

Fee Schedule



January 1, 2018

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INTRODUCTION

This booklet contains a list of all City fees that might be required of a new or expanding business or residential project in Santa Rosa. The purpose of these fees is to pay for the installation of public utilities and service facilities needed to serve the property being developed, to collect charges for the use of certain facilities from those benefitting by those services and to help pay the costs borne by the City in providing preconstruction, construction, inspection and public safety services.

Some fees change on an annual basis; others may be instituted at City Council discretion. Although the information provided here is as current and complete as possible, it is best to check with City staff to ensure that there are no other requirements that your project might need to meet.

PLANNING APPLICATION FEES

Application fees for planning and entitlement permit services are collected at the time an application is submitted. These fees were established by the City Council to more fully recover the costs of staff time spent reviewing and processing the applications (1). These fees are payable at the Planning and Economic Development Department, City Hall Room 3, 100 Santa Rosa Avenue. Please make checks payable to “City of Santa Rosa.”

Where there is no fee specified, or if additional or enhanced services are required, the fee shall be determined by the Director of Planning and Economic Development. The determination will be based on the full cost recovery hourly rate for the staff involved (2) as well as for any hard costs associated with outside agency fees, public notices, advertisements, and postage.

In addition to the fees shown below, your project may require an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). These reports are funded by the applicant, managed by City staff and completed by a private professional consultant. The developer is financially responsible for any mitigation measures identified by the Environmental Impact Report.

PLANNING DIVISION FEE SCHEDULE (Effective January 1, 2018)

TYPE OF APPLICATION	FEE
➤ Prezoning for Annexation: (3)	\$13,475
• Sentiment Survey (if required)	\$1,231
➤ Appeal:	
• By an applicant/applicant representative to the:	
○ Zoning Administrator	\$3,091
○ Cultural Heritage Board	\$4,746
○ Design Review Board	\$5,174
○ Planning Commission	\$5,677
○ City Council	\$5,677
• By a neighbor/non-applicant to any appeal body	\$493
• Of an Environmental Determination or Zoning Code Interpretation	\$5,050
➤ Conditional Use Permit:	
• <u>Temporary:</u>	
○ Over the Counter	\$216
○ Standard	\$1,002
○ Enhanced Service (e.g. new structure, trailer, generator, stockpile)	\$1,530
• <u>Minor:</u>	
○ Standard	\$2,607
○ Enhanced Service (e.g. new construction, personal services – restricted, use that abuts a residential use or district on an undeveloped site)	\$3,770
○ Child care facilities (4)	\$3,770
○ Residential Fence	\$346
○ Amendment to approved Minor CUP (15)	\$1,304
• <u>Major:</u> (5)	
○ Standard	\$11,381
○ Child Care Facilities (4)	\$11,381
○ Enhanced Service (e.g. new commercial construction, drive-through retail, telecommunication tower)	\$16,213
○ Amendment to approved Major CUP (15)	\$5,691

➤ Density Bonus: (6)	\$16,857
• Density Bonus For Sale Project	\$693
• Density Bonus Rental Project	\$416
➤ Design Review:	
• <u>Over the Counter</u> (<i>administrative with Building Permit review</i>)	\$216
• <u>Concept/Referral</u>	
○ Design Review Board.....	\$1,314
○ Waterways Advisory Committee	\$1,314
○ Joint Review - Design Review Board/Cultural Heritage Board	\$1,314
○ <i>Cultural Heritage Board (see Landmark Alteration)</i>	
• <u>Minor</u> (<i>up to 10,000 sf in total floor area</i>)	
○ Standard	\$3,018
○ Minor Alterations (<i>e.g. change in siding or roof material, commercial fencing</i>)	\$1,806
• <u>Major:</u> (<i>>10,000 sf in total floor area or >5,000 sf within Historic District</i>)	
○ Standard (7).....	\$15,811
○ Amendment to Final Design Review	\$3,339
➤ Development Agreement: (3)	
• New Development Agreement	\$9,418
• Amendment to Development Agreement	\$7,392
➤ Environmental Assessment: (8)	
• <u>Exemption:</u>	
○ Standard	No charge
○ Enhanced Service (<i>e.g. determination requires staff research or administrative review of technical reports</i>).....	\$997
○ CEQA Review of Building Permit (<i>Historical / Demo Permit</i>).....	\$491
• <u>Initial Study & Mitigated/Negative Declaration:</u>	
○ Standard (<i>City prepared CEQA document with administrative review of up to four related technical studies</i>)	\$11,820
○ Administrative review of a consultant prepared CEQA document and any related technical studies.....	\$5,188
• <u>Environmental Impact Report:</u>	
○ Pre-EIR administration (<i>e.g. request for proposals and contract administration</i>)	\$25,083
○ Administrative review of a consultant prepared EIR	15% of contract
• <u>Mitigation Monitoring Fee</u>	\$263
➤ General Plan Amendment: (3)	
• Text and/or Diagram	\$20,362
➤ General Plan Consistency Determination: (5)	\$5,033
➤ Hillside Development Permits:	
• Major (5)	\$9,113
• Minor.....	\$5,526
• Minor amendments or alterations (<i>e.g. accessory structures</i>)	\$1,806

- **Landmark Alteration:**
 - Homeowner as applicant
 - Concept No charge
 - Minor \$346
 - Major (9) \$845
 - Amendment to Minor Landmark Alteration (15) \$173
 - Amendment to Major Landmark Alteration (15) \$423
 - Non-Homeowner
 - Concept \$1,314
 - Minor (<5,000 sf) \$3,034
 - Major (5,000–10,000 sf) (9) \$6,072
 - Major (>10,000 sf) (9) \$7,656
 - Amendment to Minor Landmark Alteration (15) \$1,517
 - Amendment to Major Landmark Alteration (15) \$3,828
- **Neighborhood Meeting:** \$1,016
- **Pre-application Consultation Meeting:** No charge first hour
- **Public Convenience or Necessity (PCN):** \$1,265
- **Public Hearing:**
 - Zoning Administrator (13) \$1,798
 - Subdivision Committee \$2,198
 - Cultural Heritage Board:
 - Homeowner Major Landmark Alteration \$450
 - Non-Homeowner Major Landmark Alteration \$1,924
 - Design Review Board \$2,177
 - Planning Commission \$2,177
 - City Council \$1,988
- **Reprocessing:** *(required to repeat steps that exceed standard processing expectations)*
 - Referrals (Review/Feedback) 50% of Application Fee
 - Project Condition/Staff Report 25% of Application Fee
 - Decision Point 25% of Application Fee
- **Request for Reasonable Accommodation:** \$1,694
- **Rezoning:** *(Amendment to the Zoning Code, Design Guidelines, Creek Plan) (3)*
 - Map \$12,402
 - Text \$12,583
- **Sale of City-owned Surplus Land/Land Trade:** No charge
- **Signs:**
 - Temporary: *(e.g. banner)* \$199
 - Sign Permit:
 - Over the Counter *(consistent with sign program/sign ordinance)* \$332
 - Standard *(requires review by Planner)* \$797
 - Enhanced Service *(when sign is within a Preservation District)* \$1,137
 - Sign Program: \$1,070
 - Sign Variance: \$2,935
- **Southeast Area Plan Recovery Fee:** (10) \$680 per acre
- **Southwest Area Plan Recovery Fee:** (10) \$190 per acre

➤ Special Tax District Fee:	
• Administrative Set-up (<i>plus fees from City Attorney, Public Works, and other involved Departments</i>).....	\$3,572
• Streets/Lighting	\$2,405
• Landscaping/Open Space Set-up	\$2,405
• Storm Drain Set-up	\$2,405
• Neighborhood Park Services Set-up.....	\$2,405
• NBS Consultant/Annexation	\$3,539
➤ Subdivision:	
• Application Review Appointment	\$798
• Minor - Tentative Parcel Map (11).....	\$14,730
• Major - Tentative Map (5).....	\$30,468
• Air Space Condominiums (11 or 5)	\$15,383
• Time extension for Subdivision (5).....	\$5,094
• Certificate of Compliance.....	\$1,233
• Lot Line Adjustment or Lot Merger.....	\$2,304
• Modification of Parcel/Final Map.....	\$5,536
• Reversion of Acreage (11 or 5)	\$5,756
• Tentative Map Status Letter.....	\$235
➤ Time Extensions:	
• Planning Entitlement (except Subdivision)	\$687
• Subdivision (5)	\$5,094
➤ Tree Permit:	
• One to three trees.....	\$207/per tree
• Over three trees on same application	\$693
➤ Utility Certificate:	
• Review Authority - Director	\$5,821
• Review Authority - City Council	\$16,731
➤ Vacation of Easement/Right-of-Way:	
• Summary	\$12,337
• Non-Summary or Standard (3).....	\$21,689
➤ Variance:	
• Minor Adjustment (existing structures).....	\$1,405
• Minor Variance	\$1,897
• Major Variance (5).....	\$6,323
➤ Zoning Clearance/Home Occupation:	
• Zoning Clearance/Home Occupation.....	No charge
• Cannabis Zoning Clearance (<i>e.g. operator name change</i>)	No charge
• Cannabis Zoning Clearance (<i>new use</i>).....	\$1,200
• Public Information Services (14).....	\$235

FOOTNOTES:

(1) On January 21, 2014, the Santa Rosa City Council adopted Resolution No. 28412, establishing fee categories for development services with cost recovery goals to be achieved as follows:

- *Non-fee services. Examples include answering zoning questions, pre-application staff consultation meetings, and zoning clearances.*
- *Public Benefit services set at 0% to 30% cost recovery. Examples include homeowner landmark alteration permits and fences, daycare, and neighbor/non-applicant appeals.*
- *Standard services set at 75% cost recovery within five years. Examples include use permits, design review, and hillside permits.*
- *Private Benefit services set at 100% cost recovery within five years. Examples include vacations of right of way, utility certificates, and general plan amendments.*

- (2) *Full cost recovery hourly rate for City/Senior Planner is \$195/hour. Other rates may apply depending on the staff required to conduct the work.*
- (3) *Also requires Public Hearing fee for Planning Commission and Public Hearing fee for City Council.*
- (4) *Consistent with General Plan Policy YF-B-3, planning application fees taken in will be refunded to the applicant following demonstration by the applicant that the use has been initiated and in compliance with project approval.*
- (5) *Also requires Public Hearing fee for Planning Commission.*
- (6) *Also requires Public Hearing fee for appropriate review authority.*
- (7) *Also requires Public Hearing fee for Design Review Board.*
- (8) *An Environmental Assessment is required to determine compliance with the California Environmental Quality Act (CEQA). The fees are established as a baseline from which to conduct the initial review. Should additional or enhanced services be required, the fee shall be determined by the Director of Planning and Economic Development. The determination will be based on the full cost recovery hourly rate for the staff involved as well as for any hard costs associated with outside agency fees, public notices, advertisements, and postage.*
- (9) *Also requires Public Hearing fee for Cultural Heritage Board.*
- (10) *Pursuant to City Council Ordinance No.3146, development applications for property located within the Southeast and Southwest Area Plan boundaries are subject to this fee which recoups the cost associated with the preparation of the Area Plans. One half of the fee shall be paid prior to the acceptance of a development application. The remaining half of the fee shall be paid prior to approval of the final map, or if no final map is required, prior to issuance of a building permit. Development applications as defined in the Ordinance include: rezoning, tentative and parcel maps, design review permits, conditional use permits, utility certificates, and building permits.*
- (11) *Also requires Public Hearing fee for Subdivision Committee.*
- (12) *Also requires Public Hearing fee for Zoning Administrator.*
- (13) *Required only when a public hearing is requested in writing by any interested person prior to date of decision.*
- (14) *Examples include Zoning Verification and Tentative Map Status letters.*
- (15) *50% of the standard application fee for an amendment to an approved permit.*

IMPACT FEES

This section contains information on various impact fees which are charged to pay for infrastructure or services which are needed to serve development. Development projects may be subject to more than one of these impact fees.

CAPITAL FACILITIES FEE

The Capital Facilities Fee was established to pay for certain public infrastructure facilities required to serve new development within the City. Infrastructure funded by the CFF includes street widening, traffic signals, freeway interchanges, bike paths, and storm drains. This fee is typically paid prior to the issuance of a building permit, at the Planning and Economic Development Department, City Hall Room 3, 100 Santa Rosa Avenue.

