



TOWN OF LURAY

RATE & FEE SCHEDULE

July 2025 to June 2026



ZONING PERMIT & LAND USE FEES (per application)

PERMIT DESCRIPTION	RATE
Residential Dwelling Unit Zoning Permit (New Construction/Change of Use)	\$50.00 per unit
Residential Dwelling Unit Zoning Permit (Additions/Accessory Structure)	\$35.00 per structure
Sign Permit	\$35.00 per sign
Zoning Clearance	No fee
Commercial/Non-Residential/Multi-Family Structures Zoning Permit ^{1&2}	\$100.00 per structure
Sketch Plat Submission	\$50.00
Preliminary Subdivision Plan Submission – Minor (Less than 4 lots) ²	\$350.00 + \$50.00 per lot
Preliminary Subdivision Plan Submission – Major (4 lots or more) ²	\$500.00 + \$75.00 per lot
Final Subdivision Plan Submission w/ Survey Record Plats – Minor ²	\$300.00 + 25.00 per lot
Final Subdivision Plan Submission w/ Survey Record Plats – Major ²	\$300.00 + \$50.00 per lot
Boundary Line Adjustment – Survey Review & Signature ²	\$250.00 per survey plat
Developmental Site Plan Review – Residential Dwelling Unit ²	\$300.00 + \$100.00 per dwelling unit
Developmental Site Plan Review – Commercial/Non-Residential/Multi-Family Structures ² (Based on total square footage of all structures)	\$600.00 (first 1,000 sq. ft.) plus \$600.00 for each addl 2,400 sq. ft. (pro rated)
Zoning Variance ^{1&3}	\$250.00 + 2 ads
Special Use Permit ^{1&3}	\$250.00 + 4 ads
Special Use Permit – Home Occupation ^{1&3}	\$50.00 + 4 ads
Rezoning ³	\$300.00 + \$100.00 per acre (pro rated) + 4 ads
Petition for Annexation ^{2&3}	\$500.00 & \$1000.00 (per acre) (pro rated) + 2 ads
¹ May also require Site Plan Review with separate fee	
² Applicant is responsible for reimbursing the Town for the cost of all required engineering reviews	Invoiced separately during the process
³ Applicant is responsible for the cost of all advertisements	Paid in full at time of application

WATER

DESCRIPTION	RATE
Minimum Fee – Includes up to 1,000 gallons	\$29.26
1,001 to 10,000 gallons	\$6.02 per thousand
10,001 to 25,000 gallons	\$6.14 per thousand
25,001 to 50,000 gallons	\$6.25 per thousand
50,001 to 100,000 gallons	\$6.38 per thousand
100,001 gallons and up	\$6.52 per thousand
Water Rates Outside of Town Corporate Limits	Above Rates + 50%
Water Deposit	\$150.00
Utility Bill Late Payment Penalty (Water, Sewer, Garbage)	10% of Current Balance (Payment must be received on or before the 10 th of the month)
Reconnection Fee due to Non-Payment Normal Hours (Monday to Friday 8:00am to 5:00 pm)	\$50.00
Reconnection Fee due to Non-Payment After Hours, Weekends, & Holidays	\$75.00
Reconnections due to Non-Payment will be made ONLY Monday through Friday 8:00 am to 8:00 pm and Saturdays, Sundays, and Holidays 7:00 am to 12:00 pm (noon)	



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SEWER

DESCRIPTION	RATE
Minimum Fee – Includes up to 1,000 gallons	\$34.86
1,001 to 10,000 gallons	\$7.47 per thousand
10,001 to 25,000 gallons	\$7.62 per thousand
25,001 to 50,000 gallons	\$7.76 per thousand
50,001 to 100,000 gallons	\$7.92 per thousand
100,001 gallons and up	\$8.08 per thousand
Water Rates Outside of Town Corporate Limits	Above Rates + 50%
Septage Disposal Fee	\$12.50 plus \$0.40/Gallon

REFUSE RATES

DESCRIPTION	RATE	
<i>Monthly – 1 Pick-up per Week</i>		
	IN TOWN	OUT OF TOWN
Residential – Base Price per House/Unit (Includes 1 Rollout Cart	\$11.55	\$17.33
Residential – Each Extra Rollout Cart (1 Extra Max)	\$ 6.00	\$ 9.00
Business – Base Price (Includes 1 Rollout Cart)	\$12.75	\$19.25
Business – Each Extra Rollout Cart (3 Extra Max)*	\$12.75	\$19.25

* Additional Commercial Cart Requests Considered by Town Administration

TAX RATES

DESCRIPTION	RATE
Personal Property Tax	\$0.62 per \$100.00 of assessed valuation
Real Estate Tax	\$0.28 per \$100.00 of assessed valuation
Mobile Home Tax	\$0.28 per \$100.00 of assessed valuation
Sales Tax	5% (1% Town & 4% State)
Meals & Beverage Tax	5.0%
Transient Occupancy Tax	10%
Admissions Tax	1.5% on gross admissions receipts
Cigarette Tax	\$0.25 per pack
<i>**Personal Property Assessed Value based on N.A.D.A Book**</i>	

