

Zoning / Land Use Fees - Effective 7/1/05

Residential Zoning - New Construction + Site Plan Review (if required)		\$20.00
Residential Zoning - Additions / Change of Use + Site Plan Review (if required)		\$15.00
Commercial Zoning + Site Plan Review (if required)		\$20.00
Preliminary Subdivision Plat Submission - Minor (Less than 4 lots)		\$300.00 + \$50.00 per lot
Preliminary Subdivision Plat Submission - Major (More than 4 lots)		\$500.00 + \$50.00 per lot
Final Plat Submission - Minor		\$250.00 + \$25.00 per lot
Final Plat Submission - Major		\$300.00 + \$25.00 per lot
Boundary Adjustment		\$150 + \$50.00 per acre
Site Plan Review - Residential		\$100 /1st unit + \$150 per additional unit
Site Plan Review - Commercial		\$500 (Includes first 1,000 sq. ft.)
	+	\$500 for ea. additional 250 sq.ft.
Zoning Variance		\$300.00
Zoning Appeal		\$100.00
Conditional Special Use Permit + Site Plan Review (if required)		\$350.00
Rezoning		\$350.00 + \$20.00 per acre
Home Occupation Permit		\$50.00
Petititon for Annexation		\$500.00

*****Applicant is responsible for the cost of engineering review*****

FEE SCHEDULE

Town of Luray, Virginia

Water Rates - Effective 7/1/2005

Minimum Fee -Includes Up to 1,000 Gallons	\$9.68
1,001 to 10,000 Gallons	\$2.78 per thousand
10,001 to 25,000 Gallons	\$2.42 per thousand
25,001 to 50,000 Gallons	\$2.00 per thousand
50,001 to 100,000 Gallons	\$1.64 per thousand
100,001 Gallons and Up	\$1.45 per thousand

Water Rates Outside of Corporate Limits: Above rates + 50%

Water Deposit: \$150.00

Water Tap Fees - Inside Corporate Limits: \$1,880.00

Water Tap Fees - Outside Corporate Limits: \$4,000.00

Subsequent tap fees for duplexes or town houses will be 50% of the first tap fee paid.

Sewer Rates - Effective 7/1/2005

Minimum Charge-Includes first 4,000 Gallons:	\$20.30
4,001 Gallons and over:	\$3.08 per thousand

Sewer Rates Outside of Corporate Limits: Above rates + 50%

Sewer Tap Fees - Inside Corporate Limits: \$1,880.00

Sewer Tap Fees - Outside Corporate Limits: \$4,000.00

* Each sewer tap requires a sewer inspection fee: \$25.00

Subsequent tap fees for duplexes or town houses will be 50% of the first tap fee paid.

Trash Rates - Effective 7/1/2005 (Monthly: 1 pickup per week)

Residential - 1 rollout	\$7.80
Residential - 2 rollouts	\$11.55
Residential - 3 rollouts	\$15.25
Double Residential - 1 rollout	\$15.75
Business - 1 rollout	\$10.50
Business - 2 rollouts	\$21.00
Residential - 3 Apartments	\$23.60
Residential - 4 Apartments	\$31.50
Residential - 5 Apartments	\$39.40

PARKS & RECREATION:

Shelter Rentals

(Shelter capacity indicated in parentheses)

Modern Woodmen Shelter (100)	\$25.00
Ruritan Shelter (100)	\$25.00
Lions Shelter (100)	\$25.00
FFA/VICA Shelter (50)	\$20.00
Town of Luray Shelter (50)	\$20.00
Sorority Shelter (30)	\$15.00
Rotary Shelter (Imagination Station) at the Recreation Park - Capacity: 75	\$25.00

Swimming & Boating

Lake Arrowhead Swimming Fees:

Ages 3-12: \$1.50/day - Ages 13-18: \$2.00/day - Ages 19 and Up: \$2.50/day

Annual Lake Arrowhead Boating Permits RESIDENT: \$2.00 NON-RESIDENT: \$3.00

Annual Lake Arrowhead Fishing Permits RESIDENT: \$2.00 NON-RESIDENT: \$3.00

(Disabled persons and persons over age 65 may obtain boating/fishing permits at no charge.)

