

# Fee Schedule



**January 1, 2019**

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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 July 1, 2018)

TYPE OF APPLICATION	FEE
➤ <b>Prezoning for Annexation:</b> (3)	\$13,906
• Sentiment Survey (if required)	\$1,270
➤ <b>Appeal:</b>	
• By an applicant/applicant representative to the:	
○ Zoning Administrator	\$3,190
○ Cultural Heritage Board	\$4,898
○ Design Review Board	\$5,339
○ Planning Commission	\$5,859
○ City Council	\$5,859
• By a neighbor/non-applicant to any appeal body	\$509
• Of an Environmental Determination or Zoning Code Interpretation	\$5,212
➤ <b>Conditional Use Permit:</b>	
• <u>Temporary:</u>	
○ Over the Counter	\$223
○ Standard	\$1,034
○ Enhanced Service (e.g. new structure, trailer, generator, stockpile)	\$1,579
• <u>Minor:</u>	
○ Standard	\$2,690
○ Enhanced Service (e.g. new construction, personal services – restricted, use that abuts a residential use or district on an undeveloped site)	\$3,891
○ Child care facilities (4)	\$3,891
○ Residential Fence	\$357
○ Amendment to approved Minor CUP (15)	\$1,345
• <u>Major:</u> (5)	
○ Standard	\$11,745
○ Child Care Facilities (4)	\$11,745
○ Enhanced Service (e.g. new commercial construction, drive-through retail, telecommunication tower)	\$16,732
○ Amendment to approved Major CUP (15)	\$5,873

➤ <b>Density Bonus: (6)</b> .....	\$17,397
• Density Bonus For Sale Project .....	\$716
• Density Bonus Rental Project .....	\$429
➤ <b>Design Review:</b>	
• <u>Over the Counter</u> ( <i>administrative with Building Permit review</i> ).....	\$223
• <u>Concept/Referral</u>	
○ Design Review Board .....	\$1,356
○ Waterways Advisory Committee .....	\$1,356
○ Joint Review - Design Review Board/Cultural Heritage Board .....	\$1,356
○ <i>Cultural Heritage Board (see Landmark Alteration)</i>	
• <u>Minor</u> ( <i>up to 10,000 sf in total floor area</i> )	
○ Standard .....	\$3,114
○ Minor Alterations ( <i>e.g. change in siding or roof material, commercial fencing</i> ) .....	\$1,863
• <u>Major:</u> ( <i>&gt;10,000 sf in total floor area or &gt;5,000 sf within Historic District</i> )	
○ Standard (7).....	\$16,316
○ Amendment to Final Design Review .....	\$3,446
➤ <b>Development Agreement: (3)</b>	
• New Development Agreement.....	\$9,719
• Amendment to Development Agreement.....	\$7,628
➤ <b>Environmental Assessment: (8)</b>	
• <u>Exemption:</u>	
○ Standard .....	No charge
○ Enhanced Service ( <i>e.g. determination requires staff research or administrative review of technical reports</i> ) .....	\$1,029
○ CEQA Review of Building Permit ( <i>Historical / Demo Permit</i> ) .....	\$507
• <u>Initial Study &amp; Mitigated/Negative Declaration:</u>	
○ Standard ( <i>City prepared CEQA document with administrative review of up to four related technical studies</i> ).....	\$12,198
○ Administrative review of a consultant prepared CEQA document and any related technical studies .....	\$5,354
• <u>Environmental Impact Report:</u>	
○ Pre-EIR administration ( <i>e.g. request for proposals and contract administration</i> ) .....	\$25,885
○ Administrative review of a consultant prepared EIR .....	15% of contract
• <u>Mitigation Monitoring Fee</u> .....	\$271
➤ <b>General Plan Amendment: (3)</b> .....	
• Text and/or Diagram .....	\$21,014
➤ <b>General Plan Consistency Determination: (5)</b> .....	\$5,194
➤ <b>Hillside Development Permits:</b>	
• Major (5) .....	\$9,404
• Minor .....	\$5,702
• Minor amendments or alterations ( <i>e.g. accessory structures</i> ) .....	\$1,863

➤	<b>Landmark Alteration:</b>	
	• <u>Homeowner as applicant</u>	
	○ Concept.....	No charge
	○ Minor .....	\$357
	○ Major (9) .....	\$872
	○ Amendment to Minor Landmark Alteration (15).....	\$179
	○ Amendment to Major Landmark Alteration (15).....	\$436
	• <u>Non-Homeowner</u>	
	○ Concept.....	\$1,356
	○ Minor (<5,000 sf).....	\$3,131
	○ Major (5,000–10,000 sf) (9).....	\$6,267
	○ Major (>10,000 sf) (9).....	\$7,901
	○ Amendment to Minor Landmark Alteration (15).....	\$1,566
	○ Amendment to Major Landmark Alteration (15).....	\$3,951
➤	<b>Neighborhood Meeting:</b> .....	\$1,049
➤	<b>Pre-application Consultation Meeting:</b> .....	No charge first hour
➤	<b>Public Convenience or Necessity (PCN):</b> .....	\$1,306
➤	<b>Public Hearing:</b>	
	• Zoning Administrator (13).....	\$1,856
	• Subdivision Committee .....	\$2,268
	• Cultural Heritage Board:	
	○ Homeowner Major Landmark Alteration .....	\$465
	○ Non-Homeowner Major Landmark Alteration.....	\$1,985
	• Design Review Board .....	\$2,246
	• Planning Commission .....	\$2,246
	• City Council.....	\$2,052
➤	<b>Reprocessing:</b> <i>(required to repeat steps that exceed standard processing expectations)</i>	
	• Referrals <i>(Review/Feedback)</i> .....	50% of Application Fee
	• Project Condition/Staff Report .....	25% of Application Fee
	• Decision Point.....	25% of Application Fee
➤	<b>Request for Reasonable Accommodation:</b> .....	\$1,748
➤	<b>Rezoning:</b> <i>(Amendment to the Zoning Code, Design Guidelines, Creek Plan) (3)</i>	
	• Map .....	\$12,799
	• Text .....	\$12,986
➤	<b>Sale of City-owned Surplus Land/Land Trade:</b> .....	No charge
➤	<b>Signs:</b>	
	• <u>Temporary:</u> <i>(e.g. banner)</i> .....	\$206
	• <u>Sign Permit:</u>	
	○ Over the Counter <i>(consistent with sign program/sign ordinance)</i> .....	\$343
	○ Standard <i>(requires review by Planner)</i> .....	\$823
	○ Enhanced Service <i>(when sign is within a Preservation District)</i> .....	\$1,174
	• <u>Sign Program:</u> .....	\$1,104
	• <u>Sign Variance:</u> .....	\$3,029
➤	<b>Southeast Area Plan Recovery Fee:</b> (10).....	\$680 per acre
➤	<b>Southwest Area Plan Recovery Fee:</b> (10).....	\$190 per acre

➤ <b>Special Tax District Fee:</b>	
• Administrative Set-up ( <i>plus fees from City Attorney, Public Works, and other involved Departments</i> ) .....	\$3,686
• Streets/Lighting .....	\$2,482
• Landscaping/Open Space Set-up.....	\$2,482
• Storm Drain Set-up.....	\$2,482
• Neighborhood Park Services Set-up .....	\$2,482
• NBS Consultant/Annexation .....	\$3,652
➤ <b>Subdivision:</b>	
• Application Review Appointment .....	\$824
• Minor - Tentative Parcel Map (11) .....	\$15,202
• Major - Tentative Map (5).....	\$31,443
• Air Space Condominiums (11 or 5) .....	\$15,875
• Time extension for Subdivision.....	\$5,257
• Certificate of Compliance.....	\$1,272
• Lot Line Adjustment or Lot Merger .....	\$2,378
• Modification of Parcel/Final Map.....	\$5,713
• Reversion of Acreage (11 or 5).....	\$5,940
• Tentative Map Status Letter.....	\$243
➤ <b>Time Extensions:</b>	
• Planning Entitlement (except Subdivision) .....	\$709
• Subdivision .....	\$5,257
➤ <b>Tree Permit:</b>	
• One to three trees .....	\$213/per tree
• Over three trees on same application.....	\$715
➤ <b>Utility Certificate:</b>	
• Review Authority - Director .....	\$6,007
• Review Authority - City Council .....	\$17,266
➤ <b>Vacation of Easement/Right-of-Way:</b>	
• Summary .....	\$12,732
• Non-Summary or Standard (3).....	\$22,383
➤ <b>Variance:</b>	
• Minor Adjustment (existing structures) .....	\$1,450
• Minor Variance.....	\$1,958
• Major Variance (5) .....	\$6,525
➤ <b>Zoning Clearance/Home Occupation:</b>	
• 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> ) .....	\$1,238
• Public Information Services (14).....	\$243

