



Fee Schedule

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Resolutions

Planning, Building, and Engineering Fees, eff. 12/12/11 (Reso No. 11-67)
Building Fees Changed, eff. 4/23/11 (Reso No. 11-07)
Engineering Fees, eff. 7/1/13 (Reso No. 2013-43) / rescinded 9/27/16
Traffic Impact Fees, eff. 10/27/15 (Reso 2015-71)
Water System Administrative charges eff. 9/27/16 (Reso 2016-67)
Adjusting Water & Sewer connection fees – eff. 9/27/16 (Reso No. 2016-68)

CITY OF COTATI
201 WEST SIERRA AVENUE, COTATI, CA 94931

USER FEES - PLANNING

TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
PRE-APPLICATION		
INFORMAL PRE-APPLICATION CONFERENCE		
a. Single family owner/occupied property	No charge	
b. Other	\$315 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Time of Request
FORMAL CONCEPTUAL PLAN REVIEW	\$2,025 deposit per request review with actual costs charged including staff costs at fully burdened hourly rates	Time of Request
APPLICATION FEES		
ANNEXATION FEES		
Residential	Determined by City	Planning Application
Commercial/Industrial	\$300/acre	Planning Application
APPEALS TO CITY COUNCIL	\$300 per application	Time of Application
ARCHEOLOGICAL INVENTORY	\$140 per application	Time of Application
BLUEPRINT/MAP REPRODUCTION	\$54 per application plus actual reproduction costs	Time of Request
CONDITIONAL USE PERMIT REVIEW		
a. Permits requiring an environmental impact review	\$2,700 deposit per application with actual costs charged including staff costs at full burdened hourly rates	Planning Application
b. Permits not requiring an environmental impact review	\$1,400 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
c. Minor Conditional Use Permit (i.e. childcare, live entertainment, outdoor dining, 2 nd driveway in rural residential district, and other minor uses as determined by the Director of Planning)	\$1,000 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
d. Determination of "Like" use by Planning Commission	\$400 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
e. Modification to Previous Conditional Use Permit	\$650 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
DESIGN REVIEW (PRE AND FINAL)		
a. Commercial and Industrial	\$.04 per square foot or a deposit of \$1,900 per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application

USER FEES - PLANNING (continued)		
TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
DESIGN REVIEW (PRE AND FINAL) continued		
b. Single-family Residential	\$500 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
c. Multiple family Residential	\$500 deposit per unit with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
d. Subdivisions	\$500 deposit per application plus \$100 deposit each of the first five lots and \$75 deposit per lot thereafter, with actual costs charged including staff costs at fully burdened hourly rates per unit per application	Planning Application
DESIGN REVIEW (MODIFICATIONS TO)		
a. Residential Single Family Units	\$295 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
b. Multiple Family Units	\$150 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
c. Commercial and Industrial	\$550 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
DOCUMENT RETRIEVAL & REPRODUCTION		
EXISTING RECORD	\$0.25 per photocopy	Time of Request
RECORD TO BE CREATED	\$0.25 per copy plus \$100 deposit with actual staff hours charged at fully burdened hourly rates	Time of Request
ENVIRONMENTAL		
CATEGORICAL EXEMPTION	\$210 per application	Time of Application
NEGATIVE DECLARATION	\$2,000 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Time of Application
NOTICE OF EXEMPTION	\$50.00 (City Clerk filing fee)	At time of determination
FISH & GAME FEES (updated 1/1/17)	*see F & G website for add'l fees not listed	At Environmental Cert.
EIR	\$3,078.75	
Negative Declaration & MND	\$2,216.25	
Categorically Exempt	No fee	
No Effect (as determined by Dept. of Fish & Game in writing; otherwise a fee must be paid.	No fee	
(ENVIRONMENTAL) MITIGATION MEASURES AND MONITORING		
a. <i>Identification of mitigation measures</i>	\$3,825* deposit per application with actual costs charged including staff costs at fully burdened hourly rates.	Time of Application
	*With the potential for additional fees based on the extent of the mitigation and monitoring identified in the Negative Declaration or Environmental Impact Report	Time of Application