<u>Development Type</u>	<u>Fee (Effective January 1, 2018)</u>
Residential, Very Low Density (0 to 1.99 units/acre)	\$7.464 / unit
Residential, Low Density (2 to 7.99 units/acre)	\$6.553 / unit
Residential, Medium-Low Density (8 to 12.99 units/acre)	\$5.999 / unit
Residential, Medium Density (13 to 17.99 units/acre)	\$5.340 / unit
Residential, Medium-High Density (18 to 30+ units/acre)	\$4.446 / unit
Second Dwelling Unit	\$4.446 / unit
Retail	-
Southwest Area Plan	\$3.98 / gross square foot
Southeast Area Plan	\$3.98 / gross square foot
Northeast	\$12.55 / gross square foot
Northwest	\$12.55 / gross square foot
Other Southeast	\$12.55 / gross square foot
Commercial	\$7.50 / gross square foot
Office	\$5.23 / gross square foot
Industrial	\$3.17 / gross square foot
Mini Warehouse	\$1.26 / gross square foot
Congregate Care Facility	\$1,156 / unit or room
Churches	\$0.98 / gross square foot
Private Schools	\$5.13 / gross square foot
Drug Rehabilitation Center	\$5.00 / gross square foot

Notes:

- ◆ Quadrant boundaries are U.S. 101 and Santa Rosa Creek.
- ◆ "Other uses" are determined by the Director of Planning and Economic Development. Other uses include all uses not specified above, including, but not limited to, hospitals, rest homes, other care facilities, and day care centers. Variable" is as determined by the Director of Planning and Economic Development and consistent with the provisions of Ordinance No. 3322.
- ◆ To determine a fee for service stations, an estimate of square footage is made utilizing the number of cars which can be served simultaneously. Multiply the number of cars which can be served by 250 square feet. The result of this calculation is added to any other retail square footage proposed to determine the fee paid.

- ◆ The Capital Facilities Fee is adjusted on January 1 of each calendar year by a percentage equal to the percentage change in the Engineering News-Record Construction Cost Index for San Francisco for the 12-month period ending November 30th of the prior year and the Real Estate Valuation. This adjustment will offset the effects of inflation-related cost increases or any deflation-related cost decreases.

Applications Subject to Capital Facilities Fee

- ◆ Applications for building permits to construct, or add to, a residential or non-residential structure.
- ◆ Applications for conditional use permits or zoning clearances to change a building's use which does not require a building permit to initiate the use. The fee charged shall be the incremental difference between the current Capital Facilities Fee for the prior use and the current Capital Facilities Fee for the new use.

Exemptions

The following activities are exempt from the Capital Facilities Fee:

- ◆ Demolition and reconstruction of a residence on the same site where the additional living area, if any, shall not exceed 400 square feet and where no additional dwelling units are created.
- ◆ Remodeling or addition to an existing residential unit creating 400 square feet or less of additional living space. (The fee for additions of more than 400 square feet is determined by the Director of Planning and Economic Development - see below).
- ◆ Alteration, remodeling, or reconstruction of a non-residential structure which does not increase the floor area or change the use in existence on August 25, 1997 (effective date of Capital Facilities Fee).

Calculation of Fee for Residential Additions More than 400 Square Feet

- ◆ Determine the square footage of the addition and existing residence.
- ◆ Divide the square footage of addition by the sum of the square footage of existing residence and the addition.
- ◆ Multiply the result by the appropriate fee from chart on page 7.

Example: A building permit applicant wishes to add 500 square feet to an existing 1,000 square foot residence designated Low Density Residential by the General Plan.

$$(500 / 500 + 1,000) \times \$5,997 = \$ 1,999 \text{ fee}$$

SOUTHWEST AREA DEVELOPMENT IMPACT FEE

The Southwest Area Development Impact Fee was established to pay for infrastructure improvements associated with planned development in the Southwest Area Plan Boundary. Fees range depending on the type of development and are charged for development within the Southwest Area Plan boundary. The Southwest Area fee is paid prior to the issuance of a building permit at the Planning and Economic Development Department, City Hall Room 3, 100 Santa Rosa Avenue.

Fee Category	Fee as of January 1, 2018
Residential, Very Low Density (0 to 1.99 units/acre)	\$16,827 / unit
Residential, Low Density (2 to 7.99 units/acre)	\$14,352 / unit
Residential, Medium-Low Density (8.0 to 12.99 units/acre)	\$12,912 / unit
Residential, Medium Density (13.0 to 17.99 units/acre)	\$10,984 / unit
Residential, Medium-High Density (18.0 to 30.00 units/acre)	\$8,423 / unit
Second Dwelling Unit	\$8,423 / unit
Office	\$11.74 / gross square foot
Retail/Service (See Exemption)	\$9.56 / gross square foot
General Industry/Business Park	\$8.36 / gross square foot
Mini Warehouse	\$2.40 / gross square foot
Schools (K-12)	Variable
Child/Day Care Facilities	Variable
Community Care Facilities	Variable
Mixed Uses	Variable
Congregate Care Facility	\$1,737 / unit or room
Churches	\$0.88 / gross square foot
Other Uses	Variable

Notes:

- ◆ Variable is as determined by the Director of Planning and Economic Development and consistent with the provisions of Ordinance Numbers 3184 & 3292.
- ◆ Fees are based upon the *Santa Rosa Southwest Fee Update*, September 2002.
- ◆ Fees are adjusted on January 1 of each calendar year by a percentage equal to the percentage change in the Engineering News-Record Construction Cost Index for San Francisco for the 12-month period ending November 30 of the prior year and the Real Estate Valuation. This adjustment will offset the effects of inflation-related construction cost increases (or any deflation-related cost decreases).

Exemptions/Deferrals:

Ordinance 3292 provides an exemption for stand-alone neighborhood oriented retail < 20,000 gross square feet excluding fast food outlets. A fee deferral program is also established under this ordinance for other commercial, industrial, business park and office uses. Consult ordinance for specific requirements. Fee deferral applications must be submitted 90-days prior to issuance of building permit.

SOUTHEAST AREA DEVELOPMENT IMPACT FEES

The Southeast Area Development Impact Fee was established to pay for infrastructure improvements associated with planned development in the Southeast Area Plan boundary. Fees range depending on the type of development and are charged for development within the Southeast Area Plan boundary. The Southeast Area fee is paid prior to building permit issuance at the Planning and Economic Development Department, City Hall Room 3, 100 Santa Rosa Avenue.

Fee Category	Fee as of <i>January 1, 2018</i>
Residential, Very Low Density (0 to 1.99 units/acre)	\$18,237 / unit
Residential, Low Density (2 to 7.99 units acre)	\$15,380 / unit
Residential, Medium-Low Density (8 to 12.99 units/acre)	\$13,919 / unit
Residential, Medium Density (13 to 17.99 units/acre)	\$12,264 / unit
Second Dwelling Unit	\$6,816 / unit
Retail	\$10.37 / gross square foot
Office	\$10.31 / gross square foot
Others	Variable

Notes:

- ◆ Variable is as determined by the Director of Planning and Economic Development and consistent with the provisions of Ordinance No. 3232
- ◆ Fees are adjusted on January 1 of each calendar year by a percentage equal to the percentage change in the Engineering News-Record Construction Cost Index for San Francisco for the 12-month period ending November 30 of the prior year and the Real Estate Valuation. This adjustment will offset the effects of inflation-related construction cost increases (or any deflation-related cost decreases).

UTILITY FEES

Utilities fees include water and wastewater demand fees and inspection fees to pay for the cost of these services. The fees outlined below are basic utilities fees. Other fees, such as special area assessments or reimbursement fees may also be applicable. All fees are paid prior to issuance of a building permit at the Planning and Economic Development Department, City Hall Room 5.

WATER FEES

Demand Fees

Water demand fees are charged for connection to the water system. Residential demand fees are one time only fees. Non-residential and irrigation fees are determined by Utilities Department staff and based on maximum monthly usage. If the type of non-residential use changes, additional demand fees may be due.

	Demand Fee as of <i>January 1, 2018</i>
Single Family Unit, Lot over 1 acre	\$7,571
Single Family Unit, over 6,000 sq ft up to 1 acre	\$5,267
Single Family Unit, 6,000 square feet and under	\$2,689
(Multifamily Residential) Condominiums, Apartments, Mobile Homes, Duplex & Triplex	\$2,469
Second Dwelling Unit, Second Unit or Senior Housing Unit	\$1,234
Non-residential (GPM = Gallons Per Month)	\$275 / 1,000 GPM
Irrigation	\$275 / 1,000 GPM

Notes:

- ◆ A processing fee of \$510 is charged per connection.
- ◆ Water capacity is purchased in 1,000 gallon increments.

Meter Fees

These fees are paid for installation of a new domestic and/or irrigation meter. Credit is given for an existing meter when upsizing.

Meter Size	Fee
5/8"	\$310
1"	\$360
1.5"	\$1,570
2"	\$1,570
3"	\$2,810
4"	\$4,030
6"	\$5,570

Notes:

- ◆ Irrigation meters are required for all non-residential uses and for multifamily uses with common landscape areas. These uses also pay an irrigation demand fee. The amount of flow required to determine the irrigation demand fee is based on landscape plans conforming to the Water Efficient Landscape Policy. The flow calculations are performed by the Water Conservation Division.
- ◆ Irrigation meter size is based on the highest flow through the meter based on the design of the irrigation system.

<u>Type</u>	<u>Fee</u>
Meter Re-inspection	\$110
Backflow Inspection	\$55

Water Main Tie-in Inspection Fees and Water Service Taps

These fees are paid for any work on the public water system requiring inspection by Utilities Department staff.

<u>Type</u>	<u>Fee</u>
Type A - on line / grade	\$725
Type B - cut-in tee and valve	\$775
Type C – complex	\$1,400
Water System Shutdown (Upsize/abandonment/adjustments/resize/service split)	\$395
Service taps – ¾", & 1"	\$85
Service taps – 1.5" & 2"	\$210
Service taps over 2" to less than 12"	\$290
Service taps 12"	\$370
Fire Flow	\$135

Notes:

- ◆ A plan check fee shall be charged for each individual lot. If a master plan is submitted as part of a subdivision, a plan check fee will be charged for each lot shown on the master plan.
- ◆ An inspection fee shall be charged for each individual lot and for each lot of the subdivision.

WASTEWATER FEES

Demand Fees

Wastewater demand fees are paid for connection to the sewer system. Residential demand fees are one time only fees. Non-residential fees are determined by Utilities Department staff and based on type of use. If the type of non-residential use changes, additional demand fees may be due.

	<u>Demand Fee</u> as of January 1, 2018
Single Family Unit, Lot over 1 acre (43,560 sq ft)	\$8,337
Single Family Unit, over 6,000 sq ft to 1 acre	\$7,167
Single Family Unit, 6,000 sq ft and under (any unit with outside watering)	\$6,290
(Multifamily Residential) Condominiums, Apartments, Mobile Homes, Duplex, Triplex	\$7,021
Second Dwelling Units, Second Units or Senior Units	\$5,265
Non-residential / Industrial – Per 1,000 GPM and estimated monthly wastewater factor on table	Minimum 1,000 GPM \$1,463

Notes:

- ◆ A processing fee of \$510 is charged per connection.
- ◆ Demand fee for non-residential and industrial uses shall be based on a fee rate of \$1,463 per thousand gallons per month and the estimated monthly wastewater flow.

Sewer Main Inspection Fees

These fees are paid for any work on the public sewer system requiring inspection by Utilities Department staff.

<u>Type</u>	<u>Fee</u>
Sanitary Sewer Lateral Connection or Wye Abandonment	\$175

Credit for Existing Connections

- ◆ Parcels with existing connections will receive a credit towards demand fees. Contact Utilities Engineering to determine applicable credits.

OTHER IMPORTANT INFORMATION REGARDING UTILITIES FEES

- ◆ Mixed residential/commercial uses must be separately metered and pay separate demand fees.
- ◆ Demand fees for shell non-residential or industrial buildings will be calculated at the warehouse rate and will be due prior to issuance of the Building Permit. The irrigation demand fees will be due prior to setting the irrigation meter. Any types of use to occupy the shell building or portions of the shell building with a higher rate of flow than warehouse will have additional fees due prior to issuance of the Tenant Improvement Permit.
- ◆ When one unit on a lot is proposed to be connected to City wastewater or water, all units on the lot must be connected.

Water Fee Scenarios:

#1: A Single Family Dwelling on a 6,500 sq ft subdivision lot with sewer and water stubbed out to the property:

Water Demand Fee	\$5,267.00
Water Processing Fee	\$510.00
1" water meter	\$360.00
Sewer Demand Fee	\$7,167.00
Sewer Processing Fee	\$510.00
Total	\$13,814.00

#2: A 10,000 sq ft office building on a vacant lot. Estimated peak monthly irrigation use is 20,000 gallons per month.

For office use, the average monthly flow is 960 gallons per month per thousand square feet (see Table 15-1 of Ordinance #4034). $960 \times 10 = 9,600$ gallons per month. We always round up to the nearest 1,000 gallon, so in this case the purchase amount is 10,000 gallons. This is the minimum water & sewer demand purchase. If use is higher, additional demand must be purchased. Water is purchased at a rate of \$275 per thousand gallons per month. Sewer at a rate of \$1,463 per thousand gallons per month.