**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 July 23, 2018)</u>
Residential, Very Low Density (0 to 1.99 units/acre)	\$9,129 / unit
Residential, Low Density (2 to 7.99 units/acre)	\$8,007 / unit
Residential, Medium-Low Density (8 to 12.99 units/acre)	\$7,329 / unit
Residential, Medium Density (13 to 17.99 units/acre)	\$6,522 / unit
Residential, Medium-High Density (18 to 30+ units/acre)	\$5,433 / unit
Accessory Dwelling Unit (Second Dwelling/Granny Unit)	\$5,433 / unit
Retail	\$14.16 / gross square foot
Commercial	\$9.14 / gross square foot
Office	\$6.38 / gross square foot
Industrial	\$3.88 / gross square foot
Mini Warehouse	\$1.54 / gross square foot
Congregate Care Facility	\$1,408 / unit or room
Churches	\$1.19 / gross square foot
Private Schools	\$6.25 / gross square foot
Drug Rehabilitation Center	\$6.08 / 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.
- ◆ 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 30<sup>th</sup> 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 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 actions and uses are exempt from the requirement to pay the CFF (Capital Facilities Fee):

- ◆ Alteration, remodeling, or reconstruction of a nonresidential structure which does not increase the gross floor area above what was in existence and in use on the effective date of this chapter. (*Effective date of Capital Facilities Fee Chapter was August 25, 1997.*)
- ◆ A development project which the developer establishes to the City's satisfaction will not generate any additional need for public facilities, services or amenities, or any other impact for which a mitigation and/or fee is otherwise required. The burden of establishing by satisfactory proof the applicability and elements of this subsection shall be on the developer. No exemption or limit shall be granted pursuant to this section unless a finding is made, based on satisfactory factual proof provided by the developer, that the requirements of this subsection have been satisfied.
- ◆ No CFF shall be due if the CFF was previously paid in full for a particular property, and no refund has been issued.
- ◆ There are no other exemptions to the CFF.

Notes:

- 1) Alteration, remodeling or reconstruction to an existing residential unit creating 400 square feet or more of additional living space is no longer subject to CFF as of July 21, 2018 (Ordinance No. ORD-2018-013).
- 2) A new residential dwelling unit created within or by addition to an existing residential unit is not exempt from CFF.

## **RESIDENTIAL PROJECT INCENTIVE PROGRAM TO INCREASE HIGH DENSITY DEVELOPMENT AND AFFORDABLE HOUSING DOWNTOWN. RESOLUTION NO. RES-2018-167**

### **PROJECTS MUST "BREAK GROUND" BEFORE AUGUST 31, 2023 TO QUALIFY**

"Breaking Ground" is defined as securing (issued) a foundation permit.

A floor is considered "residential" if at least twenty-five (25%) of the gross floor area is dedicated to habitable space.

1. To qualify; the project must include primarily residential uses:
  - a) For residential projects located Downtown on parcel(s) zoned **CD-7 and/or CD-10**: Capital Facilities Fees for projects proposing four or more stories with at least three stories dedicated to residential use, shall be calculated based upon the first three residential floors only, and any additional floors dedicated to residential use shall be exempt from additional Capital Facility Fees.
  - b) The parcel must be in the Downtown Station Area Specific Plan or the General Plan Downtown Core Boundary.

- c) For residential projects located Downtown on parcel(s) zoned **CD-5, TV-M, TV-R, R-3-18, and/or R-3-30**: Capital Facility Fees for projects proposing three or more stories, with at least two stories dedicated to residential use, shall be calculated based upon the first two residential floors only, and any additional floors dedicated to residential use shall be exempt from additional Capital Facility Fees.
- d) For Downtown affordable/inclusionary housing projects that construct affordable units on-site pursuant to the City's Housing Allocation Plan: Capital Facility fees for non-exempt units shall be reduced to \$2 per square foot.

## 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 Water staff and based on maximum monthly usage. If the type of non-residential use changes, additional demand fees may be due.

	<b>Demand Fee as of <i>January 1, 2019</i></b>
Single Family Unit, Lot over 1 acre	\$7,791
Single Family Unit, over 6,000 sq ft up to 1 acre	\$5,420
Single Family Unit, 6,000 square feet and under	\$2,767
(Multifamily Residential) Condominiums, Apartments, Mobile Homes, Duplex & Triplex	\$2,541
Accessory Dwelling Unit, Single Room Occupancy or Senior Housing Unit	\$1,270
Non-residential (GPM = Gallons Per Month)	\$283 / 1,000 GPM
Irrigation	\$283 / 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.

<b><u>Meter Size</u></b>	<b><u>Fee</u></b>
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 Building Division.
- ◆ Irrigation meter size is based on the highest flow through the meter based on the design of the irrigation system.

<b><u>Type</u></b>	<b><u>Fee</u></b>
Meter Re-inspection	\$110

## **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 City of Santa Rosa staff.

Type	Fee
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 Water Engineering Services 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 <b>January 1, 2019</b>
Single Family Unit, Lot over 1 acre (43,560 sq ft)	\$8,579
Single Family Unit, over 6,000 sq ft to 1 acre	\$7,375
Single Family Unit, 6,000 sq ft and under (any unit with outside watering)	\$6,472
(Multifamily Residential) Condominiums, Apartments, Mobile Homes, Duplex, Triplex	\$7,225
Accessory Dwelling Unit, Single Room Occupancy or Senior Units	\$5,418
Non-residential / Industrial – Per 1,000 GPM and estimated monthly wastewater factor on table	Minimum 1,000 GPM \$1,505

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 \$1,505 per thousand gallons per month and the estimated monthly wastewater flow.
- ◆ Properties located in the Southpark Sanitation District are subject to SPSD fees and policies. They can be reached at (707) 521-6215

### **Sewer Main Inspection Fees**

These fees are paid for any work on the public sewer system requiring inspection by Water Engineering Services 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 Water Engineering Services 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.
- ◆ Any NEW Accessory Dwelling unit that is over 750 square feet will require demand fees. It is recommended that all Accessory Dwelling units have a separate meter, but it is not required unless over 750 square feet. Contact Water Engineering Services for more information



**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	\$5,420.00
Water Processing Fee	\$510.00
1" water meter	\$360.00
Sewer Demand Fee	\$7,375.00
Sewer Processing Fee	\$510.00
<b>Total</b>	<b>\$14,175.00</b>

#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 \$283 per thousand gallons per month. Sewer at a rate of \$1,505 per thousand gallons per month.

Domestic Water Demand Fee	$10 \times \$283 =$	\$2,830.00
Irrigation Water Demand Fee	$20 \times \$283 =$	\$5,660.00
Water Processing Fee		\$510.00
2 - 1" water meters	(irr. & dom.) $\$360 \times 2 =$	\$720.00
Sewer Demand Fee	$10 \times \$1,505.00 =$	\$15,050.00
Sewer Processing Fee		\$510.00
<b>Total</b>		<b>\$25,280.00</b>

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 WATER ENGINEERING SERVICES AT (707) 543-4200 OR [WATERENG@SRCITY.ORG](mailto:WATERENG@SRCITY.ORG)**

## 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, 2019.)*

<u>Dwelling Type</u>	<u>In Lieu/Park Development Fee</u>
<b>Single Family Detached</b>	
Northwest	\$10,217 per unit
Northeast	\$10,355 per unit
Southwest	\$11,833 per unit
Southeast	\$10,112 per unit
<b>Single Family Attached</b>	
Northwest	\$8,753 per unit
Northeast	\$8,871 per unit
Southwest	\$10,137 per unit
Southeast	\$8,663 per unit
<b>Duplex</b>	
Northwest	\$8,640 per unit
Northeast	\$8,757 per unit
Southwest	\$10,007 per unit
Southeast	\$8,552 per unit
<b>Multifamily</b>	
Northwest	\$7,514 per unit
Northeast	\$7,615 per unit
Southwest	\$8,703 per unit
Southeast	\$7,437 per unit
<b>Mobile Home/Manufactured Home/Accessory Dwelling Unit</b>	
Northwest	\$5,972 per unit
Northeast	\$6,053 per unit
Southwest	\$6,917 per unit
Southeast	\$5,911 per unit

Notes:

- ◆ Dedication of land for parks is required in some circumstances in accordance with Santa Rosa City Code, Chapter 19-70 'Park and Recreation Land and Fees'. 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.
- ◆ Fee credit may be allowed in some circumstances for the provision of private open space, City Code 19-70.120.
- ◆ Park fees do not apply:
  - ◆ to commercial or industrial subdivision; (City Code 19-70.150)
  - ◆ 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. (City Code 19-70.150)

**RESIDENTIAL PROJECT INCENTIVE PROGRAM TO INCREASE HIGH DENSITY DEVELOPMENT AND AFFORDABLE HOUSING DOWNTOWN AND REQUIRING THAT 100% OF PARK FEE REVENUE BE SPENT WITHIN THE DOWNTOWN STATION AREA SPECIFIC PLAN AND THE GENERAL PLAN DOWNTOWN CORE BOUNDARY FOR THE CREATION, EXPANSION, AND/OR ENHANCEMENT OF PARKS AND RECREATION FACILITIES. RESOLUTION NO. RES-2018-168**

**PROJECTS MUST “BREAK GROUND” BEFORE AUGUST 31, 2023 TO QUALIFY**

“Breaking Ground” is defined as securing (issued) a foundation permit.

A floor is considered “residential” if at least twenty-five (25%) of the gross floor area is dedicated to habitable space.