USER FEES - PLANNING (continued)		
TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
GENERAL PLAN AMENDMENT		
a. Request along, or City-planned General Plan Amendment	\$6,800 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
b. Combined with a second amendment request	\$4,624 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
c. Combined with a third amendment request	\$3,400 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
GROWTH MANAGEMENT REVIEW		
a. 1-4 Residential Units	\$175 per unit	Planning Application
b. 5 or more Residential Units	\$1,200 per application	Planning Application
HILLSIDE DEVELOPMENT PERMIT	\$1,365 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
LIMITED TERM USE PERMIT W/ ADMINISTRATIVE HEARING	\$630 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
LIMITED TERM USE PERMIT W/PLANNING COMMISSION HEARING	\$1,215 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
LOT LINE ADJUSTMENT REVIEW	\$1,225 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
MEDICAL MARIJUANA DISPENSARY REVIEW	\$4,500 deposit with actual costs charged including staff costs at fully burdened hourly rates	Time of Planning Application
PLANNED UNIT DEVELOPMENT AMENDMENT	\$3,700 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
SIGN PERMIT		
a. Permit requiring only a counter approval	\$220 per permit	Time of Application
b. Permit requiring a Design Review Committee approval	\$465 deposit per permit application with actual costs charged including staff costs at fully burdened hourly rates	Time of Application
SUBDIVISIONS – TENTATIVE MINOR SUBDIVISION MAP REVIEW	\$2,165 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application
SUBDIVISIONS – TENTATIVE MAJOR SUBDIVISION MAP REVIEW	\$5,780 deposit per application with actual costs charged including staff costs at fully burdened hourly rates.	Planning Application
TIME EXTENSION REVIEW	\$695 per application	Time of Application
TREE REMOVAL INSPECTION		
a. Standard removal	\$25 for the first five trees, \$10 per tree thereafter	Time of Application
b. Inspection requiring arborist	\$150 deposit per application with actual costs charged for the arborist	Time of Application

USER FEES - PLANNING (continued)		
TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
TREE REMOVAL WITHOUT PERMIT PENALTY	Twice the standard removal fee plus twice the replacement value	
VARIANCE APPLICATION	\$1,750 deposit per application with actual costs charged including staff costs at fully burdened hourly rates.	Planning Application
VARIANCE APPLICATION (MINOR)	\$450 deposit per application with actual costs charged including staff costs at fully burdened hourly rates.	Planning Application
ZONING ORDINANCE AMENDMENT	\$3,000 deposit per application with actual costs charged including staff costs at fully burdened hourly rates.	Planning Application
ZONING CLEARANCE OR RESEARCH LETTER	\$3,000 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Planning Application

USER FEES - PLANNING – SPECIAL DEPOSITS AND REFUNDS

TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
SPECIAL DEPOSITS OR REFUNDS		
REFUND OF FEES	A refund of fees may be requested in writing upon project cancellation or withdrawal. Staff time expended on the project and the City's overhead cost factor will be deducted from the collected amount prior to refund	
SPECIAL DEPOSITS FOR LARGE AND/OR UNUSUAL DEVELOPMENT PROPOSALS	As a substitute for the fees included in this fee schedule, the City Manager is authorized to enter into Cost Recovery Agreements with applicants submitting large and/or unusual proposals which may require considerable more staff time or consultant costs. This basis for the cost recovery shall be 100% recovery of the City's actual costs for responding to the proposal, including the City's overhead cost factor.	