Domestic Water Demand Fee	$10 \times \$275 =$	\$2,750.00
Irrigation Water Demand Fee	$20 \times \$275 =$	\$5,500.00
Water Processing Fee		\$510.00
2 - 1" water meters	(irr. & dom.) $\$360 \times 2 =$	\$720.00
Sewer Demand Fee	$10 \times \$1,463.00 =$	\$14,630.00
Sewer Processing Fee		\$510.00
Total		\$24,620.00

In each of these scenarios additional fees may apply. For example fire flow tests may be required, meter sizes may vary, backflow inspections may be necessary, or if fire sprinklers are required, additional meter and backflow fees will also apply.

FOR MORE INFORMATION, CONTACT THE UTILITIES DEPARTMENT, 543-3950

PARK FEES

All new residential developments in the City of Santa Rosa pay park fees on a per unit basis. These fees are used to help fund the costs of acquiring and constructing neighborhood and community parks. These fees are collected at the time of building permit issuance and are paid at the Planning and Economic Development Department, City Hall Room 3, 100 Santa Rosa Avenue. *(Effective January 1, 2018.)*

<u>Dwelling Type</u>	<u>In Lieu/Park Development Fee</u>
Single Family Detached	
Northwest	\$11,442 per unit
Northeast	\$13,328 per unit
Southwest	\$10,146 per unit
Southeast	\$11,785 per unit
Single Family Attached	
Northwest	\$9,802 per unit
Northeast	\$11,417 per unit
Southwest	\$8,691 per unit
Southeast	\$10,095 per unit
Duplex	
Northwest	\$9,676 per unit
Northeast	\$11,271 per unit
Southwest	\$8,580 per unit
Southeast	\$9,967 per unit
Multifamily	
Northwest	\$8,414 per unit
Northeast	\$9,800 per unit
Southwest	\$7,461 per unit
Southeast	\$8,665 per unit
Mobile Home/Second Dwelling Unit	
Northwest	\$6,688 per unit
Northeast	\$7,790 per unit
Southwest	\$5,930 per unit
Southeast	\$6,889 per unit

Notes:

- ◆ Dedication of land for parks is required in some circumstances in accordance with Ordinance number 3216. Dedication and fee payment is required in some cases. In these instances, the residential units have reduced park fees which are determined based on the fee in effect and the amount of the land dedication.
- ◆ Credit for the provision of private open space may be allowed in some circumstances as defined in Ordinance number 3216.
- ◆ Park fees do not apply:
 - ◆ to commercial or industrial subdivision;
 - ◆ to condominium or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than 5 years old when no new dwelling units are added.
 - ◆ to projects within the Oakmont Planned Community.

PUBLIC ART IN PRIVATE DEVELOPMENT

Any commercial development project (not including industrial) with construction costs exceeding \$500,000 shall contribute no less than 1% of the construction costs to publicly accessible art. The contribution may be made by providing public art work or payment of in-lieu fees. A combination of these options is also available. Planning for this aspect of your development should begin at the earliest possible stage and be completed prior to occupancy of the project.

For more information on the Public Art in Private Development process, please contact Tara Thompson, Arts Coordinator, at (707) 543-4512, or email to tthompson@srcity.org.

SCHOOL IMPACT FEES

The school impact fee is designed to cover the costs of adding school rooms for the increased enrollment caused by new residential and commercial development. The fees are collected by each individual school district and must be paid at the time of building permit application.

<u>School District</u>	<u>District Phone Number</u>
Bellevue Union	542-5197
Bennett Valley	542-2201
Piner-Olivet	522-3000
Rincon Valley	542-7375
Roseland	545-0102
Santa Rosa	528-5206
Wright	542-0550
Mark West	524-2970
Kenwood	833-2500

Notes:

- ◆ The statutory fee is charged unless a property owner has signed an agreement to pay the mitigation fee.
- ◆ All high school fees are paid to Santa Rosa City School District. Elementary school fees are paid at the individual districts.

HOUSING IMPACT FEE (Effective January 1, 2018)

The Housing Allocation Plan was established to assist in the development of affordable housing in Santa Rosa. Most residential projects pay the housing impact fee as outlined in the Housing Allocation Plan, City Code Chapter 21-02. This fee is paid at the Planning and Economic Development Department, City Hall Room 3, 100 Santa Rosa Avenue.

The housing impact fee for for-sale units is based on the unit’s sales price and is calculated by multiplying the sales price by 2.5%. The fee is paid no later than the close of escrow or one year following the final inspection for the unit, whichever is sooner.

The housing impact fee for rental units is based on the unit’s size. The fee schedule is below.

HOUSING IMPACT FEES BY UNIT SIZE – RENTAL UNITS

Unit Square Footage	Total Fee	Unit Square Footage	Total Fee	Unit Square Footage	Total Fee	Unit Square Footage	Total Fee
0 to 909	\$1 / sq. ft	1,180	\$5,467	1,460	\$8,763	1,740	\$12,151
910	\$1,215	1,190	\$5,586	1,470	\$8,881	1,750	\$12,275
920	\$1,591	1,200	\$5,705	1,480	\$9,000	1,760	\$12,400
930	\$1,870	1,210	\$5,823	1,490	\$9,120	1,770	\$12,524
940	\$2,105	1,220	\$5,941	1,500	\$9,238	1,780	\$12,649
950	\$2,312	1,230	\$6,059	1,510	\$9,357	1,790	\$12,712
960	\$2,502	1,240	\$6,177	1,520	\$9,476		
970	\$2,678	1,250	\$6,295	1,530	\$9,596		
980	\$2,844	1,260	\$6,412	1,540	\$9,716		
990	\$3,002	1,270	\$6,529	1,550	\$9,835		
1,000	\$3,154	1,280	\$6,647	1,560	\$9,956		
1,010	\$3,301	1,290	\$6,764	1,570	\$10,076		
1,020	\$3,444	1,300	\$6,881	1,580	\$10,197		
1,030	\$3,583	1,310	\$6,999	1,590	\$10,317		
1,040	\$3,719	1,320	\$7,116	1,600	\$10,438		
1,050	\$3,852	1,330	\$7,232	1,610	\$10,560		
1,060	\$3,985	1,340	\$7,349	1,620	\$10,680		
1,070	\$4,114	1,350	\$7,467	1,630	\$10,802		
1,080	\$4,243	1,360	\$7,584	1,640	\$10,923		
1,090	\$4,369	1,370	\$7,702	1,650	\$11,045		
1,100	\$4,495	1,380	\$7,819	1,660	\$11,167		
1,110	\$4,619	1,390	\$7,937	1,670	\$11,290		
1,120	\$4,742	1,400	\$8,054	1,680	\$11,411		
1,130	\$4,865	1,410	\$8,172	1,690	\$11,534		
1,140	\$4,986	1,420	\$8,290	1,700	\$11,657		
1,150	\$5,107	1,430	\$8,409	1,710	\$11,780		
1,160	\$5,227	1,440	\$8,527	1,720	\$11,904		
1,170	\$5,348	1,450	\$8,645	1,730	\$12,027		

Note: Fee paid shall not exceed \$12,712; units larger than 1,790 square feet shall pay this fee.

Fees are adjusted on January 1 of each calendar year based upon the annual changes in an identified, generally recognized, and reasonably related construction cost index.

ENGINEERING FEES

1. Development Engineering and Inspection Fees

These fees are charged at the time of service and are designed to help recover a portion of the costs associated with providing engineering review and inspection services. Fees are paid at Engineering Development Services, City Hall Room 5, 100 Santa Rosa Avenue.

Map and improvement plan check fees for subdivisions are collected with the submittal of the plan check package.

Inspection fees and material inspection fee is collected at the time of the final map recordation. These fees cover inspection and materials testing of public improvements constructed by development projects to ensure quality in infrastructure which will become the City's maintenance responsibility.

Time of Payment:

Improvement Plan Check fees and Subdivision Lot fees are collected with submittal of the plan check application. Non-Subdivision Improvement Plan Check fees are collected at the time improvement plans are submitted.

The amount of the Plan Check and Subdivision Lot fee is determined by City staff based on the estimated value of the public improvements and the applicable engineering fee schedule and rate. The amount due with the first plan check is 50% of the total fee, the amount due with the second plan check is 25% of the total fee, and the amount due with the third plan check is 25% of the total fee.

If additional fees are due, based on an updated engineer's estimate, this added amount shall be paid prior to signing of improvement plan mylars.

Public Improvement Inspection and Material Testing fees are paid at time of Final Map recordation.

Plan check fees paid will cover the initial plan review and two subsequent plan checks for a total of three. Additional required plan checks will be performed at the staff hourly billing rate. A deposit will be required to pay for the necessary staff work.

The following fee schedule shall apply to public improvements constructed by private development, whether or not such projects have engineered plans signed by the City Engineer.

Fee Schedule		Engineering Fees Rate		
Estimated Construction Value of Public Improvements	Fee Computation	Inspection and Materials Testing Fee	Plan Review and Lot Inspection Fee *	Combined Rate
Up to \$1,000,000	Combined rate times estimated construction value	7%	5%	12%
\$1,000,001 to \$2,000,000	\$120,000 plus combined rate times amount over \$1,000,000	6%	4%	10%
\$2,000,001 to \$3,000,000	\$220,000 plus combined rate times amount over \$2,000,000	5%	3%	8%
\$3,000,001 to \$4,000,000	\$300,000 plus combined rate times amount over \$3,000,000	4%	2%	6%
\$4,000,001 to Above	\$360,000 plus combined rate times amount over \$4,000,000	3%	1%	4%

* Plus \$150 per lot for major and minor subdivision

- A. For the purpose of determining fees associated with this schedule, the term “development” is defined as:

Development: A project with a single subdivision agreement including a performance bond (or other approved guarantee) or a project on a single parcel.*

*The City Engineer may determine that two projects are a single project for the purpose of this definition if the projects; (1) are adjacent; (2) have each been conditioned to perform the same off-site public improvements; (3) are submitted, plan-checked and inspected at the same time; and (4) are represented by the same civil engineer.

2. SUSMP Fee \$705
3. Initial Plan Check Submittal Meeting \$457
4. Improvement Plan Revision \$618
5. Public Improvement Variance \$495
6. Alquist-Priolo and Landslide Studies Administrative Fee \$1,484
7. Deed Review/Processing \$989
8. Record Drawings \$618
9. Certificate of Corrections \$742

ENCROACHMENT PERMIT FEES

Fees for services provided by the City of Santa Rosa Department of Planning and Economic Development are paid prior to issuance of the Encroachment Permit. Fees may be paid at the Department of Planning and Economic Development, located at 100 Santa Rosa Avenue, Room 5.

Encroachment Permit	\$128 processing fee per permit
Plan Checking Fee	5% of estimated construction cost
Inspection Fee	7% of estimated construction cost
Permit Renewal Fee	\$80
Re-inspection Fee	\$50 for each site inspection/visit
Traffic Control Fee	\$147

(Note: Encroachment Permit applicants with City Engineer signed improvement plans pay only the \$80 processing fee for the Encroachment Permit. Plan check and inspection fees for City Engineer signed improvement plans are collected during the City Engineer review process for those plans.)

Water Efficient Landscape Ordinance (WELO) – Plan Review and Inspection

These fees are paid for any plan check and inspections associated with the Water Efficient Landscape Ordinance.

WELO Plan Check

Percentage of Landscape Valuation	Fee
\$0 - \$19,999	\$440
\$20,000 - \$99,999	\$825
\$100,000 - \$499,999	\$1,650
\$500,000 and over	Varies

WELO Inspection

Type	Fee
WELO Inspection – Residential	\$65
WELO Inspection – Commercial	\$130

BUILDING FEES

BUILDING PLAN CHECK AND PERMIT FEES

Building plan check and permit fees are established by City ordinance to recover the estimated operating costs of the Building Division. These fees are reviewed on an annual basis. On January 11, 2014, the Santa Rosa City Council approved a fee resolution to modify building permit and plan check fees to be cost based. The valuation calculation will still be used in determining some of the auxiliary fees. Valuation is the total value of the construction work covered by the permit including materials, labor, profit and overhead.

Fees are paid at the Planning and Economic Development Department, City Hall Room 3, 100 Santa Rosa Avenue.

(Annually adjusted): Fees are adjusted annually in July based on the percentage change in the Bureau of Labor Statistics San Francisco/Oakland/San Jose Consumer Price Index – All Urban Consumers (CPI-U).

1. PLAN REVIEW FEES:

a) Plan Review Fee Schedule

When a plan or other data is required to be reviewed, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be based upon the type of occupancy and size of the proposed project (see table starting at Page 28). The plan review fees specified in this subsection are separate fees from the permit fees and are in addition to the permit fees. Plan Review fees are applicable to the initial plan review and two additional reviews. After third review the Building Official may assess a new plan check fee or charge hourly rates established by this fee schedule to complete the plan review process.

b) National Pollutant Discharge Permit Review (NPDES)

5% of calculated plan check fee of all valuation based building permits for new buildings or new grading projects.

c) First Master Plan Review Fee

This fee will be paid by the applicant or his/her representative at the time of master plan submittal. The applicant or his/her representative will pay a Plan Review Fee based on the type of occupancy and size of the proposed project. See (see table starting at Page 39).

d) Subsequent Master Plot Plan Review Fee

See Item 48 – Single Family Production / Repeat under Building New Construction.

e) Additional Plan Review, Master Plan Change or Review for New Code

When plans submitted for review are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at an hourly rate established by the latest Santa Rosa City Council Fee Resolution.

f) Expedited Plan Review

The fee is paid at time of building permit application and shall be sixty-five percent (65%) of the building permit fee. The fee is for the additional costs associated with providing the service. The Building Official must grant approval for an expedited plan review before the building permit application can be submitted.