TAX RATES:

Page County - Personal Property Tax: \$3.00/per \$100 of assessed valuation
Real Estate Tax: \$.67/per \$100 of assessed valuation

Town of Luray

Personal Property Tax: \$.40/per \$100 of assessed valuation
Real Estate Tax: \$.26/per \$100 of assessed valuation
Mobile Homes Tax: \$.26/per \$100 of assessed valuation
Sales Tax: 5% - (1% town / 4% State)
Meals Tax: 4% less 1% rebate if paid before due
Transient Tax: 3%

*Personal Property Assessed Value based on N.A.D.A. Book Value

Permits

Yard Sale Permits:	First two (2) Sales in a calendar year:	FREE
	Each sale exceeding two:	\$20.00

Vehicle License Decals:

Automobiles:	\$15.00
Motorcycles:	\$5.00
Transfer:	\$0.50

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Town of Luray, Virginia

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<u>Business Licenses:</u>	
<i>Application Fee</i>	\$30.00
Retail Merchant	\$0.12 per \$100 of Gross Receipts
Wholesale Merchant	\$0.05 per \$100 of Gross Receipts
Professional	\$0.25 per \$100 of Gross Receipts
Bus./Personal/Repair	\$0.25 per \$100 of Gross Receipts
Contractor in Town Corp.	\$0.10 per \$100 of Gross Receipts
Contractor outside Town Corp.	\$0.10 per \$100 of Min. \$ 25,000 Gross Receipts
Financial Services	\$0.25 per \$100 of Gross Receipts
Gasoline & Fuel Oil Dealer	\$0.10 per \$100 of Gross Receipts
Itinerant Merchant or Peddler	\$ 500.00 Per Year
Real Estate Broker, Appraiser or Salesman	\$0.25 per \$100 of Gross Receipts
Direct Seller w/ Sales > \$4,000	\$0.20 per \$100 of Gross Receipts
Telephone/Telegraph	.005% of Gross Receipts < Long Dist. Calls
Water/Gas/Electric Companies	.005% of Gross Receipts
Beer & Wine Off Premises	\$20.00 per Year
Beer & Wine on Premises	\$20.00 per Year
Alcoholic Beverages	\$125.00 per Year
Tobacco	\$5.00 per Year

Last Update: 5/25/2005

DUE DATES AND SERVICE SCHEDULE

FEE SCHEDULE

Town of Luray, Virginia

Water Billing

Bills Mailed: 25th of month (Or last week day preceeding the 25th)
Bills Due: 10th of following month
Penalty Added: 11th of month
Disconnects: 21st day of month (*The town does NOT issue disconnection notices)

Personal PropertyTax:

Mailed in October - Due on 5th of December
Late Payment Penalty: 10% *On tax due amt.
plus .83% Interest per month or 10% APR

Real Estate Tax:

First half billed in May - Due June 5th
Second half billed in November - Due Dec. 5th
Late Payment Penalty: 10% *On tax due amt.
plus .83% Interest per month or 10% APR

Meals Tax Due:

20th of month following month reporting

Transient Tax:

20th of month following month reporting
Late Payment Penalty: 10%
Interest 12% APR (1% per month)

Town Vehicle Decals:

Available March 15th, Due April 15th

Business Licenses:

Mailed in January - Due on March 1st

Large Trash Pickup:

Even months of year; excluding December
Fourth (4th) Wednesday of each month.
Deadline for requesting pickup: The Monday
before the pickup day by 5:00 a.m.

Brush Pickup:

Every fourth Thursday and Friday of the month.
Deadline for requesting pickup: 5:00 p.m. of
the Tuesday before pickup.

Leaves:

November 15-19 and December 6-10
Pickup request not required.