BUILDING FEES		
TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
BED TAX FEE	\$350 - 2 bedrooms \$400 - 3 bedrooms \$450 - 4 or more bedrooms	Building Permit
BUILDING INSPECTION	Based on current Building Code Ordinance/Resolution Fee Schedule	Building Permit
BUILDING PLAN CHECK	Based on current Building Code Ordinance / Resolution Fee Schedule	Building Permit
CALIFORNIA BUILDING STANDARDS COMMISSION SBI473 FEE	\$1 - 25,000.....\$1 \$25,001 - 50,000.....\$2 \$50,001 - 75,000.....\$3 \$75,000 - 100,000.....\$4 Every \$25,000 or fraction thereof above \$100,000...Add \$1	Building Permit
CASP CONSULTANT - (2 HOUR MIN)	\$175 per hour	At Time of Inspection
DEMOLITION PERMIT	As specified on Table 1-A (plus deposit of 50% of permit fees)	Building Permit
ELECTRICAL	Based on current Building Code Ordinance / Resolution Fee Schedule	Building Permit
INCREMENTAL FEE	.0010 times the project valuation (valuation \$500 to \$100,000) (minimum fee of \$6.00)	Building Permit
	.0008 times the project valuation (valuation \$100,001 to \$500,000) (minimum fee of \$70)	Building Permit
	.0006 times the permit valuation (valuation \$500,0001 and above) (maximum fee of \$500 and minimum fee of \$300)	Building Permit
INSPECTIONS OUTSIDE OF NORMAL BUSINESS HOURS	\$75 per hour (minimum charge - two hours)	Time of Request
MECHANICAL	Based on current Building Code Ordinance / Resolution Fee Schedule	Building Permit
PLAN CHECK FEE	Based on current Building Code Ordinance / Resolution Fee Schedule	Building Permit
PLAN REVISION CHECKING	\$100 per application	Time of Request
PRELIMINARY PLAN REVIEW	Residential - \$200 Commercial - \$500	Time of Request
PLUMBING	Based on current Building Code Ordinance / Resolution Fee Schedule	Building Permit
STRONG MOTION FEE	Residential.....\$.10/\$1,000 value Commercial.....\$.21/\$1,000 value	Building Permit
SUSTAINABLE BUILDING REVIEW	\$300 deposit with actual costs charged including staff costs at fully burdened hourly rates	Time of Request
TECHNOLOGY	.0010 times the project valuation (valuation \$500 to \$100,000) (minimum fee of \$6.00)	Building Permit
	.0008 times the project valuation (valuation \$100,001 to \$500,000) (minimum fee of \$70)	Building Permit
	.0006 times the permit valuation (valuation \$500,0001 and above) (maximum fee of \$500 and minimum fee of \$300)	Building Permit

BUILDING FEES – (continued)		
TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
TEMPORARY POWER POLE	\$100 per application	Building Permit
ZONING ABATEMENT/CODE ENFORCEMENT		
a. First two notices of non-compliance	No charge	
b. After first two notices of non-compliance	Actual costs including staff costs at fully burdened hourly rates	