2. PERMIT FEES:

The construction plan check and/or inspection (permit) fees for the City of Santa Rosa area calculated based upon the square footage of the construction and the designated occupancy. The table starting at Page 29 identifies the base fees for specific size tiers (square feet) for each occupancy classification, as well as the additional incremental cost per square foot above the base size. Both plan check and inspection fees for new construction include mechanical, plumbing, and electrical items associated with the construction. The plan check fee includes the initial plan check and two submittals. The inspection (permit) fee includes initial inspections as well as one re-inspection.

BUILDING VALUATION DATA (COST PER SQUARE FOOT)

Valuation table is used to assist in calculating State fees and when the proposed project requires an alternative method to determine plan review and inspection fees.

1 Apartment Houses	10 Hospitals	19 Public Garages
Type IA or IB \$124.05	Type IA or IB 185.32	Type IA or IB* 55.60
Type V-Masonry or III..... 100.77	Type IIIA..... 153.47	Type I or II Open Parking* 41.70
Type V-Wood Frame..... 93.12	Type VA 146.40	Type IIB..... 31.86
Type I-Basement Garage..... 42.51	11 Hotels and Motels	Type IIIA..... 42.05
2 Auditoriums	Type IA or IB 114.67	Type IIIB..... 37.41
Type IA or IB..... 119.06	Type IIIA..... 99.37	Type VA..... 38.22
Type IIA 86.17	Type IIIB..... 94.74	20 Restaurants
Type IIB 81.54	Type VA 86.52	Type IIIA..... 110.62
Type IIIA..... 90.58	Type VB 84.79	Type IIIB..... 106.91
Type IIIB..... 85.95	12 Industrial Plants	Type VA..... 101.35
Type VA 86.63	Type IA or IB 64.63	Type VB..... 97.29
Type VB 80.84	Type IIA 44.94	21 Schools
3 Banks	Type IIB 41.35	Type IA or IB..... 126.25
Type IA or IB 168.18	Type IIIA..... 49.57	Type IIA..... 86.17
Type IIA 123.93	Type IIIB..... 46.68	Type IIIA..... 92.20
Type IIB 119.88	Tilt-up 34.05	Type IIIB..... 88.72
Type IIIA..... 136.79	Type VA 46.68	Type VA..... 86.41
Type IIIB..... 131.80	Type VB 42.74	Type VB..... 82.47
Type VA 123.93	13 Jails	22 Service Stations
Type VB 118.73	Type IA or IB 180.69	Type IIB..... 76.33
4 Bowling Alleys	Type IIIA..... 165.28	Type IIIA..... 79.57
Type IIA 57.91	Type VA 123.93	Type VA..... 67.76
Type IIB 54.09	14 Libraries	Canopies 31.86
Type IIIA..... 63.01	Type IA or IB 132.15	23 Stores
Type IIIB..... 58.96	Type IIA..... 96.72	Type IA or IB..... 93.58
Type VA 42.51	Type IIB..... 91.96	Type IIA..... 57.22
5 Churches	Type IIIA..... 102.16	Type IIB..... 55.94
Type IA or IB 112.70	Type IIIB..... 97.06	Type IIIA..... 69.61
Type IIA 84.55	Type VA 96.02	Type IIIB..... 65.32
Type IIB 80.38	Type VB 91.96	Type VA..... 58.61
Type IIIA..... 91.96	15 Medical Offices	Type VB..... 54.20
Type IIIB..... 87.91	Type IA or IB 135.75	24 Theaters
Type VA 85.95	Type IIA..... 104.70	Type IA or IB..... 124.74
Type VB 80.84	Type IIB..... 99.50	Type IIIA..... 90.80
6 Convalescent Hospitals	Type IIIA..... 110.27	Type IIIB..... 86.52
Type IA or IB 158.11	Type IIIB..... 105.75	Type VA..... 85.47
Type IIA 109.69	Type VA 102.39	Type VB..... 80.84
Type IIIA..... 112.46	Type VB 98.80	25Warehouses **
Type VA 105.99	16 Offices	Type IA or IB..... 56.06
7 Dwellings	Type IA or IB 121.27	Type IIA or VA 33.24
Type V-Masonry..... 110.03	Type IIA..... 81.19	Type IIB or VB 31.27
Type V-Wood, Good 104.94	Type IIB..... 77.37	Type IIIA..... 37.76
Type V-Wood, Very Good . 127.55+	Type IIIA..... 87.68	Type IIIB..... 35.91
Basements/Semi-Finished 26.40	Type IIIB..... 83.86	Equipment
Basements/Unfinished 20.15	Type VA 82.12	Air-conditioning
8 Fire Stations	Type VB 77.37	Commercial..... 4.75
Type IA or IB 129.96	17 Private Garages	Residential 3.94
Type IIA 85.47	Wood Frame 27.56	Sprinkler Systems..... 3.00
Type IIB 80.62	Masonry 31.16	
Type IIIA..... 93.58	Open Carports..... 18.88	
Type IIIB..... 89.65	18 Public Buildings	
Type VA 87.79	Type IA or IB 140.15	
Type VB 83.28	Type IIA..... 113.51	
9 Homes for the Elderly	Type IIB..... 108.53	
Type IA or IB 117.79	Type IIIA..... 117.91	
Type IIA 95.67	Type IIIB..... 113.74	
Type IIB 91.50	Type VA 107.83	
Type IIIA..... 99.61	Type VB 104.01	
Type IIIB..... 95.56		
Type VA 96.25		
Type VB 92.90		

* Add 0.5 percent to total cost for each story over three
 ** Deduct 11 percent for mini-warehouses
 Additions shall be valued at the same rate per sq. ft. as a new project.
 +Single Lot Custom SFD
 Deduct 20 percent for shell-only buildings.

BUILDING VALUATION DATA, SUPPLEMENTAL ITEMS

*	Item #	Work (project) type	Unit of Valuation	Construction (Cost/unit)
2	A – 1	Interior Remodel (General)	Sq. Ft.	\$60.00
2	A – 2	Kitchen Remodel	Sq. Ft.	\$120.00
2	A – 3	Bathroom Remodel	Sq. Ft.	\$90.00
1	B – 1	Covered Porch / Deck	Sq. Ft.	\$16.30
1	B – 3	Uncovered Wood Deck > 6' above F.G.	Sq. Ft.	\$18.00
1, 3	B – 4	Uncovered Wood Deck < 6' above F.G.	Sq. Ft.	\$15.00
1	B – 5	Wd Deck > 6' above F.G. w/Trellis	Sq. Ft.	\$36.00
1, 3	B – 6	Wd Deck < 6' above F.G. w/Trellis	Sq. Ft.	\$30.00
1, 4	B – 7	Patio Cover (attached or detached)	Sq. Ft.	\$15.00
1, 4	B – 8	Trellis (attached or detached)	Sq. Ft.	\$15.00
5, 6	C – 1	Concrete Retaining Wall	Sq. Ft.	\$15.00
5, 6	C – 2	Masonry Retaining Wall	Sq. Ft.	\$10.00
7	C – 3	Pre-cast Concrete Soundwall, 6' or less	Lin. Ft.	\$50.00
8	C – 4	Pre-cast Concrete Soundwall, more than 6'	Lin. Ft.	\$60.00
9	C – 5	Wood Soundwall, 6' or less	Lin. Ft.	\$25.00
10	C – 6	Wood Soundwall, more than 6'	Lin. Ft.	\$30.00

*** Notes:**

- 1) Attached or Detached from main structure
- 2) Remodel cost does not include roof or foundation repair.
- 3) Add 20% for Wood Deck when portions of the deck are more than 6' above grade.
- 4) Not on a deck or balcony, directly on grade
- 5) Square Feet taken from top of footing along exposed face of wall
- 6) For cast in place concrete or mortared masonry retaining walls (not for foundation).
- 7) Assumes site assembled wall using pre-cast units, 6' high or less.
- 8) Assumes site assembled wall using pre-cast units, more than 6' high.
- 9) Assumes site assembled wall, 6' high or less.
- 10) Assumes site assembled wall, more than 6' high.

Sq. Ft. = square feet

Lin. Ft. = lineal feet (or linear foot)

Valuation Data represents typical costs for the type of work, not the actual contract price of a specific project. Contact price may be used for the project valuation at the City's discretion.

a) Investigation Fee

Investigation fees for work done without a permit shall be charged per the California Building Code; Equal to the amount of the permit fee required by this code.

b) Reinspection

Reinspection fee shall be charged as indicated below:

First ½ hour \$105.72, each additional ½ hour (or portion thereof) \$96.91.
This fee will be paid by the project applicant or his/her representative prior to the next inspection.

c) Inspections with no fee indicated

All inspections for items not specifically indicated on this schedule will be charged on an hourly basis at Building Inspector hourly rate established in this fee schedule with a one hour minimum. The minimum fee will be paid by the project applicant or his/her representative prior to the inspection with the balance due immediately thereafter.

3. MISCELLANEOUS SERVICE FEES:

a) Temporary Certificate of Occupancy

This service authorizes the temporary occupancy of a building pending final approvals. The authorization to take temporary occupancy will be granted at the discretion of the Chief Building Official or his/her designated representative. The fee for this service is \$102, plus \$1.27 per \$10,000 of valuation. This fee will be assessed in addition to any other applicable fees. The project applicant or his/her representative will pay this fee.

b) Residential Seismic Hazard Inspection

The fee for this service is \$51. The property owner or his/her representative must pay this fee at the time the inspection request is made.

c) Commercial Seismic Hazard Inspection

The fee for this service is \$153. The property owner or his/her representative must pay this fee at the time the inspection request is made.

d) Single-Family Dwelling Code Disclosure Inspection

The fee for this service is \$153. The party requesting the inspection must pay this fee at the time the inspection request is made.

e) Multi-Family Dwelling Code Disclosure Inspection

The fee for this service is \$153 for the first unit plus \$51 per additional unit inspected. The party requesting the inspection must pay this fee at the time the inspection request is made.

f) Commercial Code Disclosure Inspection

The fee for this service is \$51 per hour with a three hour minimum. The party requesting the inspection must pay this fee at the time the inspection request is made.

g) Replacement of Inspection Card

The permit processing fee for this service will be \$64. This fee will be paid at the time the replacement of the inspection card is requested.

h) Mobile Homes – Mobile Home Parks and Accessory Buildings

Fees shall be as provided in Title 25, California Code of Regulations Chapter 2, Mobile Home Parks, as currently exists or as amended.

i) Review and Abatement of Existing Hazardous Structures

- i)** A fee of \$178 will be assessed for initial review to verify noncompliance with City ordinance. This fee will be charged at submittal of the report. A fee will not be charged for structures that comply with the City ordinance or if a report by structural engineer of recommendations is submitted without initial report.
- ii)** A fee of \$420 will be assessed to review the structural engineer recommendations for abatement. This fee will be charged at submittal of report.
- iii)** A fee of twice the permit fee will be assessed for projects that fail to voluntarily follow-up to abate deficiencies in building structural elements within the required 365 days from notification to abate as required by City ordinance. This fee will be charged at time of submittal of application.

ACCESSIBILITY COMPLIANCE FEE

\$0.13 per \$1,000 valuation

ENERGY EFFICIENCY STANDARDS PERMIT FEE

\$0.25 per \$1,000 valuation

MICROGRAPHICS FEE

\$0.38 per \$1,000 valuation

STRONG MOTION INSTRUMENT FEES

1. Residential buildings 1-3 story - \$13 per \$100,000 valuation
2. Commercial and residential buildings over 3-story - \$28 per \$100,000 valuation
3. Minimum fee - \$0.50

SB 1473 CBSC Fee

Fee transmitted to State for the agencies involved in Code development with emphasis on the development, adoption, publication, updating, and educational efforts associated with green building standards.

Permit Valuation	Fee
\$1 - 25,000	\$1
\$25,000 – 50,000	\$2
\$50,001 – 75,000	\$3
\$75,001 – 100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	Add \$1

TECHNOLOGY FEE

The fee is paid with the building permit fee. The fee is for the purpose of cost recovery for specialized license fees, maintenance of computer hardware, and computer software that are instrumental in the City's ability to provide efficient service and maintain accurate records.

1.	New detached dwellings	\$131
2.	Dwelling Additions/Remodels	\$22
3.	New Attached & Multi-Family Dwellings	\$93
4.	Multi-Family Additions/Remodels	\$25
5.	Commercial-Business & Retail	\$185
6.	Commercial Additions/Remodels.....	\$105
7.	Industrial.....	\$124
8.	Industrial Additions/Remodels	\$74

ADVANCE PLANNING FEE

This fee is paid with the issuance of the building permit. The fee is for the purpose of recovering a portion of the planning agency cost of service associated with advance planning, preparing and updating the general plan and zoning code, design guidelines and other related services attributable to standards for construction.