1. To qualify; the project must include primarily residential uses:
  - a) For residential projects located Downtown on parcel(s) zoned **CD-7 and/or CD-10**: Park Fees for projects proposing four or more stories with at least three stories dedicated to residential use, shall be calculated based upon the first three residential floors only, and any additional floors dedicated to residential use shall be exempt from additional Park Fees.
  - b) For residential projects located Downtown on parcel(s) zoned **CD-5, TV-M, TV-R, R-3-18, and/or R-3-30**: Park Fees for projects proposing three or more stories, with at least two stories dedicated to residential use, shall be calculated based upon the first two residential floors only, and any additional floors dedicated to residential use shall be exempt from additional Park Fees.
  - c) The parcel must be in the Downtown Station Area Specific Plan or the General Plan Downtown Core Boundary.
  - d) For Downtown affordable/inclusionary housing projects: the project must construct affordable units on-site pursuant to the City’s Housing Allocation Plan.
  - e) For downtown affordable/inclusionary housing projects that construct the affordable units on-site pursuant to the City’s Housing Action Plan; Park Impact Fees for non-exempt units shall be reduced to \$2 per square foot.
2. The project applicant is not seeking overlapping fee reductions, such as the Park Impact Fee Credit for the provision of private open space as defined in Ordinance number 3216.

## **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 (City Code 21-80.030). 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](mailto: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	890-3800 ext. 80214
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, 2019)**

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	\$5,714	1,460	\$9,158	1,740	\$12,699
910	\$1,269	1,190	\$5,838	1,470	\$9,281	1,750	\$12,712
920	\$1,662	1,200	\$5,962	1,480	\$9,406		
930	\$1,955	1,210	\$6,085	1,490	\$9,531		
940	\$2,200	1,220	\$6,209	1,500	\$9,654		
950	\$2,417	1,230	\$6,332	1,510	\$9,779		
960	\$2,614	1,240	\$6,455	1,520	\$9,903		
970	\$2,798	1,250	\$6,579	1,530	\$10,028		
980	\$2,972	1,260	\$6,701	1,540	\$10,154		
990	\$3,137	1,270	\$6,823	1,550	\$10,279		
1,000	\$3,296	1,280	\$6,947	1,560	\$10,405		
1,010	\$3,449	1,290	\$7,069	1,570	\$10,531		
1,020	\$3,599	1,300	\$7,191	1,580	\$10,657		
1,030	\$3,744	1,310	\$7,314	1,590	\$10,783		
1,040	\$3,886	1,320	\$7,436	1,600	\$10,908		
1,050	\$4,026	1,330	\$7,559	1,610	\$11,036		
1,060	\$4,165	1,340	\$7,681	1,620	\$11,162		
1,070	\$4,299	1,350	\$7,804	1,630	\$11,289		
1,080	\$4,434	1,360	\$7,926	1,640	\$11,416		
1,090	\$4,566	1,370	\$8,050	1,650	\$11,543		
1,100	\$4,697	1,380	\$8,172	1,660	\$11,670		
1,110	\$4,827	1,390	\$8,295	1,670	\$11,799		
1,120	\$4,956	1,400	\$8,417	1,680	\$11,926		
1,130	\$5,084	1,410	\$8,541	1,690	\$12,054		
1,140	\$5,211	1,420	\$8,664	1,700	\$12,183		
1,150	\$5,337	1,430	\$8,788	1,710	\$12,311		
1,160	\$5,463	1,440	\$8,911	1,720	\$12,441		
1,170	\$5,589	1,450	\$9,035	1,730	\$12,570		

Note: Fee paid shall not exceed \$12,712; units larger than 1,750 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 \$727
3. Initial Plan Check Submittal Meeting \$472
4. Improvement Plan Revision \$638
5. Public Improvement Variance \$510
6. Alquist-Priolo and Landslide Studies Administrative Fee \$1,531
7. Deed Review/Processing \$1,021
8. Record Drawings \$638
9. Certificate of Corrections \$766



## **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	\$128
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 \$128 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

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

**\* 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 \$109.10, each additional ½ hour (or portion thereof) \$100.01.  
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 \$105, plus \$1.31 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 \$53. 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 \$158. 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 \$158. 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 \$158 for the first unit plus \$53 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 \$53 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 \$66. 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 \$184 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 \$433 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.

**j) Change of Contractor**

A fee of \$47 will be charge upon request of change of contractor.

**ACCESSIBILITY COMPLIANCE FEE**

\$0.13 per \$1,000 valuation

**ENERGY EFFICIENCY STANDARDS PERMIT FEE**

\$0.26 per \$1,000 valuation

**MICROGRAPHICS FEE**

\$0.39 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.

<b>Permit Valuation</b>	<b>Fee</b>
\$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 ..... \$135
2. Dwelling Additions/Remodels ..... \$23
3. New Attached & Multi-Family Dwellings ..... \$96
4. Multi-Family Additions/Remodels ..... \$26
5. Commercial-Business & Retail ..... \$191
6. Commercial Additions/Remodels ..... \$108
7. Industrial..... \$128
8. Industrial Additions/Remodels ..... \$77

## **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 ..... \$541
2. Dwelling Additions/Remodels ..... \$95
3. New Attached & Multi-Family Dwellings ..... \$382
4. Multi-Family Additions/Remodels ..... \$95
5. Commercial-Business & Retail ..... \$763
6. Commercial Additions/Remodels ..... \$447
7. Industrial..... \$509
8. Industrial Additions/Remodels ..... \$318



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	\$3,153	\$0.467	\$1,029	\$0.298
			4,000	\$4,553	\$0.153	\$1,922	\$0.096
1	A-1	Assembly Group: Theaters - Complete	10,000	\$5,472	\$0.139	\$2,496	\$0.053
			20,000	\$6,864	\$0.069	\$3,023	\$0.023
			50,000	\$8,940	\$0.179	\$3,711	\$0.074
			1,000	\$2,302	\$0.327	\$828	\$0.239
			4,000	\$3,283	\$0.107	\$1,545	\$0.077
2	A-1	Assembly Group: Theaters - Shell	10,000	\$3,924	\$0.144	\$2,004	\$0.042
			20,000	\$5,360	\$0.033	\$2,427	\$0.018
			50,000	\$6,360	\$0.127	\$2,979	\$0.060
			250	\$2,132	\$1.296	\$548	\$0.530
			1,000	\$3,104	\$0.421	\$946	\$0.161
3	A-1	Assembly Group: Theaters - TI	2,500	\$3,736	\$0.386	\$1,187	\$0.163
			5,000	\$4,699	\$0.108	\$1,596	\$0.048
			12,500	\$5,512	\$0.441	\$1,957	\$0.157
			2,000	\$3,183	\$0.234	\$1,421	\$0.162
			8,000	\$4,586	\$0.121	\$2,394	\$0.060
4	A-2	Assembly Group: Restaurants - Complete	20,000	\$6,043	\$0.081	\$3,110	\$0.033
			40,000	\$7,666	\$0.022	\$3,768	\$0.014
			100,000	\$8,979	\$0.090	\$4,626	\$0.046
			2,000	\$2,447	\$0.174	\$1,022	\$0.116
			8,000	\$3,488	\$0.095	\$1,718	\$0.043
5	A-2	Assembly Group: Restaurants - Shell	20,000	\$4,630	\$0.058	\$2,230	\$0.024
			40,000	\$5,781	\$0.016	\$2,700	\$0.010
			100,000	\$6,752	\$0.068	\$3,314	\$0.033
			250	\$2,122	\$1.280	\$544	\$0.622
			1,000	\$3,082	\$0.415	\$1,010	\$0.199
6	A-2	Assembly Group: Restaurants - TI	2,500	\$3,704	\$0.380	\$1,309	\$0.110
			5,000	\$4,654	\$0.107	\$1,583	\$0.048
			12,500	\$5,454	\$0.436	\$1,941	\$0.155
			1,000	\$3,202	\$0.468	\$1,091	\$0.316
			4,000	\$4,608	\$0.153	\$2,040	\$0.101
7	A-3	Church and Religious Bldg - Complete	10,000	\$5,526	\$0.139	\$2,649	\$0.056
			20,000	\$6,921	\$0.069	\$3,209	\$0.024
			50,000	\$9,003	\$0.180	\$3,939	\$0.079
			1,000	\$2,332	\$0.328	\$795	\$0.229
			4,000	\$3,315	\$0.107	\$1,482	\$0.073
8	A-3	Church and Religious Bldg - Shell	10,000	\$3,957	\$0.142	\$1,923	\$0.041
			20,000	\$5,379	\$0.034	\$2,328	\$0.018
			50,000	\$6,400	\$0.128	\$2,857	\$0.057