TABLE 1-A / BUILDING PERMIT FEE SCHEDULE

TOTAL VALUATION:	FEE:
\$1.00 to \$500	\$75
\$501 to \$2,000	\$75.00 for first \$500 plus \$4.05 each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$135.75 for first \$2,000 plus \$21.51 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$630.47 for the first \$25,000 plus \$15.52 each addition \$1,000 or fraction thereof, to and including \$50,000
\$50,000 to \$100,000	\$1,018.47 for first \$50,000 plus \$10.75 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,557.47 for first \$100,000 plus \$8.61 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$5,001.09 for first \$500,000 plus \$7.30 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,000 and up	\$ 8,651 for first \$1,000,000 plus \$4.82 for each additional \$1,000 or fraction thereof
OTHER INSPECTIONS AND FEES:	
1. Inspections outside of normal business hours, per hour (minimum charge – 2 hours)	\$75 per hour *
2. Reinspection fees assessed under provision of Chapter 1 Section 109.7 per inspection	\$100 per hour*
3. Inspections for which no fee is specifically indicated	\$175 per hour*
4. CASP consultant (2 hour minimum)	\$175 per hour*
5. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one-half hour	\$100 per hour
6. For use of outside consultants for plan review and inspections or both	Actual Cost*
7. Additional plan review and field inspections required by State Mandated Laws (Title-24 ENERGY CONSERVATION, Accessibility, Green Building Standards)	10% of the Building Permit Fee
8. Strong Motion Instrumental fee (CSIF), see attached fee table	
9. Technology Fee. The fee is paid with the building permit fee. The fee is for the purpose of cost recovery for specialized licenses fees, maintenance of computer hardware, and computer software that are instrumental in the City's ability to provide efficient service and maintain accurate records. <ul style="list-style-type: none"> ➤ Construction valuation \$1 up to and including \$100,000, fee is .0010 (x) times the construction valuation with a \$4 minimum per permit ➤ Construction valuation \$100,001 up to and including \$500,000, fee is .0008 (x) times the construction valuation (minimum fee of \$70) ➤ Construction valuation \$500,000 and above, fee is .0006 (x) times the construction valuation with a maximum fee of \$500, minimum fee of \$300 for any single project 	\$4 minimum
10. Demolition permits, use valuation for building and plan review fees. (Minimum fee - \$75.00) Demolition permits shall be calculated using the Construction Fees Table 1-A, except that a deposit in the amount of 50% of the permit fee of said demolition project shall be collected to ensure performance of work contemplated. If any permit expires as outlined in the California Building Code, before work is completed, the deposit shall be forfeited and the City may cause any unfinished work to be completed at the property owner's expense or any other remedy prescribed by law.	

TABLE 1-A / BUILDING PERMIT FEE SCHEDULE (continued)

11. Swimming pools, spas, and hot tubs, use valuation for building and plan review fees. (Minimum fee - \$75.00)	
12. Green Building Fees are determined by the State assessed at the rate of four dollars (\$4.00) per one hundred thousand dollars (\$100,000) in valuation, with the appropriate fractions thereof, but not less than one dollar (\$1.00). "Appropriate fractions thereof" is interpreted to be \$1.00 dollar per every twenty-five thousand (\$25,000) in valuation.	
13. Renewal of the original permit which has expired, been canceled or finalized	\$75 per hour of estimated inspection item
*Or the total hourly cost to the jurisdiction, whichever is the greater. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. Fully burdened rate plus supervision, equipment and administrative and overhead costs and shall include any costs for the use of consultants employed by the jurisdiction.	

TABLE 1-B / ELECTRICAL PERMIT FEES	
1. For the issuance of each electrical permit	\$75
2. For the issuance of each supplemental permit for which the original permit has not expired, been canceled, or finalized	\$37.50
3. Temporary Power Pole	\$150
4. Residential Electrical Service Upgrade	\$150
5. Renewal of the original permit which has expired, been canceled or finalized	\$37.50
SYSTEM FEE SCHEDULE	
<i>(Note: The following do not include permit-issuing fee)</i>	
1. NEW RESIDENTIAL BUILDINGS	
The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.	
MULTIFAMILY	
For new multifamily buildings (apartments and condominiums) having three or more dwelling units constructed at the same time, not including the area of garages, carports and accessory buildings, per square foot (0.09m ²)	0.09
SINGLE AND TWO-FAMILY	
For new single and two-family residential buildings constructed at the same time and not including the area of garages, carports and accessory buildings, per square foot	.10
FOR OTHER TYPES OF RESIDENTIAL OCCUPANCIES AND FOR ALTERATIONS, ADDITIONS, AND MODIFICATIONS TO EXISTING RESIDENTIAL BUILDINGS, USE THE UNIT FEE SCHEDULE	
➤ Addition or Alteration	20% of bldg permit fee
➤ Commercial Building	25% of bldg permit fee
➤ Tenant Improvements	20% of bldg permit fee
2. PRIVATE SWIMMING POOLS	
For new private, in-ground swimming pools for single-family and multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool	(valuation + \$75 for electrical, mechanical and plumbing)
3. TEMPORARY POWER SERVICE	
For temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc.	\$14.25
UNIT FEE SCHEDULE	
<i>(Note: The following do not include permit issuing fee)</i>	
1. RECEPTACLE, SWITCH AND LIGHT OUTLETS	
For receptacle, switch, light or other outlets at which current is used or controlled, except services, feeders and meters: <i>Note: For multi-outlet assemblies, each 5 feet (1524mm) or fraction thereof may be considered as one outlet.</i>	
➤ First 20 fixtures, each	\$1.58
➤ Additional fixtures, each	\$1.06
2. LIGHTING FIXTURES for lighting fixtures, sockets or other lamp holding devices:	
➤ First 20 fixtures, each	\$1.58
➤ Additional fixtures, each	\$1.06
For pole or platform-mounted lighting fixtures, each	\$1.58
For theatrical-type lighting fixtures or assemblies, each	\$1.58
3. RESIDENTIAL APPLIANCES	
For fixed residential appliances or receptacle outlets for same, including all mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1horsepower (HP) (746 W) in rating, each	\$6.28

