the filing or processing of any appeal or amendment thereto; and

Whereas, such fees and charges shall not exceed an amount commensurate with the services rendered taking into consideration the time, skill and administrator's expense involved; and

Whereas, pursuant to § 15.2-2286 of the Code of Virginia the Town Council may adopt such zoning fee schedule after the public notice and hearing required by state law; and

Whereas, the Louisa Town Council desires to update its zoning and planning fee schedules in accordance with state law and Town Code; and

Whereas, this Ordinance was properly advertised, and a public hearing has been conducted as required by § 15.2-2204 of the Code of Virginia.

Now Therefore, be it Ordained, by the Louisa Town Council, that the following proposed Zoning and planning fees schedule is hereby adopted effective July 1st, 2026:

Zoning and Planning Fees	Current (FY25/26)	Proposed (FY26/27)	Change
Zoning Permit (Residential)	$250	$250	No Change
Zoning Permit (Commercial)	$250	$350	$100.00 increase
Site Plan 2-5 Lots (Residential)	..	$350	$350
Site Plan >5 Lots (Residential)	..	$700	$700
Site Plan (Commercial & Multi-Family)	..	$700	$700
Boundary Line Adjustment	..	$50	$50
Sign Permits	$30 plus $1 per sq. ft.>32	$30 plus $1 per sq. ft.>32	No Change
Rezoning	$1500.00	$1,500.00	No Change
Special Use Permit	$1000.00	$1000.00	No Change

Be it further Ordained, that this ordinance repeals and replaces in the entirety all prior ordinances, actions, and approvals as it relates to the fees set out herein.

Adopted by the Louisa Town Council this 16th day of June 2026.

Ashley Michael, Mayor

Attest:

Stephanie Dorman, Clerk