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	\$ 2,007	\$ 1.204	\$ 590	\$ 0.530
			1,000	\$ 2,910	\$ 0.389	\$ 987	\$ 0.289
9	A-3	Church and Religious Bldg - TI	2,500	\$ 3,494	\$ 0.357	\$ 1,421	\$ 0.119
			5,000	\$ 4,386	\$ 0.100	\$ 1,720	\$ 0.052
			12,500	\$ 5,137	\$ 0.411	\$ 2,109	\$ 0.169
			1,000	\$ 3,087	\$ 0.449	\$ 1,112	\$ 0.322
			4,000	\$ 4,435	\$ 0.147	\$ 2,080	\$ 0.103
10	B	Medical Offices - Complete	10,000	\$ 5,316	\$ 0.134	\$ 2,700	\$ 0.057
			20,000	\$ 6,653	\$ 0.067	\$ 3,271	\$ 0.025
			50,000	\$ 8,650	\$ 0.173	\$ 4,016	\$ 0.080
			1,000	\$ 2,676	\$ 0.385	\$ 795	\$ 0.229
			4,000	\$ 3,832	\$ 0.126	\$ 1,482	\$ 0.073
11	B	Medical Offices - Shell	10,000	\$ 4,589	\$ 0.150	\$ 1,923	\$ 0.041
			20,000	\$ 6,089	\$ 0.046	\$ 2,328	\$ 0.018
			50,000	\$ 7,457	\$ 0.149	\$ 2,857	\$ 0.057
			250	\$ 1,950	\$ 1.166	\$ 665	\$ 0.599
			1,000	\$ 2,824	\$ 0.376	\$ 1,115	\$ 0.327
12	B	Medical Offices - TI	2,500	\$ 3,388	\$ 0.345	\$ 1,605	\$ 0.135
			5,000	\$ 4,252	\$ 0.171	\$ 1,943	\$ 0.059
			12,500	\$ 5,531	\$ 0.442	\$ 2,384	\$ 0.191
			500	\$ 2,657	\$ 0.755	\$ 920	\$ 0.532
			2,000	\$ 3,789	\$ 0.246	\$ 1,718	\$ 0.171
15	"	Office - Complete	5,000	\$ 4,526	\$ 0.224	\$ 2,230	\$ 0.094
			10,000	\$ 5,648	\$ 0.112	\$ 2,700	\$ 0.041
			25,000	\$ 7,329	\$ 0.293	\$ 3,314	\$ 0.133
			500	\$ 2,432	\$ 0.693	\$ 791	\$ 0.421
			2,000	\$ 3,471	\$ 0.227	\$ 1,421	\$ 0.164
18	B	Offices, etc. - Shell	5,000	\$ 4,151	\$ 0.207	\$ 1,912	\$ 0.081
			10,000	\$ 5,185	\$ 0.061	\$ 2,316	\$ 0.035
			25,000	\$ 6,100	\$ 0.244	\$ 2,841	\$ 0.114
			200	\$ 1,734	\$ 1.287	\$ 757	\$ 0.855
			800	\$ 2,506	\$ 0.415	\$ 1,270	\$ 0.314
19	B	Offices, etc. - TI	2,000	\$ 3,004	\$ 0.381	\$ 1,647	\$ 0.284
			4,000	\$ 3,765	\$ 0.107	\$ 2,216	\$ 0.084
			10,000	\$ 4,405	\$ 0.441	\$ 2,719	\$ 0.272
			500	\$ 3,332	\$ 0.976	\$ 1,004	\$ 0.456
			2,000	\$ 4,796	\$ 0.319	\$ 1,688	\$ 0.249
20	B	Restaurant (<50 occ.) - Complete	5,000	\$ 5,753	\$ 0.291	\$ 2,434	\$ 0.103
			10,000	\$ 7,207	\$ 0.082	\$ 2,948	\$ 0.045
			25,000	\$ 8,438	\$ 0.338	\$ 3,619	\$ 0.145

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	\$ 2,648	\$0.761	\$ 674	\$0.387
			2,000	\$ 3,789	\$0.249	\$ 1,254	\$0.124
21	B	Restaurant (<50 occ.) - Shell	5,000	\$ 4,536	\$0.227	\$ 1,626	\$0.068
			10,000	\$ 5,672	\$0.098	\$ 1,968	\$0.030
			25,000	\$ 7,136	\$0.285	\$ 2,414	\$0.097
			250	\$ 2,194	\$1.321	\$ 506	\$0.578
			1,000	\$ 3,185	\$0.428	\$ 940	\$0.185
22	B	Restaurant (<50 occ.) - TI	2,500	\$ 3,826	\$0.392	\$ 1,217	\$0.102
			5,000	\$ 4,806	\$0.110	\$ 1,472	\$0.044
			12,500	\$ 5,630	\$0.450	\$ 1,804	\$0.144
			1,000	\$ 3,160	\$0.459	\$ 1,201	\$0.295
			4,000	\$ 4,538	\$0.150	\$ 2,088	\$0.104
23	E	Educational Building - Complete	10,000	\$ 5,438	\$0.168	\$ 2,710	\$0.057
			20,000	\$ 7,118	\$0.058	\$ 3,284	\$0.025
			50,000	\$ 8,846	\$0.177	\$ 4,031	\$0.081
			1,000	\$ 2,633	\$0.380	\$ 846	\$0.191
			4,000	\$ 3,773	\$0.124	\$ 1,419	\$0.070
24	E	Educational Building - Shell	10,000	\$ 4,520	\$0.113	\$ 1,841	\$0.039
			20,000	\$ 5,654	\$0.056	\$ 2,229	\$0.017
			50,000	\$ 7,349	\$0.147	\$ 2,735	\$0.055
			250	\$ 1,963	\$1.183	\$ 577	\$0.518
			1,000	\$ 2,850	\$0.383	\$ 966	\$0.283
25	E	Educational Building - TI	2,500	\$ 3,425	\$0.351	\$ 1,391	\$0.117
			5,000	\$ 4,301	\$0.098	\$ 1,683	\$0.051
			12,500	\$ 5,040	\$0.403	\$ 2,063	\$0.165
			1,000	\$ 3,030	\$0.440	\$ 945	\$0.215
			4,000	\$ 4,349	\$0.144	\$ 1,589	\$0.117
26	F	Industrial Building - Complete	10,000	\$ 5,211	\$0.131	\$ 2,291	\$0.048
			20,000	\$ 6,519	\$0.037	\$ 2,775	\$0.021
			50,000	\$ 7,627	\$0.153	\$ 3,406	\$0.068
			1,000	\$ 2,345	\$0.332	\$ 678	\$0.153
			4,000	\$ 3,342	\$0.108	\$ 1,136	\$0.083
27	F	Industrial Building - Shell	10,000	\$ 3,993	\$0.099	\$ 1,636	\$0.034
			20,000	\$ 4,984	\$0.028	\$ 1,980	\$0.015
			50,000	\$ 5,821	\$0.116	\$ 2,429	\$0.049
			250	\$ 1,777	\$1.051	\$ 515	\$0.460
			1,000	\$ 2,565	\$0.338	\$ 860	\$0.189
28	F	Industrial Building - TI	2,500	\$ 3,073	\$0.311	\$ 1,143	\$0.141
			5,000	\$ 3,850	\$0.087	\$ 1,496	\$0.045
			12,500	\$ 4,502	\$0.360	\$ 1,835	\$0.147

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	\$ 3,045	\$ 0.880	\$ 1,070	\$ 0.487
			2,000	\$ 4,366	\$ 0.287	\$ 1,801	\$ 0.211
29	H	Hazardous H- Complete	5,000	\$ 5,227	\$ 0.262	\$ 2,432	\$ 0.143
			10,000	\$ 6,537	\$ 0.074	\$ 3,147	\$ 0.048
			25,000	\$ 7,645	\$ 0.306	\$ 3,863	\$ 0.155
			500	\$ 2,623	\$ 0.728	\$ 703	\$ 0.317
			2,000	\$ 3,715	\$ 0.236	\$ 1,178	\$ 0.157
30	H	Hazardous H- Shell	5,000	\$ 4,424	\$ 0.217	\$ 1,648	\$ 0.040
			10,000	\$ 5,511	\$ 0.061	\$ 1,849	\$ 0.045
			25,000	\$ 6,421	\$ 0.257	\$ 2,521	\$ 0.101
			100	\$ 2,154	\$ 3.133	\$ 535	\$ 0.894
			400	\$ 3,094	\$ 1.005	\$ 803	\$ 0.394
31	H	Hazardous H- T I	1,000	\$ 3,697	\$ 0.929	\$ 1,040	\$ 0.218
			2,000	\$ 4,626	\$ 0.258	\$ 1,257	\$ 0.095
			5,000	\$ 5,402	\$ 1.080	\$ 1,541	\$ 0.308
			500	\$ 3,005	\$ 0.847	\$ 1,070	\$ 0.487
			2,000	\$ 4,275	\$ 0.274	\$ 1,801	\$ 0.266
32	I	Medical/24 Hour Care/Residential Care Facility-Complete	5,000	\$ 5,098	\$ 0.252	\$ 2,598	\$ 0.110
			10,000	\$ 6,358	\$ 0.071	\$ 3,147	\$ 0.048
			25,000	\$ 7,416	\$ 0.297	\$ 3,863	\$ 0.155
			500	\$ 2,585	\$ 0.726	\$ 724	\$ 0.327
			2,000	\$ 3,674	\$ 0.236	\$ 1,214	\$ 0.178
33	I	Medical/24 Hour Care/Residential Care Facility - Shell	5,000	\$ 4,383	\$ 0.217	\$ 1,749	\$ 0.074
			10,000	\$ 5,466	\$ 0.108	\$ 2,117	\$ 0.032
			25,000	\$ 7,085	\$ 0.283	\$ 2,597	\$ 0.104
			100	\$ 2,040	\$ 2.941	\$ 619	\$ 1.392
			400	\$ 2,922	\$ 0.941	\$ 1,037	\$ 0.512
34	I	Medical/24 Hour Care/Residential Care Facility - TI	1,000	\$ 3,487	\$ 0.872	\$ 1,344	\$ 0.310
			2,000	\$ 4,358	\$ 0.242	\$ 1,654	\$ 0.187
			5,000	\$ 5,084	\$ 1.017	\$ 2,216	\$ 0.443
			250	\$ 2,948	\$ 1.655	\$ 841	\$ 0.761
			1,000	\$ 4,189	\$ 0.536	\$ 1,412	\$ 0.394
35	I-4	Day Care Facility - Complete	2,500	\$ 4,993	\$ 0.492	\$ 2,003	\$ 0.185
			5,000	\$ 6,224	\$ 0.138	\$ 2,464	\$ 0.075
			12,500	\$ 7,257	\$ 0.581	\$ 3,024	\$ 0.242
			100	\$ 1,810	\$ 2.558	\$ 419	\$ 0.928
			400	\$ 2,577	\$ 0.814	\$ 697	\$ 0.508
36	I-4	Day Care Facility - TI	1,000	\$ 3,066	\$ 0.757	\$ 1,002	\$ 0.209
			2,000	\$ 3,822	\$ 0.209	\$ 1,211	\$ 0.091
			5,000	\$ 4,450	\$ 0.890	\$ 1,484	\$ 0.297