TABLE 1-B ELECTRICAL PERMIT FEES (continued)

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

4. NONRESIDENTIAL APPLIANCES

For nonresidential appliances and self-contained factory-wired, Nonresidential appliances not exceeding 1horsepower (HP), kilowatt (kW) or kilovolt-ampere (kVA), in rating, including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or similar types of equipment, each

\$6.28

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

5. POWER APPARATUS

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows: Rating in horsepower (HP), kilowatts (kW), kilovolt-amperes (kVA) or Kilovolt-amperes-reactive (kVAR): Up to and including 1, each

\$6.28

➤ Over 1 and not over 10, each

\$15.73

➤ Over 10 and not over 50, each

\$31.51

➤ Over 50 and not over 100, each

\$62.99

➤ Over 100, each

\$92.50

NOTE:

1. *For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.*
2. *These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.*

6. BUSWAYS

For trolley and plug-in-type busways, each 100 feet (30480 mm) or fraction thereof

\$9.31

NOTE: An additional fee is required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. A fee is not required for portable tools.

7. SIGNS, OUTLINE LIGHTING AND MARQUEES

For signs, outline lighting systems or marquees supplied from one branch circuit, each

\$31.06

For additional branch circuits within the same sign, outline lighting system or marquee, each

\$6.28

8. SERVICES

For services of 600 volts or less and not over 200 amperes to 1,000 amperes, each

\$92.25

For services of 600 volts or less and over 200 amperes to 1,000 amperes, each

\$92.25

For services over 600 volts or over 1,000 amperes in rating, each

\$157.44

9. MISCELLANEOUS APPARATUS, CONDUITS AND CONDUCTORS

For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth

\$22.67

NOTE: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busway signs or other equipment.

10. CARNIVALS AND CIRCUSES

Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.

For electrical generators and electrically driven rides, each

\$31.51

having electrical lighting, each

\$9.31

For a system of area and booth lighting, each

\$9.31

For permanently installed rides, booths, displays and attractions, use the Electrical Unit Fee Schedule.

TABLE 1-B / ELECTRICAL PERMIT FEES (continued)