1.	New detached dwellings	\$524
2.	Dwelling Additions/Remodels	\$92
3.	New Attached & Multi-Family Dwellings	\$370
4.	Multi-Family Additions/Remodels	\$92
5.	Commercial-Business & Retail	\$740
6.	Commercial Additions/Remodels.....	\$433
7.	Industrial.....	\$493
8.	Industrial Additions/Remodels	\$308

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			1,000	\$3,056	\$0.452	\$997	\$0.289
			4,000	\$4,412	\$0.148	\$1,863	\$0.093
1	A-1	Assembly Group: Theaters - Complete	10,000	\$5,303	\$0.135	\$2,418	\$0.051
			20,000	\$6,651	\$0.067	\$2,929	\$0.022
			50,000	\$8,662	\$0.173	\$3,596	\$0.072
			1,000	\$2,230	\$0.317	\$802	\$0.232
			4,000	\$3,181	\$0.104	\$1,497	\$0.074
2	A-1	Assembly Group: Theaters - Shell	10,000	\$3,802	\$0.139	\$1,942	\$0.041
			20,000	\$5,194	\$0.032	\$2,352	\$0.018
			50,000	\$6,163	\$0.123	\$2,886	\$0.058
			250	\$2,066	\$1.256	\$531	\$0.513
			1,000	\$3,008	\$0.408	\$916	\$0.156
3	A-1	Assembly Group: Theaters - TI	2,500	\$3,620	\$0.374	\$1,150	\$0.158
			5,000	\$4,554	\$0.105	\$1,546	\$0.047
			12,500	\$5,341	\$0.427	\$1,896	\$0.152
			2,000	\$3,085	\$0.227	\$1,377	\$0.157
			8,000	\$4,444	\$0.118	\$2,320	\$0.058
4	A-2	Assembly Group: Restaurants - Complete	20,000	\$5,855	\$0.079	\$3,013	\$0.032
			40,000	\$7,429	\$0.021	\$3,651	\$0.014
			100,000	\$8,701	\$0.087	\$4,482	\$0.045
			2,000		\$0.168	\$991	\$0.112
			8,000	\$3,380	\$0.092	\$1,665	\$0.041
5	A-2	Assembly Group: Restaurants - Shell	20,000	\$4,487	\$0.056	\$2,160	\$0.023
			40,000	\$5,602	\$0.016	\$2,617	\$0.010
			100,000	\$6,543	\$0.065	\$3,211	\$0.032
			250	\$2,056	\$1.241	\$527	\$0.602
			1,000	\$2,987	\$0.402	\$979	\$0.193
6	A-2	Assembly Group: Restaurants - TI	2,500	\$3,589	\$0.368	\$1,268	\$0.106
			5,000	\$4,510	\$0.103	\$1,534	\$0.046
			12,500	\$5,285	\$0.423	\$1,881	\$0.150
			1,000	\$3,103	\$0.454	\$1,057	\$0.307
			4,000	\$4,465	\$0.148	\$1,977	\$0.098
7	A-3	Church and Religious Bldg - Complete	10,000	\$5,355	\$0.135	\$2,567	\$0.054
			20,000	\$6,707	\$0.067	\$3,110	\$0.024
			50,000	\$8,724	\$0.174	\$3,817	\$0.076
			1,000	\$2,259	\$0.318	\$770	\$0.222
			4,000	\$3,213	\$0.104	\$1,436	\$0.071
8	A-3	Church and Religious Bldg - Shell	10,000	\$3,834	\$0.138	\$1,863	\$0.039
			20,000	\$5,213	\$0.033	\$2,256	\$0.017
			50,000	\$6,201	\$0.124	\$2,768	\$0.055

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			250	\$1,945	\$1.167	\$572	\$0.513
			1,000	\$2,820	\$0.377	\$957	\$0.280
9	A-3	Church and Religious Bldg - TI	2,500	\$3,385	\$0.346	\$1,377	\$0.116
			5,000	\$4,250	\$0.097	\$1,666	\$0.050
			12,500	\$4,977	\$0.398	\$2,044	\$0.164
			1,000	\$2,992	\$0.435	\$1,078	\$0.312
			4,000	\$4,298	\$0.142	\$2,015	\$0.100
10	B	Medical Offices - Complete	10,000	\$5,151	\$0.130	\$2,617	\$0.055
			20,000	\$6,447	\$0.065	\$3,170	\$0.024
			50,000	\$8,382	\$0.168	\$3,891	\$0.078
			1,000	\$2,593	\$0.373	\$770	\$0.222
			4,000	\$3,714	\$0.122	\$1,436	\$0.071
11	B	Medical Offices - Shell	10,000	\$4,446	\$0.145	\$1,863	\$0.039
			20,000	\$5,900	\$0.044	\$2,256	\$0.017
			50,000	\$7,226	\$0.145	\$2,768	\$0.055
			250	\$1,889	\$1.129	\$645	\$0.581
			1,000	\$2,736	\$0.365	\$1,080	\$0.317
12	B	Medical Offices - TI	2,500	\$3,283	\$0.335	\$1,556	\$0.131
			5,000	\$4,120	\$0.165	\$1,883	\$0.057
			12,500	\$5,360	\$0.429	\$2,310	\$0.185
			500	\$2,574	\$0.732	\$891	\$0.515
			2,000	\$3,672	\$0.238	\$1,665	\$0.165
15	"	Office - Complete	5,000	\$4,386	\$0.217	\$2,160	\$0.091
			10,000	\$5,473	\$0.109	\$2,617	\$0.040
			25,000	\$7,101	\$0.284	\$3,211	\$0.128
			500	\$2,356	\$0.672	\$766	\$0.408
			2,000	\$3,364	\$0.220	\$1,377	\$0.159
18	B	Offices, etc. - Shell	5,000	\$4,022	\$0.200	\$1,853	\$0.078
			10,000	\$5,025	\$0.059	\$2,244	\$0.034
			25,000	\$5,911	\$0.236	\$2,753	\$0.110
			200	\$1,680	\$1.247	\$734	\$0.829
			800	\$2,428	\$0.402	\$1,231	\$0.305
19	B	Offices, etc. - TI	2,000	\$2,910	\$0.369	\$1,596	\$0.276
			4,000	\$3,648	\$0.103	\$2,147	\$0.081
			10,000	\$4,269	\$0.427	\$2,635	\$0.263
			500	\$3,229	\$0.946	\$972	\$0.442
			2,000	\$4,648	\$0.309	\$1,635	\$0.241
20	B	Restaurant (<50 occ.) - Complete	5,000	\$5,575	\$0.282	\$2,359	\$0.100
			10,000	\$6,983	\$0.079	\$2,857	\$0.043
			25,000	\$8,176	\$0.327	\$3,507	\$0.140

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			500	\$2,566	\$0.737	\$653	\$0.375
			2,000	\$3,672	\$0.241	\$1,215	\$0.120
21	B	Restaurant (<50 occ.) - Shell	5,000	\$4,395	\$0.220	\$1,575	\$0.066
			10,000	\$5,496	\$0.095	\$1,907	\$0.029
			25,000	\$6,915	\$0.277	\$2,339	\$0.094
			250	\$2,126	\$1.280	\$491	\$0.560
			1,000	\$3,086	\$0.414	\$910	\$0.179
22	B	Restaurant (<50 occ.) - TI	2,500	\$3,707	\$0.380	\$1,179	\$0.099
			5,000	\$4,657	\$0.107	\$1,426	\$0.043
			12,500	\$5,456	\$0.436	\$1,748	\$0.140
			1,000	\$3,062	\$0.445	\$1,164	\$0.286
			4,000	\$4,397	\$0.145	\$2,023	\$0.101
23	E	Educational Building - Complete	10,000	\$5,269	\$0.163	\$2,626	\$0.056
			20,000	\$6,897	\$0.056	\$3,182	\$0.024
			50,000	\$8,572	\$0.171	\$3,906	\$0.078
			1,000	\$2,551	\$0.368	\$820	\$0.185
			4,000	\$3,656	\$0.121	\$1,375	\$0.068
24	E	Educational Building - Shell	10,000	\$4,379	\$0.110	\$1,784	\$0.038
			20,000	\$5,479	\$0.055	\$2,160	\$0.016
			50,000	\$7,121	\$0.142	\$2,650	\$0.053
			250	\$1,902	\$1.146	\$560	\$0.502
			1,000	\$2,762	\$0.371	\$936	\$0.274
25	E	Educational Building - TI	2,500	\$3,319	\$0.340	\$1,347	\$0.113
			5,000	\$4,168	\$0.095	\$1,630	\$0.049
			12,500	\$4,883	\$0.391	\$1,999	\$0.160
			1,000	\$2,936	\$0.426	\$916	\$0.208
			4,000	\$4,214	\$0.139	\$1,539	\$0.113
26	F	Industrial Building - Complete	10,000	\$5,049	\$0.127	\$2,220	\$0.047
			20,000	\$6,317	\$0.036	\$2,689	\$0.020
			50,000	\$7,390	\$0.148	\$3,300	\$0.066
			1,000	\$2,273	\$0.322	\$657	\$0.148
			4,000	\$3,239	\$0.105	\$1,101	\$0.081
27	F	Industrial Building - Shell	10,000	\$3,869	\$0.096	\$1,585	\$0.033
			20,000	\$4,830	\$0.027	\$1,919	\$0.015
			50,000	\$5,641	\$0.113	\$2,354	\$0.047
			250	\$1,722	\$1.018	\$499	\$0.446
			1,000	\$2,486	\$0.328	\$833	\$0.183
28	F	Industrial Building - TI	2,500	\$2,977	\$0.301	\$1,108	\$0.137
			5,000	\$3,731	\$0.084	\$1,450	\$0.044
			12,500	\$4,363	\$0.349	\$1,778	\$0.142

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			500	\$2,950	\$0.853	\$1,037	\$0.472
			2,000	\$4,230	\$0.278	\$1,745	\$0.204
29	H	Hazardous H- Complete	5,000	\$5,065	\$0.254	\$2,357	\$0.138
			10,000	\$6,334	\$0.072	\$3,049	\$0.046
			25,000	\$7,407	\$0.296	\$3,743	\$0.150
			500	\$2,541	\$0.706	\$681	\$0.307
			2,000	\$3,600	\$0.229	\$1,142	\$0.152
30	H	Hazardous H- Shell	5,000	\$4,286	\$0.211	\$1,597	\$0.039
			10,000	\$5,340	\$0.059	\$1,792	\$0.043
			25,000	\$6,222	\$0.249	\$2,443	\$0.098
			100	\$2,088	\$3.036	\$518	\$0.867
			400	\$2,998	\$0.974	\$778	\$0.382
31	H	Hazardous H- T I	1,000	\$3,583	\$0.900	\$1,007	\$0.211
			2,000	\$4,483	\$0.250	\$1,218	\$0.092
			5,000	\$5,234	\$1.047	\$1,494	\$0.299
			500	\$2,912	\$0.820	\$1,037	\$0.472
			2,000	\$4,143	\$0.266	\$1,745	\$0.257
32	I	Medical/24 Hour Care/Residential Care Facility-Complete	5,000	\$4,940	\$0.244	\$2,517	\$0.106
			10,000	\$6,160	\$0.068	\$3,049	\$0.046
			25,000	\$7,186	\$0.287	\$3,743	\$0.150
			500	\$2,505	\$0.703	\$701	\$0.316
			2,000	\$3,560	\$0.229	\$1,176	\$0.173
33	I	Medical/24 Hour Care/Residential Care Facility - Shell	5,000	\$4,247	\$0.210	\$1,694	\$0.071
			10,000	\$5,297	\$0.105	\$2,051	\$0.031
			25,000	\$6,866	\$0.275	\$2,517	\$0.101
			100	\$1,976	\$2.850	\$600	\$1.348
			400	\$2,831	\$0.912	\$1,005	\$0.496
34	I	Medical/24 Hour Care/Residential Care Facility - TI	1,000	\$3,379	\$0.845	\$1,302	\$0.301
			2,000	\$4,223	\$0.235	\$1,603	\$0.182
			5,000	\$4,927	\$0.985	\$2,147	\$0.429
			250	\$2,856	\$1.604	\$815	\$0.738
			1,000	\$4,059	\$0.519	\$1,368	\$0.382
35	I-4	Day Care Facility - Complete	2,500	\$4,838	\$0.477	\$1,941	\$0.179
			5,000	\$6,031	\$0.134	\$2,388	\$0.072
			12,500	\$7,032	\$0.563	\$2,931	\$0.234
			100	\$1,754	\$2.479	\$406	\$0.899
			400	\$2,497	\$0.788	\$675	\$0.492
36	I-4	Day Care Facility - TI	1,000	\$2,970	\$0.733	\$971	\$0.203
			2,000	\$3,704	\$0.203	\$1,173	\$0.088
			5,000	\$4,312	\$0.862	\$1,438	\$0.288