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	\$ 3,005	\$0.423	\$ 987	\$ 0.280
			4,000	\$ 4,275	\$0.137	\$ 1,828	\$ 0.094
37	M	Retail Sales - Complete	10,000	\$ 5,098	\$0.126	\$ 2,393	\$ 0.051
			20,000	\$ 6,358	\$0.054	\$ 2,899	\$ 0.022
			50,000	\$ 7,992	\$0.160	\$ 3,558	\$ 0.071
			1,000	\$ 2,572	\$0.359	\$ 740	\$ 0.213
			4,000	\$ 3,648	\$0.116	\$ 1,380	\$ 0.068
38	M	Retail Sales - Shell	10,000	\$ 4,346	\$0.107	\$ 1,790	\$ 0.038
			20,000	\$ 5,417	\$0.053	\$ 2,167	\$ 0.016
			50,000	\$ 7,017	\$0.140	\$ 2,658	\$ 0.053
			100	\$ 1,940	\$2.754	\$ 515	\$ 1.150
			400	\$ 2,766	\$0.877	\$ 860	\$ 0.423
39	M	Retail Sales - TI	1,000	\$ 3,292	\$0.816	\$ 1,113	\$ 0.233
			2,000	\$ 4,108	\$0.226	\$ 1,347	\$ 0.163
			5,000	\$ 4,785	\$0.957	\$ 1,835	\$ 0.367
			1,500	\$ 3,422	\$0.327	\$ 1,218	\$ 0.209
			6,000	\$ 4,894	\$0.106	\$ 2,158	\$ 0.072
40	R-1	Hotel Low/Mid Rise - Complete	15,000	\$ 5,852	\$0.097	\$ 2,803	\$ 0.040
			30,000	\$ 7,313	\$0.048	\$ 3,395	\$ 0.017
			75,000	\$ 9,493	\$0.127	\$ 4,168	\$ 0.056
			250	\$ 2,442	\$1.445	\$ 619	\$ 0.557
			1,000	\$ 3,525	\$0.466	\$ 1,037	\$ 0.304
41	R-1	Hotel Low/Mid Rise - TI	2,500	\$ 4,224	\$0.429	\$ 1,493	\$ 0.126
			5,000	\$ 5,296	\$0.120	\$ 1,807	\$ 0.055
			12,500	\$ 6,195	\$0.496	\$ 2,216	\$ 0.177
			750	\$ 3,380	\$0.642	\$ 966	\$ 0.373
			3,000	\$ 4,825	\$0.208	\$ 1,804	\$ 0.119
42	R-2	Multi-Family Residential - Complete	7,500	\$ 5,763	\$0.191	\$ 2,342	\$ 0.066
			15,000	\$ 7,197	\$0.089	\$ 2,837	\$ 0.029
			37,500	\$ 9,203	\$0.245	\$ 3,482	\$ 0.093
			200	\$ 2,370	\$1.736	\$ 565	\$ 0.633
			800	\$ 3,412	\$0.558	\$ 945	\$ 0.346
43	R-2	Multi-Family Residential - TI / Remodel	2,000	\$ 4,082	\$0.515	\$ 1,360	\$ 0.143
			4,000	\$ 5,113	\$0.144	\$ 1,645	\$ 0.062
			10,000	\$ 5,975	\$0.597	\$ 2,018	\$ 0.202
			200	\$ 2,801	\$2.095	\$ 661	\$ 0.744
			800	\$ 4,058	\$0.678	\$ 1,107	\$ 0.369
44	R-2	Multi-Family Residential - Addition	2,000	\$ 4,872	\$0.623	\$ 1,550	\$ 0.190
			4,000	\$ 6,118	\$0.174	\$ 1,931	\$ 0.073
			10,000	\$ 7,164	\$0.716	\$ 2,368	\$ 0.237

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	\$ 2,271	\$ 0.248	\$ 1,463	\$ 0.245
			2,500	\$ 2,643	\$ 0.255	\$ 1,831	\$ 0.143
47	R-3	Single-Family (custom or model)	5,000	\$ 3,281	\$ 0.133	\$ 2,189	\$ 0.128
			7,000	\$ 3,547	\$ 0.130	\$ 2,444	\$ 0.085
			10,000	\$ 3,936	\$ 0.394	\$ 2,700	\$ 0.270
			400	\$ 455	\$ 0.143	\$ 931	\$ 0.236
			1,000	\$ 541	\$ 0.072	\$ 1,073	\$ 0.318
48	R-3	Single-Family - Production / Repeat	2,000	\$ 613	\$ 0.038	\$ 1,391	\$ 0.202
			2,800	\$ 643	\$ 0.022	\$ 1,552	\$ 0.135
			4,000	\$ 669	\$ 0.167	\$ 1,714	\$ 0.428
			200	\$ 1,098	\$ 0.535	\$ 740	\$ 0.307
			500	\$ 1,258	\$ 0.550	\$ 833	\$ 0.480
49	R-3	Single-Family Residential - Addition	1,000	\$ 1,533	\$ 0.287	\$ 1,073	\$ 0.398
			1,400	\$ 1,648	\$ 0.242	\$ 1,232	\$ 0.213
			2,000	\$ 1,793	\$ 0.897	\$ 1,360	\$ 0.680
			200	\$ 1,031	\$ 0.486	\$ 659	\$ 0.272
			500	\$ 1,177	\$ 0.500	\$ 740	\$ 0.286
50	R-3	Single-Family Resid. - Remodel with MPE's	1,000	\$ 1,427	\$ 0.261	\$ 883	\$ 0.255
			1,400	\$ 1,531	\$ 0.217	\$ 985	\$ 0.170
			2,000	\$ 1,662	\$ 0.831	\$ 1,087	\$ 0.544
			200	\$ 922	\$ 0.438	\$ 556	\$ 0.229
			500	\$ 1,053	\$ 0.450	\$ 625	\$ 0.240
51	R-3	Single-Family Resid. - Remodel without MPE's	1,000	\$ 1,278	\$ 0.234	\$ 745	\$ 0.214
			1,400	\$ 1,372	\$ 0.193	\$ 831	\$ 0.143
			2,000	\$ 1,488	\$ 0.744	\$ 917	\$ 0.458
			400	\$ 1,093	\$ 0.231	\$ 638	\$ 0.132
			1,000	\$ 1,232	\$ 0.238	\$ 717	\$ 0.138
52	R-3	Prefabricated Dwelling - Complete	2,000	\$ 1,470	\$ 0.124	\$ 856	\$ 0.124
			2,800	\$ 1,569	\$ 0.105	\$ 954	\$ 0.082
			4,000	\$ 1,694	\$ 0.423	\$ 1,053	\$ 0.263
			300	\$ 1,093	\$ 0.308	\$ 638	\$ 0.176
			750	\$ 1,232	\$ 0.317	\$ 717	\$ 0.184
53	R-3	Manufactured Home - Complete	1,500	\$ 1,470	\$ 0.165	\$ 856	\$ 0.165
			2,100	\$ 1,569	\$ 0.139	\$ 954	\$ 0.110
			3,000	\$ 1,694	\$ 0.565	\$ 1,053	\$ 0.351
			400	\$ 1,633	\$ 0.401	\$ 1,225	\$ 0.256
			1,000	\$ 1,874	\$ 0.413	\$ 1,378	\$ 0.305
54	R-4	Congregate Care - Complete	2,000	\$ 2,287	\$ 0.215	\$ 1,683	\$ 0.451
			2,800	\$ 2,459	\$ 0.436	\$ 2,044	\$ 0.178
			4,000	\$ 2,982	\$ 0.746	\$ 2,258	\$ 0.564