II. SOLAR PHOTOVOLTAIC SYSTEMS	
Residential Roof Mounted Systems up to 5KW	\$175
Residential Roof Mounted Systems over 5KW	\$250
Commercial Systems 30KW or less	\$1,500
Commercial Systems 30KW+ / plan review inspection @	\$100 per hour
OTHER INSPECTIONS AND FEES:	
1. Inspections outside of normal business hours, per hour (Minimum charge - 2 hours)	\$75 Per Hour *
2. Reinspection fees assessed under provision of Chapter 1 Section 109.7 per inspection	\$100 Per Hour *
3. Inspections for which no fee is specifically indicated	\$175 Per Hour *
4. CASP consultant (2 hour minimum)	\$175 Per Hour *
5. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (Minimum charge - one-half hour)	\$100 Per Hour *
6. For use of outside consultants for plan review and inspections or both	Aetna Cost*
7. Additional plan review and field inspections required by State Mandated Laws (Title-24 Energy Conservation, Accessibility, Green Building Standards).	10% of Building Permit Fee
8. Strong Motion Instrumental fee (CSIF)	See Attached Fee Table
9. Technology Fee. The fee is paid with the building permit fee. The fee is for the purpose of cost recovery for specialized licenses fees, maintenance of computer hardware, and computer software that are instrumental in the City's ability to provide efficient service and maintain accurate records. <ul style="list-style-type: none"> ➤ Construction valuation \$1 up to and including \$100,000, fee is .0010 (x) times the construction valuation with a \$4 minimum per permit ➤ Construction valuation \$100,001 up to and including \$500,000, fee is .0008 (x) times the construction valuation (minimum fee of \$70) ➤ Construction valuation \$500,001 and above, fee is .0006 (x) times the construction valuation with a maximum fee of \$500, minimum fee of \$300 for any single project 	\$4 minimum
10. Demolition permits, use valuation for building and plan review fees. (Minimum fee - \$75) Demolition permits shall be calculated using the Construction Fees Table 1-S, except that a deposit in the amount of 50% of the permit fee of said demolition project shall be collected to ensure performance of work contemplated. If any permit expires as outlined in the California Building Code, before work is completed, the deposit shall be forfeited and the City may cause any unfinished work to be completed at the property owners expense or any other remedy prescribed by law.	
11. Swimming pools, spas, and hot tubs, use valuation for building and plan review fees. (minimum fee - \$75)	
12. Green Building Fees are determined by the State assessed at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation, with appropriate fractions thereof, but not less than one dollar (\$1). "Appropriate fractions thereof is interpreted to be \$1 dollar per every twenty-five thousand (\$25,000) in valuation.	
13. Renewal of the original permit which has expired, been canceled or finalized \$75 Per Hour of estimated inspection item	
* Or the total hourly cost to the jurisdiction, whichever is the greater. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. Fully burdened rate plus supervision, equipment and administrative and overhead costs and shall include any cost for the use of consultants employed by the jurisdiction.	

TABLE 1-C / MECHANICAL PERMIT FEES

PERMIT ISSUANCE AND HEATERS		
1.	For the issuance of each mechanical permit	\$75
2.	For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized.	\$37.50
3.	Residential furnace replacement	\$75
4.	Geothermal Systems	\$150
5.	Renewal of the original permit which has been expired, been canceled or finalized.	\$37.50
NEW RESIDENTIAL BUILDINGS		
The following fee shall include all mechanical equipment in or on each building or other mechanical equipment on the same premises constructed at the same time, per square foot of building		0.05
Addition or Alteration		15% of bldg permit fee
Commercial Building		15% of bldg permit fee
Tenant Improvements		10% of bldg. permit fee
UNIT FEE SCHEDULE: (Note: The following do not include permit -issuing fee.)		
1.	FURNACES	
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)	\$22.72
	For the installation or relocation of each forced-air or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3kW)	\$27.94
	For the installation or relocation of each floor furnace, including vent	\$22.72
	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$22.72
2.	APPLIANCE VENTS	
	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.	\$11.13
3.	REPAIRS AND ADDITIONS	
	For the repair of, alteration of or addition to each heating appliance refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporation cooling system, including installation of controls regulated by the Mechanical Code	\$21.03
4.	BOILERS, COMPRESSORS AND ABSORPTION SYSTEMS	
	For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6kW), or each absorption system to and including 100,000 Btu/h (18.3kW)	\$22.56
	For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$41.68
	For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$57.18
	For the installation or relocation of ea. boiler or compressor over 30 hp (105.5 kW) to & incl. 50 horsepower (176 kW), or ea. absorption system over 1,000,000 Btu/h (293.1 kW) to & incl. 1,750,000 Btu/h (512.9 kW)	\$85.12

TABLE 1-C / MECHANICAL PERMIT FEES (Continued)