PERMITS

DESCRIPTION	RATE
Yard Sale Permit – 1 st and 2 nd Sale (Per Address) <i>(No more than 2 sales per address per year)</i>	FREE
Right-of-Way Construction Permit	\$250 + 1.0% of Construction Cost in Right-of-Way
Special Event Itinerant Merchant	\$100.00



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MISCELLANEOUS

DESCRIPTION	RATE
Copy Charges (Letter, Legal, or Ledger)	\$0.15 per page (B&W); \$0.20 per page (Color) plus Staff Time at 15 minute increments
Electronic Card Payments (Real Estate Tax, Personal Property Tax, Utility Bills, Fee Payments, All Other Tax)	\$1.95 per transaction
Returned Bank Item Fee	\$50.00 per transaction

PARKS AND RECREATION

SHELTER RENTALS	RATE	
Shelter Rentals are for all day of reservation date. Shelter capacity in parentheses		
	Town Resident	Non-Resident
Modern Woodman Shelter (100)	\$45.00 / day	\$65.00 / day
Ruritan Shelter (100)	\$45.00 / day	\$65.00 / day
Lions Shelter (100)	\$45.00 / day	\$65.00 / day
FFA/VICA Shelter (50)	\$40.00 / day	\$60.00 / day
Town of Luray Shelter (50)	\$40.00 / day	\$60.00 / day
Sorority Shelter (30)	\$35.00 / day	\$55.00 / day
Rotary Shelter at Imagination Station (75)	\$45.00 / day	\$65.00 / day
Class of '71 Shelter at Recreation Park (100)	\$45.00 / day	\$65.00 / day
Day Use Picnic Sites	Free	\$10.00/day
Shelter Reservations for parties greater than 25 will require a \$100.00 refundable deposit Deposit refunded if shelter left clean and undamaged		

FACILITY USAGE (Out-of-Town Organizations)	RATE
Athletic Field Usage (without lights)	\$100.00 per field/ per day
Athletic Field Usage (with lights)	\$125.00 per field/ per day
Turf Field Treatment	\$20.00 per bag
Scout Camping Area	\$25/ per night
Ruffner Plaza	\$50.00 (Resident) - \$100.00 (Non-Resident) per day
<i>Facility Reservations will require a \$100 refundable deposit Deposit refunded if facility left clean and undamaged</i>	

LAKE ARROWHEAD	RATE
Annual Lake Arrowhead Boating Permit	\$5.00 – Resident in Town of Luray Limits \$7.00 – Non-Resident (Outside of Town Limits)
Annual Lake Arrowhead Fishing Permit	\$5.00 – Resident in Town of Luray Limits \$7.00 – Non-Resident (Outside of Town Limits)
<i>Disabled persons and persons over age 65 may obtain Town of Luray boating and fishing permits at no charge with proper identification</i>	



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BUSINESS LICENSE

LICENSE DESCRIPTION	RATE
New Business Application Fee	\$40.00 per Business Category
Retail Merchant	\$0.12/\$100.00 of Gross Receipts
Wholesale Merchant	\$0.05/\$100.00 of Gross Receipts
Professional	\$0.25/\$100.00 of Gross Receipts
Business/Personal/Repair Service	\$0.25/\$100.00 of Gross Receipts
Contractor in Town Corporation Limits	\$0.10/\$100.00 of Gross Receipts
Contractor outside Town Corporation Limits	\$0.10/\$100.00 of Gross Receipts
Financial Services	\$0.25/\$100.00 of Gross Receipts
Gasoline & Fuel Oil Dealer	\$0.10/\$100.00 of Gross Receipts
Itinerant Merchant or Peddler	\$500.00 / Year
Real Estate Broker, Appraiser or Salesman	\$0.25/\$100.00 of Gross Receipts
Direct Seller w/ Sales greater than \$4,000.00	\$0.20/\$100.00 of Gross Receipts
Telephone/Telegraph	0.005% of Gross Receipts less Long-Distance Calls
Water/Gas/Electric Companies	0.005% of Gross Receipts
Vending Machines over 9 Machines	\$0.12/\$100.00 of Gross Receipts
Beer & Wine Retailer - Off Premises	\$37.50 / Year ¹
Beer & Wine Retailer - On Premises	\$37.50 / Year ¹
Distiller's License <5,000 barrels per year	No Fee ¹
Distiller's License >5,000 and <36,000 barrels per year	\$750.00 ¹
Distiller's License >36,000 barrels per year	\$1,000.00 ¹
Winery License	\$50.00 ¹
Brewery License <500 barrels per year	\$250.00 ¹
Brewery License >500 barrels per year	\$1,000.00
Bottler's License	\$500.00 ¹
Wholesale Beer Distributor's License	\$50.00 ¹
Wholesale Wine Distributor's License	\$50.00 ¹
Banquet License	\$5.00 per day ¹
Beer Manufacturer's License (<3.2% Alcohol by Weight)	\$150.00 ¹
Wine Manufacturer's License (<3.2% Alcohol by Weight)	\$50.00 ¹
Bottler's License (<3.2% Alcohol by Weight)	\$100.00 ¹
Wholesale Beer Distributor's License (<3.2% ABW)	\$75.00 ¹
Wholesale Wine Distributor's License (<3.2% ABW)	\$50.00 ¹
Beer & Wine Retailer - Off Premises (<3.2% ABW)	\$10.00 / Year ¹
Beer & Wine Retailer - On Premises (<3.2% ABW)	\$10.00 / Year ¹
Tobacco	\$20.00 / Year ¹
¹ Amended January 10, 2022	