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	\$ 3,401	\$0.741	\$ 1,156	\$0.242
			1,000	\$ 3,846	\$0.762	\$ 1,302	\$0.254
55	S-1	Repair Garage & Service St - Complete	2,000	\$ 4,608	\$0.397	\$ 1,555	\$0.468
			2,800	\$ 4,926	\$0.337	\$ 1,930	\$0.168
			4,000	\$ 5,330	\$1.332	\$ 2,131	\$0.533
			200	\$ 2,148	\$1.436	\$ 582	\$0.652
			800	\$ 3,010	\$0.463	\$ 973	\$0.240
56	S-1	Repair Garage & Service St - Shell	2,000	\$ 3,565	\$0.428	\$ 1,261	\$0.217
			4,000	\$ 4,421	\$0.119	\$ 1,695	\$0.064
			10,000	\$ 5,135	\$0.513	\$ 2,079	\$0.208
			100	\$ 1,881	\$2.698	\$ 452	\$1.005
			400	\$ 2,690	\$0.861	\$ 754	\$0.369
57	S-1	Repair Garage & Service St - TI / Remodel	1,000	\$ 3,207	\$0.799	\$ 975	\$0.204
			2,000	\$ 4,006	\$0.222	\$ 1,179	\$0.089
			5,000	\$ 4,670	\$0.934	\$ 1,445	\$0.289
			500	\$ 2,674	\$0.741	\$ 799	\$0.361
			2,000	\$ 3,785	\$0.239	\$ 1,341	\$0.191
58	S-1	Storage - Complete	5,000	\$ 4,503	\$0.220	\$ 1,915	\$0.085
			10,000	\$ 5,603	\$0.062	\$ 2,340	\$0.035
			25,000	\$ 6,526	\$0.261	\$ 2,872	\$0.115
			500	\$ 2,168	\$0.591	\$ 561	\$0.251
			2,000	\$ 3,055	\$0.191	\$ 938	\$0.137
59	S-1	Storage - Shell	5,000	\$ 3,629	\$0.176	\$ 1,350	\$0.057
			10,000	\$ 4,510	\$0.049	\$ 1,633	\$0.025
			25,000	\$ 5,249	\$0.210	\$ 2,002	\$0.080
			100	\$ 1,623	\$2.267	\$ 360	\$0.812
			400	\$ 2,303	\$0.718	\$ 603	\$0.298
60	S-1	Storage - TI	1,000	\$ 2,733	\$0.669	\$ 782	\$0.165
			2,000	\$ 3,403	\$0.185	\$ 947	\$0.115
			5,000	\$ 3,956	\$0.791	\$ 1,291	\$0.258
			1,000	\$ 3,522	\$0.510	\$ 702	\$0.204
			4,000	\$ 5,050	\$0.166	\$ 1,315	\$0.066
61	S-2	Parking Garage - Complete	10,000	\$ 6,046	\$0.152	\$ 1,708	\$0.036
			20,000	\$ 7,564	\$0.043	\$ 2,070	\$0.016
			50,000	\$ 8,844	\$0.177	\$ 2,542	\$0.051
			1,500	\$ 3,464	\$0.333	\$ 840	\$0.163
			6,000	\$ 4,964	\$0.108	\$ 1,575	\$0.052
62	S	Warehouse - Complete	15,000	\$ 5,941	\$0.099	\$ 2,046	\$0.029
			30,000	\$ 7,430	\$0.028	\$ 2,479	\$0.013
			75,000	\$ 8,685	\$0.116	\$ 3,045	\$0.041

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	\$ 515	\$ 0.130	\$ 657	\$ 0.458
			300	\$ 538	\$ 0.133	\$ 739	\$ 0.481
63	U	Accessory Building - Residential (without MPE's)	600	\$ 578	\$ 0.069	\$ 884	\$ 0.430
			840	\$ 595	\$ 0.035	\$ 987	\$ 0.287
			1,200	\$ 607	\$ 0.506	\$ 1,090	\$ 0.908
			60	\$ 524	\$ 0.405	\$ 406	\$ 1.530
			240	\$ 597	\$ 0.095	\$ 681	\$ 0.563
64	U	Accessory Building - Residential (with MPE's)	600	\$ 631	\$ 0.114	\$ 884	\$ 0.311
			1,200	\$ 700	\$ 0.024	\$ 1,070	\$ 0.135
			3,000	\$ 744	\$ 0.248	\$ 1,313	\$ 0.438
			120	\$ 1,538	\$ 1.648	\$ 473	\$ 0.894
			480	\$ 2,131	\$ 0.532	\$ 794	\$ 0.329
65	U	Accessory Building - Commercial (without MPE's)	1,200	\$ 2,514	\$ 0.492	\$ 1,031	\$ 0.181
			2,400	\$ 3,105	\$ 0.137	\$ 1,249	\$ 0.105
			6,000	\$ 3,597	\$ 0.599	\$ 1,625	\$ 0.271
			240	\$ 2,204	\$ 0.770	\$ 834	\$ 0.292
			600	\$ 2,481	\$ 0.792	\$ 939	\$ 0.307
66	U	Accessory Building - Commercial (with MPE's)	1,200	\$ 2,957	\$ 0.413	\$ 1,123	\$ 0.274
			1,680	\$ 3,155	\$ 0.348	\$ 1,254	\$ 0.396
			2,400	\$ 3,405	\$ 1.419	\$ 1,540	\$ 0.642
			160	\$ 596	\$ 0.134	\$ 500	\$ 0.261
			400	\$ 628	\$ 0.138	\$ 562	\$ 0.274
67	U-1	Residential Carport	800	\$ 683	\$ 0.072	\$ 672	\$ 0.244
			1,120	\$ 706	\$ 0.039	\$ 750	\$ 0.163
			1,600	\$ 725	\$ 0.453	\$ 828	\$ 0.518
			80	\$ 1,795	\$ 2.917	\$ 385	\$ 1.087
			320	\$ 2,495	\$ 0.937	\$ 646	\$ 0.400
70	U-1	Commercial Carport	800	\$ 2,945	\$ 0.868	\$ 838	\$ 0.221
			1,600	\$ 3,639	\$ 0.241	\$ 1,014	\$ 0.096
			4,000	\$ 4,218	\$ 1.054	\$ 1,244	\$ 0.311
			160	\$ 784	\$ 0.286	\$ 691	\$ 0.362
			400	\$ 853	\$ 0.294	\$ 778	\$ 0.380
73	U-1	Residential Garage	800	\$ 970	\$ 0.153	\$ 930	\$ 0.339
			1,120	\$ 1,019	\$ 0.115	\$ 1,038	\$ 0.226
			1,600	\$ 1,074	\$ 0.672	\$ 1,147	\$ 0.717
			120	\$ 1,680	\$ 1.785	\$ 397	\$ 0.749
			480	\$ 2,323	\$ 0.572	\$ 667	\$ 0.409
74	-	Commercial Coach - Complete	1,200	\$ 2,734	\$ 0.531	\$ 961	\$ 0.169
			2,400	\$ 3,371	\$ 0.147	\$ 1,164	\$ 0.073
			6,000	\$ 3,901	\$ 0.650	\$ 1,428	\$ 0.238



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	\$ 2,025	\$ 1.358	\$ 397	\$ 0.573
			800	\$ 2,840	\$ 0.439	\$ 741	\$ 0.184
75	-	Modular Building - Complete	2,000	\$ 3,366	\$ 0.405	\$ 961	\$ 0.101
			4,000	\$ 4,175	\$ 0.113	\$ 1,164	\$ 0.044
			10,000	\$ 4,852	\$ 0.485	\$ 1,428	\$ 0.143
			500	\$ 3,752	\$ 1.096	\$ 895	\$ 0.410
			2,000	\$ 5,395	\$ 0.357	\$ 1,509	\$ 0.223
76	A-4	Assembly: Spectator Seating (indoor) - Complete	5,000	\$ 6,467	\$ 0.327	\$ 2,179	\$ 0.092
			10,000	\$ 8,100	\$ 0.092	\$ 2,641	\$ 0.040
			25,000	\$ 9,478	\$ 0.379	\$ 3,243	\$ 0.130
			100	\$ 2,269	\$ 3.324	\$ 364	\$ 0.821
			400	\$ 3,267	\$ 1.069	\$ 610	\$ 0.449
77	A-4	Assembly: Spectator Seating (indoor) - TI	1,000	\$ 3,908	\$ 0.987	\$ 879	\$ 0.185
			2,000	\$ 4,894	\$ 0.275	\$ 1,065	\$ 0.081
			5,000	\$ 5,719	\$ 1.144	\$ 1,306	\$ 0.261
			1,000	\$ 3,235	\$ 0.462	\$ 808	\$ 0.185
			4,000	\$ 4,620	\$ 0.150	\$ 1,362	\$ 0.068
78	A-5	Assembly: Spectator Seating (outdoor) - Complete	10,000	\$ 5,519	\$ 0.137	\$ 1,770	\$ 0.037
			20,000	\$ 6,894	\$ 0.068	\$ 2,144	\$ 0.016
			50,000	\$ 8,945	\$ 0.179	\$ 2,633	\$ 0.053
			500	\$ 2,183	\$ 0.636	\$ 481	\$ 0.278
			2,000	\$ 3,137	\$ 0.204	\$ 898	\$ 0.089
79	A-5	Assembly: Spectator Seating (outdoor) - TI	5,000	\$ 3,750	\$ 0.189	\$ 1,166	\$ 0.049
			10,000	\$ 4,693	\$ 0.093	\$ 1,412	\$ 0.021
			25,000	\$ 6,090	\$ 0.244	\$ 1,733	\$ 0.069