	For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW) or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$142.22
5.	AIR HANDLERS For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 Lis), including ducts attached thereto	\$16.34
	<i>Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.</i>	
	For each air-handling unit over 10,000 cfm (4719 L/s)	\$27.77
6.	EVAPORATIVE COOLERS For each evaporative cooler other than portable type	\$16.34
7.	VENTILATION AND EXHAUST For each ventilation fan connected to a single duct	\$11.13
	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$16.34
	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$16.34
8.	INCINERATORS For the installation or relocation of each domestic-type incinerator	\$27.94
	For the installation or relocation of each commercial or industrial-type incinerator	\$22.26
9.	MISCELLANEOUS For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories for which the fee is listed in the table	\$16.34
OTHER INSPECTIONS AND FEES:		
1.	Inspections outside normal business hours, per hour (Minimum charge – 2 hours)	\$75 Per Hour
2.	Reinspection fees assessed under provision of Chapter 1 Section 109.7 per inspection	\$100 Per Hour
3.	Inspections for which no fee is specifically indicated	
4.	CASP consultant (2 hour minimum)	\$4 minimum
5.	Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one half hour.	\$100 Per Hour *
6.	For use of outside consultants for plan review and inspections or both	Actual Cost*
7.	Additional plan review and field inspections required by State Mandated Laws (Title-24 ENERGY CONSERVATION, Accessibility, Green Building Standards) 10% of the Building Permit Fee.	
8.	Strong Motion Instrumental fee (CSIF), see attached fee table	
9.	Technology Fee. The fee is paid with the building permit fee. The fee is for the purpose of cost recovery for specialized licenses fees, maintenance of computer hardware, and computer software that are instrumental in the City's ability to provide efficient service and maintain accurate records.	\$4 Minimum
	➤ Construction valuation \$1 up to and including \$100,000, fee is .0010 (x) times the construction valuation with a \$4 minimum per permit	
	➤ Construction valuation \$100,001 up to and including \$500,000, fee is .0008 (x) times the construction valuation (minimum fee of \$70)	
	➤ Construction valuation \$500,000 and above, fee is .0006 (x) times the construction valuation with a maximum fee of \$500, minimum fee of \$300 for any single project	

TABLE 1-C / MECHANICAL PERMIT FEES (Continued)

10. Demolition permits, use valuation for building and plan review fees. (Minimum fee - \$75.00) Demolition permits shall be calculated using the Construction Fees Table 1-A, except that a deposit in the amount of 50% of the permit fee of said demolition project shall be collected to ensure performance of work contemplated. If any permit expires as outlined in the California Building Code, before work is completed, the deposit shall be forfeited and the City may cause any unfinished work to be completed at the property owner's expense or any other remedy prescribed by law.
11. Swimming pools, spas, and hot tubs, use valuation for building and plan review fees. (Minimum fee - \$75.00)
12. Green Building Fees are determined by the State assessed at the rate of four dollars (\$4.00) per one hundred thousand dollars (\$100,000) in valuation, with the appropriate fractions thereof, but not less than one dollar (\$1.00). "Appropriate fractions thereof" is interpreted to be \$1.00 dollar per every twenty-five thousand (\$25,000) in valuation.

*Or the total hourly cost to the jurisdiction, whichever is the greater. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. Fully burdened rate plus supervision, equipment and administrative and overhead costs and shall include any costs for the use of consultants employed by the jurisdiction.