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			1,000	\$2,912	\$0.410	\$956	\$0.272
			4,000	\$4,143	\$0.133	\$1,772	\$0.091
37	M	Retail Sales - Complete	10,000	\$4,940	\$0.122	\$2,319	\$0.049
			20,000	\$6,160	\$0.053	\$2,809	\$0.021
			50,000	\$7,744	\$0.155	\$3,448	\$0.069
			1,000	\$2,492	\$0.348	\$717	\$0.207
			4,000	\$3,534	\$0.113	\$1,337	\$0.066
38	M	Retail Sales - Shell	10,000	\$4,212	\$0.104	\$1,734	\$0.037
			20,000	\$5,249	\$0.052	\$2,099	\$0.016
			50,000	\$6,799	\$0.136	\$2,576	\$0.052
			100	\$1,880	\$2.669	\$499	\$1.114
			400	\$2,680	\$0.850	\$833	\$0.410
39	M	Retail Sales - TI	1,000	\$3,190	\$0.790	\$1,079	\$0.226
			2,000	\$3,981	\$0.219	\$1,305	\$0.158
			5,000	\$4,637	\$0.927	\$1,778	\$0.356
			1,500	\$3,316	\$0.317	\$1,180	\$0.202
			6,000	\$4,743	\$0.103	\$2,091	\$0.069
40	R-1	Hotel Low/Mid Rise - Complete	15,000	\$5,670	\$0.094	\$2,716	\$0.038
			30,000	\$7,087	\$0.047	\$3,290	\$0.017
			75,000	\$9,199	\$0.123	\$4,039	\$0.054
			250	\$2,366	\$1.400	\$600	\$0.539
			1,000	\$3,416	\$0.451	\$1,005	\$0.295
41	R-1	Hotel Low/Mid Rise - TI	2,500	\$4,093	\$0.416	\$1,447	\$0.122
			5,000	\$5,132	\$0.116	\$1,751	\$0.053
			12,500	\$6,003	\$0.480	\$2,147	\$0.172
			750	\$3,275	\$0.622	\$936	\$0.361
			3,000	\$4,675	\$0.202	\$1,749	\$0.116
42	R-2	Multi-Family Residential - Complete	7,500	\$5,584	\$0.185	\$2,270	\$0.064
			15,000	\$6,974	\$0.086	\$2,749	\$0.028
			37,500	\$8,918	\$0.238	\$3,374	\$0.090
			200	\$2,297	\$1.682	\$547	\$0.613
			800	\$3,306	\$0.541	\$915	\$0.335
43	R-2	Multi-Family Residential - TI / Remodel	2,000	\$3,956	\$0.499	\$1,318	\$0.138
			4,000	\$4,955	\$0.139	\$1,594	\$0.060
			10,000	\$5,789	\$0.579	\$1,955	\$0.196
			200	\$2,714	\$2.030	\$640	\$0.721
			800	\$3,932	\$0.657	\$1,073	\$0.357
44	R-2	Multi-Family Residential - Addition	2,000	\$4,721	\$0.604	\$1,502	\$0.185
			4,000	\$5,928	\$0.169	\$1,871	\$0.071
			10,000	\$6,942	\$0.694	\$2,295	\$0.230

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			1,000	\$2,201	\$0.240	\$1,418	\$0.237
			2,500	\$2,562	\$0.247	\$1,774	\$0.139
47	R-3	Single-Family (custom or model)	5,000	\$3,179	\$0.129	\$2,121	\$0.124
			7,000	\$3,437	\$0.126	\$2,369	\$0.083
			10,000	\$3,814	\$0.381	\$2,617	\$0.262
			400	\$441	\$0.138	\$903	\$0.228
			1,000	\$524	\$0.070	\$1,039	\$0.308
48	R-3	Single-Family - Production / Repeat	2,000	\$594	\$0.036	\$1,347	\$0.196
			2,800	\$623	\$0.021	\$1,504	\$0.131
			4,000	\$649	\$0.162	\$1,661	\$0.415
			200	\$1,064	\$0.518	\$717	\$0.297
			500	\$1,219	\$0.533	\$807	\$0.466
49	R-3	Single-Family Residential - Addition	1,000	\$1,486	\$0.278	\$1,039	\$0.386
			1,400	\$1,597	\$0.234	\$1,194	\$0.207
			2,000	\$1,738	\$0.869	\$1,318	\$0.659
			200	\$999	\$0.471	\$638	\$0.264
			500	\$1,141	\$0.485	\$717	\$0.277
50	R-3	Single-Family Resid. - Remodel with MPE's	1,000	\$1,383	\$0.252	\$856	\$0.247
			1,400	\$1,484	\$0.211	\$955	\$0.165
			2,000	\$1,610	\$0.805	\$1,054	\$0.527
			200	\$893	\$0.424	\$539	\$0.222
			500	\$1,020	\$0.436	\$606	\$0.233
51	R-3	Single-Family Resid. - Remodel without MPE's	1,000	\$1,238	\$0.227	\$722	\$0.208
			1,400	\$1,329	\$0.187	\$805	\$0.139
			2,000	\$1,441	\$0.721	\$888	\$0.444
			400	\$1,059	\$0.224	\$618	\$0.128
			1,000	\$1,194	\$0.230	\$695	\$0.134
52	R-3	Prefabricated Dwelling - Complete	2,000	\$1,424	\$0.120	\$829	\$0.120
			2,800	\$1,520	\$0.101	\$925	\$0.080
			4,000	\$1,641	\$0.410	\$1,021	\$0.255
			300	\$1,059	\$0.298	\$618	\$0.170
			750	\$1,194	\$0.307	\$695	\$0.179
53	R-3	Manufactured Home - Complete	1,500	\$1,424	\$0.160	\$829	\$0.160
			2,100	\$1,520	\$0.135	\$925	\$0.106
			3,000	\$1,641	\$0.547	\$1,021	\$0.340
			400	\$1,583	\$0.389	\$1,187	\$0.248
			1,000	\$1,816	\$0.400	\$1,336	\$0.295
54	R-4	Congregate Care - Complete	2,000	\$2,216	\$0.208	\$1,631	\$0.437
			2,800	\$2,382	\$0.423	\$1,981	\$0.172
			4,000	\$2,890	\$0.722	\$2,188	\$0.547

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			400	\$3,295	\$0.718	\$1,121	\$0.234
			1,000	\$3,726	\$0.739	\$1,261	\$0.246
55	S-1	Repair Garage & Service St - Complete	2,000	\$4,465	\$0.385	\$1,507	\$0.453
			2,800	\$4,773	\$0.326	\$1,870	\$0.163
			4,000	\$5,164	\$1.291	\$2,065	\$0.516
			200	\$2,082	\$1.391	\$564	\$0.632
			800	\$2,916	\$0.448	\$943	\$0.232
56	S-1	Repair Garage & Service St - Shell	2,000	\$3,454	\$0.415	\$1,222	\$0.210
			4,000	\$4,284	\$0.115	\$1,642	\$0.062
			10,000	\$4,975	\$0.498	\$2,014	\$0.201
			100	\$1,823	\$2.614	\$438	\$0.974
			400	\$2,607	\$0.835	\$730	\$0.358
57	S-1	Repair Garage & Service St - TI / Remodel	1,000	\$3,108	\$0.774	\$945	\$0.198
			2,000	\$3,881	\$0.215	\$1,143	\$0.086
			5,000	\$4,525	\$0.905	\$1,400	\$0.280
			500	\$2,591	\$0.718	\$774	\$0.350
			2,000	\$3,668	\$0.232	\$1,299	\$0.186
58	S-1	Storage - Complete	5,000	\$4,363	\$0.213	\$1,856	\$0.082
			10,000	\$5,429	\$0.060	\$2,268	\$0.034
			25,000	\$6,323	\$0.253	\$2,783	\$0.111
			500	\$2,101	\$0.573	\$543	\$0.243
			2,000	\$2,960	\$0.185	\$909	\$0.133
59	S-1	Storage - Shell	5,000	\$3,517	\$0.171	\$1,308	\$0.055
			10,000	\$4,371	\$0.048	\$1,582	\$0.024
			25,000	\$5,086	\$0.203	\$1,940	\$0.078
			100	\$1,572	\$2.196	\$349	\$0.787
			400	\$2,231	\$0.696	\$585	\$0.289
60	S-1	Storage - TI	1,000	\$2,649	\$0.649	\$758	\$0.160
			2,000	\$3,297	\$0.179	\$918	\$0.111
			5,000	\$3,834	\$0.767	\$1,251	\$0.250
			1,000	\$3,413	\$0.494	\$681	\$0.198
			4,000	\$4,894	\$0.161	\$1,274	\$0.063
61	S-2	Parking Garage - Complete	10,000	\$5,858	\$0.147	\$1,655	\$0.035
			20,000	\$7,329	\$0.041	\$2,006	\$0.015
			50,000	\$8,569	\$0.171	\$2,463	\$0.049
			1,500	\$3,357	\$0.323	\$814	\$0.158
			6,000	\$4,810	\$0.105	\$1,526	\$0.051
62	S	Warehouse - Complete	15,000	\$5,756	\$0.096	\$1,982	\$0.028
			30,000	\$7,199	\$0.027	\$2,403	\$0.012
			75,000	\$8,416	\$0.112	\$2,951	\$0.039

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			120	\$499	\$0.126	\$636	\$0.444
			300	\$521	\$0.129	\$716	\$0.466
63	U	Accessory Building - Residential (without MPE's)	600	\$560	\$0.067	\$856	\$0.417
			840	\$576	\$0.033	\$956	\$0.278
			1,200	\$588	\$0.490	\$1,056	\$0.880
			60	\$508	\$0.393	\$393	\$1.483
			240	\$579	\$0.092	\$660	\$0.545
64	U	Accessory Building - Residential (with MPE's)	600	\$612	\$0.111	\$856	\$0.301
			1,200	\$678	\$0.024	\$1,037	\$0.131
			3,000	\$721	\$0.240	\$1,272	\$0.424
			120	\$1,490	\$1.597	\$458	\$0.866
			480	\$2,065	\$0.515	\$770	\$0.318
65	U	Accessory Building - Commercial (without MPE's)	1,200	\$2,436	\$0.477	\$999	\$0.176
			2,400	\$3,008	\$0.132	\$1,210	\$0.101
			6,000	\$3,485	\$0.581	\$1,574	\$0.262
			240	\$2,136	\$0.746	\$808	\$0.283
			600	\$2,404	\$0.768	\$910	\$0.297
66	U	Accessory Building - Commercial (with MPE's)	1,200	\$2,865	\$0.400	\$1,088	\$0.265
			1,680	\$3,057	\$0.337	\$1,216	\$0.384
			2,400	\$3,299	\$1.375	\$1,492	\$0.622
			160	\$577	\$0.130	\$484	\$0.253
			400	\$608	\$0.133	\$545	\$0.265
67	U-1	Residential Carport	800	\$662	\$0.069	\$651	\$0.237
			1,120	\$684	\$0.038	\$727	\$0.158
			1,600	\$702	\$0.439	\$802	\$0.502
			80	\$1,739	\$2.826	\$373	\$1.053
			320	\$2,418	\$0.908	\$626	\$0.387
70	U-1	Commercial Carport	800	\$2,854	\$0.841	\$812	\$0.214
			1,600	\$3,527	\$0.234	\$983	\$0.093
			4,000	\$4,087	\$1.022	\$1,206	\$0.301
			160	\$760	\$0.277	\$669	\$0.351
			400	\$826	\$0.285	\$754	\$0.368
73	U-1	Residential Garage	800	\$940	\$0.148	\$901	\$0.329
			1,120	\$987	\$0.112	\$1,006	\$0.219
			1,600	\$1,041	\$0.651	\$1,111	\$0.695
			120	\$1,628	\$1.729	\$385	\$0.726
			480	\$2,251	\$0.554	\$646	\$0.396
74	-	Commercial Coach - Complete	1,200	\$2,649	\$0.515	\$932	\$0.164
			2,400	\$3,267	\$0.142	\$1,128	\$0.071
			6,000	\$3,780	\$0.630	\$1,384	\$0.231