<b>Building Fees - Miscellaneous</b>		<b>Plan Check</b>	<b>Inspection</b>
		<b>Unit Fee at Adoption</b>	<b>Unit Fee at Adoption</b>
<b>Appeals:</b>			
	Administrative Appeal (B.O. Hearing Committee) Total Cost	\$ 680	
	Board of Appeals - Filing / Processing	\$ 680	
	Board of Appeals - Appeal Hearing (Actual Time @ staff billable hourly rates)		
<b>Cellular:</b>			
	Cellular/Mobile Phone, free-standing	\$ 382.87	\$ 163.71
	Cellular Tower with Equipment Shelter	\$ 382.87	\$ 225.10
<b>Decks:</b>			
	Deck (raised or attached) up to 500 sq ft	\$ 102.85	\$ 71.62
	Deck (raised or attached) each additional 500 sq ft	\$ 37.87	\$ 40.93
<b>Demolition:</b>			
	Demolition - Res or Nonres - up to & including 3,000 sq. ft.	\$ 81.36	\$ 71.62
	Demolition - Res or Nonres - over 3,000 sq. ft.	\$ 81.36	\$ 102.32
	Demolition - Abatement to resolve Code Enforcement case		\$ 525
	Duplication Processing Application	\$ 16.37	
	CEQA Review of Building Permit (Historical / Demo Permit)	\$ 507	
<b>Fences:</b>			
	Fence or Site Wall 7 - 8 ft height (Any type) - First 100 lf	\$ 81.36	\$ 138.13
	Each additional 100 lf	\$ 16.37	\$ 40.93
	Fence or Site Wall over 8 ft height (Any type) - First 100 lf:	\$ 81.36	\$ 138.13
	Each additional 100 lf	\$ 16.37	\$ 20.46
<b>Fireplace:</b>			
	Fireplace (masonry or pre-fab)	\$ 49.11	\$ 92.08
<b>Grading (Cut and Fill):</b>			
	0-100 Cubic Yards (Cut and Fill)	\$ 818.38	\$ 110.50
	101-1,000 Cubic Yards (Cut and Fill)	\$ 1,081.61	\$ 245.56
	1,001-5,000 Cubic Yards (Cut and Fill)	\$ 1,239.54	\$ 327.41
	Each additional 1,000 CY or portion thereof	\$ 233.98	\$ 153.47
<b>Drainage/erosion control/SUSMP/SMIP:</b>			
	0-5,000 sq ft surface area	\$ 875.06	\$ 174.96
	Each additional 5,000 sf or portion thereof	\$ 595.46	\$ 102.32
<b>Site Improvement (sidewalks/parking/landscape):</b>			
	0-5,000 sq ft surface area	\$ 1,001.85	\$ 122.78
	Each additional 5,000 sf or portion thereof	\$ 511.67	\$ 81.85
<b>Patio Cover or Awning (includes ICC Products):</b>			
	0-500 sq ft roof area	\$ 81.36	\$ 71.62
	Each Additional 500 sq ft roof area	\$ 16.37	\$ 51.16
<b>Photovoltaic:</b>			
	Photovoltaic System - Residential Roof Mounted (We base these on a \$1,000 valuation)	\$ 67.80	\$ 107.43
	Photovoltaic System - All Other - First 100 kva	\$ 54.57	\$ 143.24
	Each additional 100 kva		\$ 102.32

<b>Building Fees - Miscellaneous</b>		<b>Plan Check</b>	<b>Inspection</b>
	<b>Fee Title</b>	<b>Unit Fee at Adoption</b>	<b>Unit Fee at Adoption</b>
	<b>Retaining Wall (concrete or masonry):</b>		
	First 50 lf	\$ 70.61	\$ 91.31
	Each additional 50 lf	\$ 16.37	\$ 64.46
	Special Design, over 10' high (up to 50 lf)	\$ 70.61	\$ 122.78
	Each additional 50 lf	\$ 16.37	\$ 102.32
	<b>Re-roofing - Commercial/Accessory/Multi Family:</b>		
	Up to & including 3,000 sq. ft.	\$ 62.42	\$ 194.40
	over 3,000 sq. ft.	\$ 62.42	\$ 235.33
	Each additional 10 squares		\$ 55.25
	Re-roofing - Residential (Single Family) (same as commercial)	\$ 49.11	
	<b>Remodel:</b>		
	Residential Bathroom Remodel (Non-Structural, remove and replace cabinets)	\$ 97.91	\$ 122.78
	Residential Kitchen Remodel (Non-Structural, remove and replace cabinets)	\$ 97.91	\$ 122.78
	Close Existing Openings		\$ 64.46
	<b>Siding - Other than stucco - per story:</b>		
	Stone and Brick Veneer (interior or exterior) - First 50 lineal feet	\$ 59.86	\$ 156.54
	Stone and Brick Veneer (interior or exterior) - Each Additional 50 lineal feet	\$ 27.12	\$ 61.39
	All Other - First 50 lineal feet	\$ 43.49	\$ 92.08
	All Other - Each Additional 50 lineal feet	\$ 16.37	\$ 40.93
	Stucco Applications	\$ 59.86	\$ 118.66
	Close Existing Openings		\$ 64.46
	<b>Signs:</b>		
	Banners	\$ 59.86	\$ 46.04
	Permanent Pole or Monument w/electrical	\$ 92.60	\$ 102.32
	Wall/Awning Sign, Non-Electric	\$ 92.60	\$ 46.04
	Wall, Electric	\$ 92.60	\$ 73.86
	<b>Skylights:</b>		
	Skylight (Residential each)	\$ 70.61	\$ 64.46
	Skylight (Commercial each)	\$ 78.45	\$ 64.46
	<b>Storage Racks:</b>		
	Storage Racks each set of plans (Non-Residential)	\$ 54.57	\$ 81.85
	<b>Swimming Pool / Spa (residential):</b>		
	Vinyl-lined / fiberglass	\$ 102.34	\$ 133.01
	Gunite	\$ 126.22	\$ 214.86
	Spa or Hot Tub (Residential, Pre-fabricated)	\$ 66.51	\$ 71.62
	Swimming Pool / Spa (Public/Commercial) - up to 800 sf	\$ 78.45	\$ 368.34
	Each additional 800 s.f.		\$ 71.62
	<b>Windows:</b>		
	Retrofit Window or Sliding Glass Door (first 5)	\$ 81.36	\$ 71.62
	Each additional		\$ 18.42
	Window replacement w/ frame modification (first 5)	\$ 81.36	\$ 71.62
	Each additional		\$ 27.63

<b>Building Fees - Miscellaneous</b>		<b>Plan Check</b>	<b>Inspection</b>
	<b>Fee Title</b>	<b>Unit Fee at Adoption</b>	<b>Unit Fee at Adoption</b>
<b>Poles (Lighting and Flag):</b>			
	Lighting pole (each)	\$ 54.24	\$ 82.88
	Flag pole (each)	\$ 70.61	\$ 51.16
<b>Alternate Methods and Materials:</b>			
	Alternate Methods:	\$ 37.87	
	Category 1 (repeats and minimal complexity)	\$ 18.19	
	Category 2 (complex issues)	\$ 18.19	
<b>Alternate Materials:</b>			
	Request to Use Alternate Materials	\$ 262	
	Standard Fee (hourly Plan Review rate)		
	ICC Fee [placeholder only - no fee calculation]		
<b>Extensions:</b>			
	Application Extension	\$ 124.20	
	Permit Extension	\$ 124.20	
<b>Permit Renewal:</b>			
	Renew Expired Permit	\$ 146	
<b>Removal of Stop Work Order:</b>			
	Remove stop work order/recorded document, posted notice	\$ 189	
<b>Hourly Rates:</b>			
	Services Beyond Standard Fee (per the Director) (Staff time @ hourly rates)		
	Disabled Access Compliance Inspection	\$ 817.96	
	Supplemental Plan Check Fee (first 1/2 hour)	\$ 126.64	
	Each Additional 1/2 hour (or portion thereof)	\$ 117.55	
	Re-Inspection Fee (first 1/2 hour)	\$ 18.19	\$ 109.10
	Each Additional 1/2 hour (or portion thereof)		\$ 100.01
<b>Hourly Staff Rates:</b>			<b>Hourly Rate</b>
	Director		\$ 332
	Chief Building Official		\$ 220
	Deputy Director Planning		\$ 220
	Supervising Engineer		\$ 192
	Supervising Planner		\$ 249
	Permit Intake Manager		\$ 239
	Plan Check Engineer		\$ 234
	Senior Planner		\$ 209
	Senior Code Enforcement Officer		\$ 191
	Senior Building Inspector		\$ 195
	City Planner		\$ 209
	Code Enforcement Officer		\$ 181
	Building Inspector		\$ 205
	Community Development Tech (Building)		\$ 182
	Community Development Tech (Planning)		\$ 137
	Administrative Support Staff		\$ 130
	Senior Administrative Assistant		\$ 170