VEHICLE LICENSING FEE	RATE
Passenger Vehicle	\$15.00
Motorcycle	\$5.00



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UTILITY FACILITY FEE

The Facility Fee represents the cost for new utility customers to buy into the present value of the Town's water and sewer system. The Facility Fee also cover the Town's anticipated capital improvements to maintain the water and sewer services. In addition to the Facility Fee, the Town will charge for time and materials to provide the water and/or sewer connection (Connection Fee). If these connections are made by a licensed contractor, the Town may waive the appropriate Connection Fee amount proposed that:

- 1) The contractor consults with appropriate Town staff prior to the connections being started, and obtains proper permits.
- 2) The contractor uses Town-approved materials and standard installation methods, and coordinates construction with Town personnel.
- 3) The inspects the entire connection, utility run, and all materials prior to backfilling by the contractor.

FACILITY FEE				
	IN-TOWN		OUT-OF-TOWN	
Meter Size	Water	Sewer	Water	Sewer
5/8"	\$3,320.00	\$5,940.00	\$6,640.00	\$11,880.00
3/4"	\$5,130.00	\$9,370.00	\$7,695.00	\$14,054.00
1"	\$6,939.00	\$12,799.00	\$10,409.00	\$19,198.00
1.5"	\$13,428.00	\$24,477.00	\$20,141.00	\$36,716.00
2"	\$20,529.00	\$36,988.00	\$30,794.00	\$55,482.00
3"	\$39,724.00	\$70,740.00	\$59,586.00	\$106,110.00
4"	\$60,734.00	\$106,896.00	\$91,101.00	\$160,343.00
5"	\$81,611.00	\$141,971.00	\$122,417.00	\$212,956.00
6"	\$101,067.00	\$173,772.00	\$151,601.00	\$260,658.00
7"	\$118,305.00	\$201,045.00	\$177,457.00	\$301,567.00
8"	\$132,888.00	\$223,201.00	\$199,332.00	\$334,801.00
9"	\$144,640.00	\$240,115.00	\$216,960.00	\$360,172.00
10"	\$153,568.00	\$251,972.00	\$230,352.00	\$377,959.00
CONNECTION FEE				
	IN-TOWN		OUT-OF-TOWN	
No Road Cut	\$1,500	\$1,500	Contractor Installation Required	
With Road Cut	\$2,500	\$2,500		



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HIGH GRASS, WEEDS, OR OTHER FOREIGN GROWTH ABATEMENT

Per Town Code Chapter 90 - Vegetation, the Town may cut grass, weeds and other growth at the owner's expense if the owner fails to do so after a written notice is provided. The Town's cost of completing the work will be billed to the owner.

NUISANCE ABATEMENT

Per Town Code Chapter 42 - Environment, the Town may abate or remove a nuisance at the expense of the responsible party after a written notice is provided and the deadline for abatement by the responsible party has passed. The Town's cost of abating the nuisance will be billed to the responsible party.

DROUGHT/LOW WATER SUPPLY RESPONSE
ORDINANCE PENALTIES & FEE SCHEDULE

WATCH DECLARATION		
	Any Offense	Verbal Reminder for any Noted Issues

WARNING DECLARATION		
	First Offense	Verbal Warning
	Second Offense	Written Warning Notice
	Third & Subsequent Offenses	Written Penalty Notice Disconnection of Water Service Reconnection Fee of \$250.00

EMERGENCY DECLARATION		
	First Offense	Written Warning Notice
	Second Offense	Written Warning Notice Disconnection of Water Service Reconnection Fee of \$375.00
	Third & Subsequent Offenses	Written Summons Class 1 Misdemeanor Disconnection of Water Service Reconnection Fee of \$500.00

Each day of violation constitutes a separate offense.

The Luray Police Department is charged with enforcement of this Ordinance.