Building New Construction				Plan Check		Inspection	
Fee #	ICC Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Add'l SF	Base Cost	Each Add'l SF
			200	\$1,962	\$1.316	\$385	\$0.555
			800	\$2,751	\$0.425	\$718	\$0.178
75	-	Modular Building - Complete	2,000	\$3,262	\$0.392	\$932	\$0.098
			4,000	\$4,046	\$0.109	\$1,128	\$0.043
			10,000	\$4,702	\$0.470	\$1,384	\$0.138
			500	\$3,635	\$1.062	\$867	\$0.397
			2,000	\$5,228	\$0.346	\$1,462	\$0.216
76	A-4	Assembly: Spectator Seating (indoor) - Complete	5,000	\$6,266	\$0.316	\$2,111	\$0.090
			10,000	\$7,848	\$0.089	\$2,559	\$0.039
			25,000	\$9,184	\$0.367	\$3,143	\$0.126
			100	\$2,199	\$3.221	\$353	\$0.796
			400	\$3,165	\$1.036	\$591	\$0.435
77	A-4	Assembly: Spectator Seating (indoor) - TI	1,000	\$3,787	\$0.956	\$852	\$0.179
			2,000	\$4,743	\$0.266	\$1,032	\$0.078
			5,000	\$5,542	\$1.108	\$1,266	\$0.253
			1,000	\$3,134	\$0.447	\$783	\$0.179
			4,000	\$4,476	\$0.145	\$1,320	\$0.066
78	A-5	Assembly: Spectator Seating (outdoor) - Complete	10,000	\$5,348	\$0.133	\$1,715	\$0.036
			20,000	\$6,680	\$0.066	\$2,078	\$0.016
			50,000	\$8,668	\$0.173	\$2,552	\$0.051
			500	\$2,115	\$0.616	\$466	\$0.270
			2,000	\$3,040	\$0.198	\$870	\$0.086
79	A-5	Assembly: Spectator Seating (outdoor) - TI	5,000	\$3,634	\$0.183	\$1,130	\$0.048
			10,000	\$4,548	\$0.090	\$1,368	\$0.021
			25,000	\$5,901	\$0.236	\$1,680	\$0.067

Building Fees - Miscellaneous	Plan Check	Inspection
	Unit Fee at Adoption	Unit Fee at Adoption
Appeals:		
Administrative Appeal (B.O. Hearing Committee) Total Cost	\$659	
Board of Appeals - Filing / Processing	\$659	
Board of Appeals - Appeal Hearing (Actual Time @ staff billable hourly rates)		
Cellular:		
Cellular/Mobile Phone, free-standing	\$370.99	\$158.63
Cellular Tower with Equipment Shelter	\$370.99	\$218.12
Decks:		
Deck (raised or attached) up to 500 sq ft	\$99.66	\$69.40
Deck (raised or attached) each additional 500 sq ft	\$36.69	\$39.66
Demolition:		
Demolition - Res or Nonres - up to & including 3,000 sq. ft.	\$78.83	\$69.40
Demolition - Res or Nonres - over 3,000 sq. ft.	\$78.83	\$99.14
Demolition - Abatement to resolve Code Enforcement case		\$509
Duplication Processing Application	\$15.86	
CEQA Review of Building Permit (Historical / Demo Permit)	\$491	
Fences:		
Fence or Site Wall 6- 8 ft height (Any type) - First 100 lf	\$78.83	\$133.84
Each additional 100 lf	\$15.86	\$39.66
Fence or Site Wall over 8 ft height (Any type) - First 100 lf:	\$78.83	\$133.84
Each additional 100 lf	\$15.86	\$19.83
Fireplace:		
Fireplace (masonry or pre-fab)	\$47.59	\$89.23
Grading (Cut and Fill):		
0-100 Cubic Yards (Cut and Fill)	\$793.01	\$107.08
101-1,000 Cubic Yards (Cut and Fill)	\$1,048.07	\$237.95
1,001-5,000 Cubic Yards (Cut and Fill)	\$1,201.11	\$317.26
Each additional 1,000 CY or portion thereof	\$226.72	\$148.72
Drainage/erosion control/SUSMP/SMIP:		
0-5,000 sq ft surface area	\$847.93	\$169.54
Each additional 5,000 sf or portion thereof	\$577.00	\$99.14
Site Improvement (sidewalks/parking/landscape):		
0-5,000 sq ft surface area	\$970.78	\$118.97
Each additional 5,000 sf or portion thereof	\$495.80	\$79.32
Patio Cover or Awning (includes ICC Products):		
0-500 sq ft roof area	\$78.83	\$69.40
Each Additional 500 sq ft roof area	\$15.86	\$49.57
Photovoltaic:		
Photovoltaic System - Residential Roof Mounted (We base these on a \$1,000 valuation)	\$65.69	\$104.10
Photovoltaic System - All Other - First 100 kva	\$52.88	\$138.80
Each additional 100 kva		\$99.14

Building Fees - Miscellaneous		Plan Check	Inspection
	Fee Title	Unit Fee at Adoption	Unit Fee at Adoption
	Retaining Wall (concrete or masonry):		
	First 50 lf	\$68.42	\$88.48
	Each additional 50 lf	\$15.86	\$62.46
	Special Design, over 10' high (up to 50 lf)	\$68.42	\$118.97
	Each additional 50 lf	\$15.86	\$99.14
	Re-roofing - Commercial/Accessory/Multi Family:		
	Up to & including 3,000 sq. ft.	\$60.49	\$188.37
	over 3,000 sq. ft.	\$60.49	\$228.03
	Each additional 10 squares		\$53.54
	Re-roofing - Residential (Single Family) (same as commercial)	\$47.59	
	Remodel:		
	Residential Bathroom Remodel (Non-Structural, remove and replace cabinets)	\$94.87	\$118.97
	Residential Kitchen Remodel (Non-Structural, remove and replace cabinets)	\$94.87	\$118.97
	Close Existing Openings		\$62.46
	Siding - Other than stucco - per story:		
	Stone and Brick Veneer (interior or exterior) - First 50 lineal feet	\$58.00	\$151.69
	Stone and Brick Veneer (interior or exterior) - Each Additional 50 lineal feet	\$26.28	\$59.49
	All Other - First 50 lineal feet	\$42.14	\$89.23
	All Other - Each Additional 50 lineal feet	\$15.86	\$39.66
	Stucco Applications	\$58.00	\$114.98
	Close Existing Openings		\$62.46
	Signs:		
	Banners	\$58.00	\$44.61
	Permanent Pole or Monument w/electrical	\$89.73	\$99.14
	Wall/Awning Sign, Non-Electric	\$89.73	\$44.61
	Wall, Electric	\$89.73	\$71.57
	Skylights:		
	Skylight (Residential each)	\$68.42	\$62.46
	Skylight (Commercial each)	\$76.02	\$62.46
	Storage Racks:		
	Storage Racks each set of plans (Non-Residential)	\$52.88	\$79.32
	Swimming Pool / Spa (residential):		
	Vinyl-lined / fiberglass	\$99.16	\$128.89
	Gunite	\$122.31	\$208.20
	Spa or Hot Tub (Residential, Pre-fabricated)	\$64.45	\$69.40
	Swimming Pool / Spa (Public/Commercial) - up to 800 sf	\$76.02	\$356.92
	Each additional 800 s.f.		\$69.40
	Windows:		
	Retrofit Window or Sliding Glass Door (first 5)	\$78.83	\$69.40
	Each additional		\$17.85
	Window replacement w/ frame modification (first 5)	\$78.83	\$69.40
	Each additional		\$26.77

Building Fees - Miscellaneous		Plan Check	Inspection
	Fee Title	Unit Fee at Adoption	Unit Fee at Adoption
Poles (Lighting and Flag):			
	Lighting pole (each)	\$52.56	\$80.31
	Flag pole (each)	\$68.42	\$49.57
Alternate Methods and Materials:			
	Alternate Methods:	\$36.69	
	Category 1 (repeats and minimal complexity)	\$17.63	
	Category 2 (complex issues)	\$17.63	
Alternate Materials:			
	Request to Use Alternate Materials	\$254	
	Standard Fee (hourly Plan Review rate)		
	ICC Fee [placeholder only - no fee calculation]		
Extensions:			
	Application Extension	\$120.35	
	Permit Extension	\$120.35	
Permit Renewal:			
	Renew Expired Permit	\$142	
Removal of Stop Work Order:			
	Remove stop work order/recorded document, posted notice	\$183	
Hourly Rates:			
	Services Beyond Standard Fee (per the Director) (Staff time @ hourly rates)		
	Disabled Access Compliance Inspection	\$792.60	
	Supplemental Plan Check Fee (first 1/2 hour)	\$122.71	
	Each Additional 1/2 hour (or portion thereof)	\$113.90	
	Re-Inspection Fee (first 1/2 hour)	\$17.63	\$105.72
	Each Additional 1/2 hour (or portion thereof)		\$96.91
Hourly Staff Rates:			Hourly Rate
	Director		\$322
	Chief Building Official		\$213
	Deputy Director Planning		\$213
	Supervising Engineer		\$186
	Supervising Planner		\$241
	Permit Intake Manager		\$231
	Plan Check Engineer		\$227
	Senior Planner		\$203
	Senior Code Enforcement Officer		\$185
	Senior Building Inspector		\$189
	City Planner		\$203
	Code Enforcement Officer		\$176
	Building Inspector		\$198
	Community Development Tech (Building)		\$176
	Community Development Tech (Planning)		\$133
	Administrative Support Staff		\$126
	Senior Administrative Assistant		\$165

Building Fees - MPE's		
FEE #	Fee Title	Fee
1	ADMINISTRATIVE (BASE) FEES	
2	Permit Issuance and Administration	\$ 47.59
4	<i>Travel and Documentation (per permit) Included in permit fee</i>	
5	Per Trip	\$ 53.54
9	<i>Deferred Submittal Hourly per position hour billing rate</i>	
10	MECHANICAL PERMIT FEES	
11	FAU or any heating appliance less than 100,000 Btu/h	\$ 16.29
12	FAU or any heating appliance 100,000 Btu/h more	\$ 21.72
13	<i>The FAU fees are for less than 100k or more than 100k above</i>	
14	Alternation or Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	\$ 17.85
16	Boiler or compressor, up to 15 HP / Absorption system up to 500,000 Btu/h.	\$ 21.72
17	Boiler or compressor, over 15 HP / Absorption system over 500,000 Btu/h.	\$ 21.72
19	Air-handling unit, including attached ducts.	\$ 19.55
20	Air-handling unit over 10,000 CFM	\$ 21.72
21	Evaporative cooler	\$ 19.55
22	Ventilation fan connected to a single duct	\$ 19.55
23	Ventilation system (not a portion of heating or a/c system)	\$ 19.55
25	Residential hood and duct system.	\$ 19.55
26	Commerical hood and duct system. Type I	\$ 108.78
27	Commerical hood and duct system. Type II	\$ 108.78
28	Residential/Commercial/Industrial-type incinerator	\$ 21.72
29	Misc. appliances or equipment.	\$ 19.55
31	<i>32 & 33 per billable rate of position</i>	
32	<i>Stand Alone Mechanical Plan Check (hourly rate)</i>	
33	<i>Other Mechanical Inspections (per hour)</i>	
35	PLUMBING / GAS PERMIT FEES	
36	Plumbing fixtures, including piping (each 10 fixtures)	\$ 19.55
37	Building sewer install / repair / replacement (per 100 lf)	\$ 19.55
38	Rainwater systems - Each 10 Units	\$ 19.55
39	Water Piping Replacement - Each 2,500 sf	\$ 19.55
40	Gas Piping - Each 5 outlets	\$ 19.55
41	Water Heater - tank type - Each 2	\$ 16.29
42	Water Heater - tankless - Each 2	\$ 19.55
43	Industrial waste pretreatment interceptor	\$ 19.55
44	Water treating equipment, including piping (each)	\$ 19.55
45	Repair or alteration of drainage or vent piping, 1-10 fixtures	\$ 19.55

Building Fees - MPE's		
FEE #	Fee Title	Fee
46	Backflow devices - Each 5 units	\$ 19.55
47	Atmospheric-type vacuum breakers - Each 5 units	\$ 19.55
48	Recycle water piping - per system	\$ 21.72
49	Backwater valves - each	\$ 17.85
50	Greywater systems - each system	\$ 21.72
51	Solar installations - each system	\$ 46.32
52	<i>per billable rate of position for 53 & 54</i>	
53	<i>Stand Alone Plumbing Plan Check (hourly rate)</i>	
54	<i>Other Plumbing and Gas Inspections (per hour)</i>	
56	ELECTRICAL PERMIT FEES	
57	Special Events:	
58	Electric generator and electrically-driven rides	\$ 55.24
59	Mechanically-driven rides/ attractions with electrical lighting	\$ 1.89
60	Each system of area and booth lighting	\$ 19.55
61	Receptacle, Switch, and Lighting Outlets:	
62	First 10 (our fee schedule is currently 1-20)	\$ 19.55
63	Each Additional 10	\$ 17.85
64	Pole or platform-mounted lighting fixtures (each 5)	\$ 19.55
65	Theatrical-type lighting fixtures or assemblies (each)	\$ 19.55
66	Residential Fixed Appliances (each 5)	\$ 19.55
67	Nonresidential Fixed Appliances (each 2)	\$ 19.55
70	Power Apparatus:	
71	<i>Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus:</i>	
72	Rating in horsepower (HP - motors) or kilovolt-amperes (KVA - transformers):	
73	Up to and including 1 (each 9)	\$ 19.55
74	Over 1 and not over 10 (ea 7)	\$ 19.55
75	Over 10 and not over 50 (ea 5)	\$ 21.72
76	Over 50 and not over 100 (ea 3)	\$ 21.72
77	Over 100 (ea)	\$ 21.72
78	Roof mounted photovoltaic system - 3 power apparatus	\$ 55.24
79	Ground mounted photovoltaic system - 3 apparatus	\$ 19.55
80	<i>Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.</i>	
81	Busways	\$ 19.55
82	Trolley and plug-in-type busways - each 100 feet or fraction thereof	\$ 19.55
83	<i>(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.)</i>	
85	Signs, Outline Lighting, or Marquees supplied from one branch circuit (ea)	\$ 21.72
86	Additional branch circuits within the same sign, outline lighting system, or marquee (ea)	\$ 19.55