<b>Building Fees - MPE's</b>		
<b>FEE #</b>	<b>Fee Title</b>	<b>Fee</b>
1	<b>ADMINISTRATIVE (BASE) FEES</b>	
2	Permit Issuance and Administration	\$ 49.11
4	<i>Travel and Documentation (per permit) Included in permit fee</i>	
5	Per Trip	\$ 55.25
9	<i>Deferred Submittal Hourly per position hour billing rate</i>	
10	<b>MECHANICAL PERMIT FEES</b>	
11	FAU or any heating appliance less than 100,000 Btu/h	\$ 16.81
12	FAU or any heating appliance 100,000 Btu/h more	\$ 22.42
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.	\$ 18.42
16	Boiler or compressor, up to 15 HP / Absorption system up to 500,000 Btu/h.	\$ 22.42
17	Boiler or compressor, over 15 HP / Absorption system over 500,000 Btu/h.	\$ 22.42
19	Air-handling unit, including attached ducts.	\$ 20.18
20	Air-handling unit over 10,000 CFM	\$ 22.42
21	Evaporative cooler	\$ 20.18
22	Ventilation fan connected to a single duct	\$ 20.18
23	Ventilation system (not a portion of heating or a/c system)	\$ 20.18
25	Residential hood and duct system.	\$ 20.18
26	Commerical hood and duct system. Type I	\$ 112.26
27	Commerical hood and duct system. Type II	\$ 112.26
28	Residential/Commercial/Industrial-type incinerator	\$ 22.42
29	Misc. appliances or equipment.	\$ 20.18
31	<i>32 &amp; 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	<b>PLUMBING / GAS PERMIT FEES</b>	
36	Plumbing fixtures, including piping (each 10 fixtures)	\$ 20.18
37	Building sewer install / repair / replacement (per 100 lf)	\$ 20.18
38	Rainwater systems - Each 10 Units	\$ 20.18
39	Water Piping Replacement - Each 2,500 sf	\$ 20.18
40	Gas Piping - Each 5 outlets	\$ 20.18
41	Water Heater - tank type - Each 2	\$ 16.81
42	Water Heater - tankless - Each 2	\$ 20.18
43	Industrial waste pretreatment interceptor	\$ 20.18
44	Water treating equipment, including piping (each)	\$ 20.18
45	Repair or alteration of drainage or vent piping, 1-10 fixtures	\$ 20.18

<b>Building Fees - MPE's</b>		
<b>FEE #</b>	<b>Fee Title</b>	<b>Fee</b>
46	Backflow devices - Each 5 units	\$ 20.18
47	Atmospheric-type vacuum breakers - Each 5 units	\$ 20.18
48	Recycle water piping - per system	\$ 22.42
49	Backwater valves - each	\$ 18.42
50	Greywater systems - each system	\$ 22.42
51	Solar installations - each system	\$ 47.80
52	<i>per billable rate of position for 53 &amp; 54</i>	
53	<i>Stand Alone Plumbing Plan Check (hourly rate)</i>	
54	<i>Other Plumbing and Gas Inspections (per hour)</i>	
56	<b>ELECTRICAL PERMIT FEES</b>	
57	<b>Special Events:</b>	
58	Electric generator and electrically-driven rides	\$ 57.01
59	Mechanically-driven rides/ attractions with electrical lighting	\$ 1.95
60	Each system of area and booth lighting	\$ 20.18
61	<b>Receptacle, Switch, and Lighting Outlets:</b>	
62	First 10 (our fee schedule is currently 1-20)	\$ 20.18
63	Each Additional 10	\$ 18.42
64	Pole or platform-mounted lighting fixtures (each 5)	\$ 20.18
65	Theatrical-type lighting fixtures or assemblies (each)	\$ 20.18
66	Residential Fixed Appliances (each 5)	\$ 20.18
67	Nonresidential Fixed Appliances (each 2)	\$ 20.18
70	<b>Power Apparatus:</b>	
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	<b>Rating in horsepower (HP - motors) or kilovolt-amperes (KVA - transformers):</b>	
73	Up to and including 1 (each 9)	\$ 20.18
74	Over 1 and not over 10 (ea 7)	\$ 20.18
75	Over 10 and not over 50 (ea 5)	\$ 22.42
76	Over 50 and not over 100 (ea 3)	\$ 22.42
77	Over 100 (ea)	\$ 22.42
78	Roof mounted photovoltaic system - 3 power apparatus	\$ 57.01
79	Ground mounted photovoltaic system - 3 apparatus	\$ 20.18
80	<i>Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.</i>	
81	Busways	\$ 20.18
82	Trolley and plug-in-type busways - each 100 feet or fraction thereof	\$ 20.18
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)	\$ 22.42
86	Additional branch circuits within the same sign, outline lighting system, or marquee (ea)	\$ 20.18

<b>Building Fees - MPE's</b>		
<b>FEE #</b>	<b>Fee Title</b>	<b>Fee</b>
89	<b>Services:</b>	
90	Services of 600 volts or less and not over 200 amperes in rating (each)	\$ 22.42
91	Services of 600 volts or less and over 200 amperes to 1000 amperes in rating (ea)	\$ 22.42
92	Services over 600 volts or over 1000 amperes in rating (ea)	\$ 22.42
94	Miscellaneous Apparatus, Conduits, and Conductors	\$ 20.18
97	Temporary Power Service	\$ 1.95
98	Temporary power pole	\$ 20.46
99	Sub poles (each)	\$ 18.42
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](http://www.santarosafd.com)

<b>Permit Type</b>	<b>Fee (Effective July 1, 2018)</b>
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)	\$421 + \$3.78 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee
Commercial Fire Sprinkler Systems (greater than 100 sprinkler heads)	\$421 + \$6.02 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee
Residential Fire Sprinkler Systems	\$421 + \$3.78 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee
Fire Alarm System Installation	\$421 + \$3.78 per device + 2.5% Micrographics Fee + 2.5% Technology Fee
Fire Alarm System Minor Modification	\$281 + 2.5% Micrographics Fee + 2.5% Technology Fee
Fire Sprinkler Supervision System	\$281 + 2.5% Micrographics Fee + 2.5% Technology Fee
Underground Fire Main Installation	\$844 + 2.5% Micrographics Fee + 2.5% Technology Fee
Fixed Extinguishing System	\$438 + 2.5% Micrographics Fee + 2.5% Technology Fee
Standpipe Systems	Actual hours & costs (4 hour minimum) = \$584 + 2.5% Micrographics Fee + 2.5% Technology Fee



Fire Pump Installation	Actual hours & costs (4 hour minimum) = \$584 + 2.5% Micrographics Fee + 2.5% Technology Fee
Outside Consultant Fee for Plan Review and/or Inspection Services	Cost + 25% overhead
Additional Plan Review / Fire Prevention Bureau Re-inspection – (Hourly rate)	Hourly rate/minimum 1 hour (\$146/hour)
Expedited Plan Review-Permit fee + 2-hour minimum overtime cost ( <u>not always available</u> )	2-hour overtime hourly minimum (\$438)
Emergency Responder Radio Coverage System	4.25 hours (\$621) + 2.5% Micrographics Fee & 2.5% Technology Fee
Alternate Method Request	2-hour minimum (\$292) + 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)	\$292 + 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](http://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 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>Fee</u>
Plan Check	2,579
Building Permit	1,769
Misc Building Fees	115
Technology Fee	135
Advance Planning Fee	541
Wastewater Demand	6,472
Water Demand	2,767
Meter Fees (1" meter)	360
Processing Fees - Water \$510, Sewer \$510	1,020
School Impact	Check School Dist.
Housing Impact Fee**	12,712
Capital Facilities Fee	8,007
Park Fee*	11,833
Total by Area	\$48,310 +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.
- ◆ 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.
- ◆ Park fees vary by location and type of dwelling unit within City, for SFD Northwest \$10,217; Northeast \$10,355; Southwest \$11,833, Southeast \$10,112.

**\*\* 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.....	\$824
Major Subdivision Application Fee.....	\$31,443
Public Hearing (Planning Commission).....	\$2,246
Environmental Assessment .....	<u>\$5,354</u>
<i>(Review of Consultant prepared CEQA document)</i>	
TOTAL	\$39,867

**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 .....	\$16,215
Public hearing .....	\$2,246
Environmental Assessment .....	\$5,354
Plan check.....	\$5,198
Sewer demand fee .....	\$12,040
Water demand fee (domestic & irrigation) .....	\$6,792
Sewer application processing fee.....	\$510
Water application processing fee .....	\$510
Meter fee (2 - 1" meters) .....	\$720
Encroachment permit (processing fee) .....	\$128
School impact (\$0.36 per square foot; actual fee varies by district) .....	\$2,880
Capital Facilities Fee .....	\$51,040
Building Permit .....	\$2,512
Miscellaneous Building Fees .....	\$483
Technology Fee .....	\$191
Advance Planning Fee .....	\$763
Fire Plan Check .....	\$2,599
Fire Inspection .....	\$1,256
Fire Micrographics & Technology Fees.....	\$193
TOTAL (see notes for additional fees).....	\$111,630

**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).
- ◆ 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 .....	\$13,906
Sentiment Survey (if required).....	\$1,270
Public Hearings (Planning Commission & City Council).....	\$4,298
Environmental Assessment** .....	\$12,198
Maps and legal descriptions (estimate) .....	\$7,500
(private engineer)	
LAFCO (with 100% landowner consent).....	\$5,500
LAFCO environmental document review (Environmental Impact Report).....	\$2,400
State Board of Equalization fee (collected by LAFCO).....	<u>\$800</u>
TOTAL	\$47,872

**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](http://www.sonoma-county.org/lafco)**

*\*\* If consultant prepared CEQA document: \$5,354  
LAFCO fees are fiscal year '18/19 fees*