Building Fees - MPE's		
FEE #	Fee Title	Fee
89	Services:	
90	Services of 600 volts or less and not over 200 amperes in rating (each)	\$ 21.72
91	Services of 600 volts or less and over 200 amperes to 1000 amperes in rating (ea)	\$ 21.72
92	Services over 600 volts or over 1000 amperes in rating (ea)	\$ 21.72
94	Miscellaneous Apparatus, Conduits, and Conductors	\$ 19.55
97	Temporary Power Service	\$ 1.89
98	Temporary power pole	\$ 19.83
99	Sub poles (each)	\$ 17.85
101	<i>Stand Alone Electrical Plan Check (hourly rate)</i>	

OTHER FEES

FIRE PERMIT FEES

Fees for permits issued by the City of Santa Rosa Fire Department are collected at the time of application. Many fees related to development & fire activities are outlined below. Other fees, such as those for storage of hazardous or combustible materials, annual fire permits, and inspection of day care operations are not listed. Information about these fees can be obtained by calling the Fire PO Department at (707) 543-3500 or going online at www.santarosafd.com

Permit Type	Fee (Effective July 1, 2017)
Fire Life Safety Plan Review	50% of building plan check fee + 2.5% Micrographics Fee + 2.5% Technology Fee (EXCEPTION: Photovoltaic Systems permits: Commercial = \$290, + Micrographics/Technology Fees)
Fire Life Safety Inspection	50% of building fee + 2.5% Micrographics Fee + 2.5% Technology Fee (EXCEPTION: Photovoltaic Systems permits: Commercial = \$290, + Micrographics/Technology Fees)
Commercial Fire Sprinkler Installation/Alteration (Less than 100 sprinkler heads)	\$408 + \$3.67 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee
Commercial Fire Sprinkler Systems (greater than 100 sprinkler heads)	\$408 + \$5.84 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee
Residential Fire Sprinkler Systems	\$408 + \$3.67 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee
Fire Alarm System Installation	\$408 + \$3.67 per device + 2.5% Micrographics Fee + 2.5% Technology Fee
Fire Alarm System Minor Modification	\$272 + 2.5% Micrographics Fee + 2.5% Technology Fee
Fire Sprinkler Supervision System	\$272 + 2.5% Micrographics Fee + 2.5% Technology Fee
Underground Fire Main Installation	\$818 + 2.5% Micrographics Fee + 2.5% Technology Fee
Fixed Extinguishing System	\$432 + 2.5% Micrographics Fee + 2.5% Technology Fee
Standpipe Systems	Actual hours & costs (4 hour minimum) = \$564 + 2.5% Micrographics Fee + 2.5% Technology Fee

Fire Pump Installation	Actual hours & costs (4 hour minimum) = \$564 + 2.5% Micrographics Fee + 2.5% Technology Fee
Outside Consultant Fee for Plan Review and/or Inspection Services	Cost + 25% overhead
Temporary Certificate of Occupancy	Actual hours & costs (2 hour minimum) = \$282
Additional Plan Review / Fire Prevention Bureau Re-inspection – (Hourly rate)	Hourly rate/minimum 1 hour (\$141/hour)
Expedited Plan Review-Permit fee + 2-hour minimum overtime cost (not always available)	2-hour overtime hourly minimum (\$423)
Emergency Responder Radio Coverage System	4.25 hours (\$599.25) + 2.5% Micrographics Fee & 2.5% Technology Fee
Alternate Method Request	2-hour minimum (\$282) + 2.5% Micrographics Fee + 2.5% Technology Fee
Public Occupancy - New establishments serving alcohol with bar and/or providing live entertainment (initial plan review & inspection)	\$282 + 2.5% Micrographics Fee + 2.5% Technology Fee

POLICE FEES

Fees for services provided by the City of Santa Rosa Police Department are collected at the time of application. Fees are charged for card table permits and masseuse business permits. All fees are paid at the Santa Rosa Police Department, located at the Public Safety Building, 965 Sonoma Avenue. For more information, contact the Police Department at 543-3550.

REAPPORTIONMENT OF ASSESSMENTS

When a parcel within a special assessment district is subdivided, the assessment is spread to the newly created parcels. The fee is paid prior to final map recordation at the Finance Department, located in the City Hall Annex, 90 Santa Rosa Avenue. The fees for reapportionment of assessments are:

\$50 for the first two lots and
\$20 for each lot thereafter

BUSINESS TAX CERTIFICATE

A Business Tax Certificate is proof of payment of Santa Rosa's business tax indicating tax period covered and applies to businesses that operate in the City limits. This includes all contractors who perform work in the City. Business Tax Certificates can be obtained online at SantaRosa.bizlicenseonline.com, at available kiosks at 90 and 100 Santa Rosa Ave, by calling toll free (855) 219-4339, or by mailing printed forms or renewal packet to City of Santa Rosa, c/o MuniServices, PO Box 1556, Santa Rosa, CA 95402. Business Tax Certificates are charged based on calendar year gross receipts as follows:

<u>Gross Receipts</u>	<u>Tax</u>
\$0-\$25,000	\$25

For businesses generating more than \$25,000 in gross receipts in a calendar year, in addition to the \$25 shown above, additional tax is assessed as follows:

- 1) Retail -- Any gross receipts over \$25,000 are multiplied by .00034 to arrive at the additional tax.
- 2) Service -- Any gross receipts over \$25,000 are multiplied by .00084 to arrive at the additional tax.
- 3) Contractors -- Any gross receipts over \$25,000 are multiplied by .00109 to arrive at the additional tax.
- 4) Professionals -- Any gross receipts over \$25,000 are multiplied by .00168 to arrive at the additional tax.

In addition to the business tax mentioned above, there is a Compliance Review Fee that is also collected when paying Business Taxes, \$25 for New Applications and \$10 for Annual Renewals.

All businesses in the city limits need a zoning clearance. Visit Planning and Economic Development at City Hall, Room 3 (Monday-Thursday, 8:30 a.m. – 2:30 p.m.)

FEE SCENARIOS

The following pages illustrate the fees charged to four "typical" development scenarios. The fees shown may change depending on the location and complexity of your project.

SINGLE FAMILY DWELLING UNIT

The fees shown below are estimates for an average single-family unit in three different areas of the City of Santa Rosa. This unit is located in a subdivision, is 1,800 square feet and has an attached garage that is 440 square feet on a 6,000 square foot lot. The parcel is designated Low Density Residential by the General Plan. Based on the California Building Code's definition of valuation, the dwelling unit is valued at \$195,612 and the garage at \$12,126 for a total valuation of \$207,738.

	<u>Southwest Area Plan</u>	<u>Southeast Area Plan</u>	<u>Other areas of the City</u>
Plan Check	2,499	2,499	2,499
Building Permit	1,712	1,712	1,712
Misc Building Fees	115	115	115
Technology Fee	131	131	131
Advance Planning Fee	524	524	524
Wastewater Demand	6,290	6,290	6,290
Water Demand	2,689	2,689	2,689
Meter Fees (1" meter)	360	360	360
School Impact	Check School Dist.	Check School Dist.	Check School Dist.
Housing Impact Fee**	12,712	12,712	12,712
Capital Facilities Fee	6,553	6,553	6,553
Park Fee	10,146	11,785	11,442
SW Area Impact Fee	14,352	0	0
SE Area Impact Fee	0	15,380	0
Total by Area	\$58,083+School	\$60,750+School	\$45,027+School

Notes:

- ◆ Miscellaneous building fees include: Micrographics Fee, Strong Motion Instrument Fee, and CBSC Fee.
- ◆ School fees vary by School District. The Wright District (southwest), the Bellevue District (southeast), and the Santa Rosa City School District (other areas) currently charge a statutory fee. If a school mitigation agreement has been executed, school fees will be higher.
- ◆ Fees for the Southwest and Southeast areas apply within boundaries established by the Southwest and Southeast Area Plans. These fees are adjusted annually.
- ◆ Park fees vary by area. Park fee for "other areas" is based on fee for Northwest Santa Rosa. Northeast Santa Rosa is \$13,328.
- ◆ The valuation for the dwelling unit includes fire sprinkler system but does not include air conditioning.
- ◆ When landscape plans are required, Water Conservation (EDS review) fees are 440 (based on \$0-\$19,999 valuation for landscaping) for review and \$65 for inspection.

**** Housing Impact Fee shown for a "For Rent" house. "For Sale" housing fee is 2-½% of the sales price.**

FEE SCENARIOS (Continued)

MAJOR SUBDIVISION WITH SIX PARCELS

The following application fees are those that would be charged to a major subdivision. This scenario assumes a six lot subdivision, required to undergo environmental review, but no rezoning. Special Tax District fees, if any, not included.

Application Review Appointment Fee	\$798
Major Subdivision Application Fee	\$30,468
Public Hearing (Planning Commission).....	\$2,177
Environmental Assessment	<u>\$5,188</u>
<i>(Review of Consultant prepared CEQA document)</i>	
TOTAL	\$38,631

COMMERCIAL OFFICE SCENARIO

Listed below are the fees that would be applied to a "typical" 8,000 square foot general office building on a vacant lot, valued at \$680,960. This office building would require environmental review as well as design review.

Use permit/Design review.....	\$15,713
Public hearing.....	\$2,177
Environmental Assessment	\$5,188
Plan check	\$5,037
Sewer demand fee	\$11,704
Water demand fee (domestic & irrigation)	\$6,600
Sewer application processing fee	\$510
Water application processing fee.....	\$510
Meter fee (2 - 1" meters).....	\$720
Backflow inspection fee	\$55
Encroachment permit (processing fee).....	\$128
School impact (\$0.36 per square foot; actual fee varies by district)	\$2,880
Capital Facilities Fee	\$41,840
Building Permit	\$2,433
Miscellaneous Building Fees	\$483
Technology Fee.....	\$185
Advance Planning Fee	\$740
Fire Plan Check.....	\$2,519
Fire Inspection.....	\$1,217
Fire Micrographics & Technology Fees	<u>\$187</u>
TOTAL (see notes for additional fees).....	\$100,826

Notes:

- ◆ Water demand fee is based on estimated use of 8,000 gallons per month for domestic use and an estimated peak irrigation use of 16,000 gallons per month.
- ◆ Miscellaneous building fees include: Micrographics Fee, Strong Motion Instrument Fee, and CBSC Fee.
- ◆ Art In-lieu fee charged if applicant does not provide Public Art per Ordinance #3805 (1%=\$6,809.60).
- ◆ If in Southwest Area, add SWADIF = 8,000 sq.ft. x \$11.74/sq.ft. = \$93,920
- ◆ If in Southeast Area, add SEADIF = 8,000 sq.ft. x \$10.31/sq.ft. = \$82,480
- ◆ Use Permit/Design Review includes Concept Design Review application fee (3).
- ◆ When landscape plans are required, Water Conservation (EDS review) fees are \$825 (based on \$20,000-\$99,999 for landscape valuation) for review and \$130 for inspection.
- ◆ Environmental Assessment (non-exempt project) if staff prepared is \$11,820.
- ◆ Encroachment permit may be subject to additional plan checking and inspection fees.

FEE SCENARIOS (Continued)

ANNEXATION SCENARIO

The following outlines fees that would be charged to process an annexation of eleven acres which requires environmental review. These fees can vary depending on the location and complexity of the annexation.

City Annexation/Rezoning fee	\$13,475
Sentiment Survey (if required)	\$1,231
Public Hearings (Planning Commission & City Council)	\$4,165
Environmental Assessment**	\$11,820
Maps and legal descriptions (estimate)	\$5,000
(private engineer)	
LAFCO (with 100% landowner consent)	\$5,500
LAFCO environmental document review (Environmental Impact Report)	\$3,070
State Board of Equalization fee (collected by LAFCO)	<u>\$800</u>
TOTAL	\$45,061

Notes: LAFCO fees are higher for annexations without 100 percent landowner consent. Fees are lower if environmental document review involves an exemption or an initial study and negative declaration. State Board of Equalization fees are collected upon LAFCO approval. LAFCO may require additional reviews and fees or deposits.

FOR MORE INFORMATION, CONTACT SONOMA COUNTY LAFCO AT 565-2577 or www.sonoma-county.org/lafco

*** If consultant prepared CEQA document: \$5,188
LAFCO fees are fiscal year '17/18 fees*