TABLE 1-D / PLUMBING PERMIT FEES

PERMIT ISSUANCE		
1.	For the issuance of each plumbing permit	\$75
2.	For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized.	\$37.50
3.	Residential Water Heater Replacement	\$75
4.	Domestic Solar Hot Water System	\$150
5.	Renewal of the original permit which has been expired, been canceled or finalized.	\$37.50
NEW RESIDENTIAL BUILDINGS		
The following fee shall include all plumbing equipment or fixtures on each building or other plumbing equipment on the same premises constructed at the same time, except as covered by well and septic or sewer permits, per square foot of building		0.05
➤	Addition or Alteration	20% of bldg permit fee
➤	Commercial Building	20% of bldg permit fee
➤	Tenant Improvements	15% of bldg. permit fee
For other occupancies and alteration, addition and modification to existing residential buildings, use the PLUMBING UNIT FEE SCHEDULE.		
UNIT FEE SCHEDULE (Note: The following do not include permit)		
1.	FIXTURES AND VENTS For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection thereof)	\$12.97
	For repair or alteration of drainage or vent piping, each fixture	\$6.33
2.	SEWERS, DISPOSAL SYSTEMS AND INTERCEPTORS	
	For each building sewer and each trailer park sewer	\$24.65
	For each cesspool	\$37.25
	For each private sewage disposal system	\$74.50
	For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$24.89
3.	WATER PIPING AND WATER HEATERS	
	For Installation, alteration, or repair of water piping or water-treating equipment, or both, each	\$6.33
	For each water heater, including vent	\$15.89
	For vents only, see Table 3-C	
4.	GAS PIPING SYSTEMS	
	For each gas piping system of one to four outlets	\$6.33
	For each additional outlet five or more, each	\$1.58
5.	LAWN SPRINKLERS, VACUUM BREAKERS AND BACKFLOW PROTECTION DEVICES	
	For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$18.91
	For atmospheric-type vacuum breakers or backflow protection devices not Included in Item 1:	
	• 1 to 5 devices	\$15.89
	• Over 5 devices, each	\$3.22
	For each backflow-protection device other than atmospheric-type vacuum breakers	\$15.89
	• 2 inches (50.8mm) and smaller	\$31.80
	• Over 2 inches (50.8mm)	
6.	SWIMMING POOLS	
	For each swimming pool or spa (based on valuation plus \$75 each for plumbing, mechanical and electrical	\$75

TABLE 1-D / PLUMBING PERMIT FEES (continued)

7. MISCELLANEOUS	
For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which no other fee is listed in this code	\$9.80
OTHER INSPECTIONS AND FEES:	
1. Inspections outside normal business hours, per hour (Minimum charge – 2 hours)	\$75 Per Hour *
2. Reinspection fees assessed under provision of Chapter 1 Section 109.7 per inspection	\$100 Per Hour *
3. Inspections for which no fee is specifically indicated	\$175 Per Hour *
4. CASP consultant (2 hour minimum)	\$175 Per Hour *
5. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one half hour.	\$100 Per Hour *
6. For use of outside consultants for plan review and inspections or both	Actual Cost*
7. Additional plan review and field inspections required by State Mandated Laws (Title-24 ENERGY CONSERVATION, Accessibility, Green Building Standards) 10% of the Building Permit Fee.	
8. Strong Motion Instrumental fee (CSIF)	See attached fee table
9. Technology Fee. The fee is paid with the building permit fee. The fee is for the purpose of cost recovery for specialized licenses fees, maintenance of computer hardware, and computer software that are instrumental in the City's ability to provide efficient service and maintain accurate records. <ul style="list-style-type: none"> ➤ Construction valuation \$1 up to and including \$100,000, fee is .0010 (x) times the construction valuation with a \$4 minimum per permit ➤ Construction valuation \$100,001 up to and including \$500,000, fee is .0008 (x) times the construction valuation (minimum fee of \$70) ➤ Construction valuation \$500,000 and above, fee is .0006 (x) times the construction valuation with a maximum fee of \$500, minimum fee of \$300 for any single project 	\$4 Minimum
10. Demolition permits, use valuation for building and plan review fees. (Minimum fee - \$75.00) Demolition permits shall be calculated using the Construction Fees Table 1-A, except that a deposit in the amount of 50% of the permit fee of said demolition project shall be collected to ensure performance of work contemplated. If any permit expires as outlined in the California Building Code, before work is completed, the deposit shall be forfeited and the City may cause any unfinished work to be completed at the property owner's expense or any other remedy prescribed by law.	
11. Swimming pools, spas, and hot tubs, use valuation for building and plan review fees. (Minimum fee - \$75.00)	
12. Green Building Fees are determined by the State assessed at the rate of four dollars (\$4.00) per one hundred thousand dollars (\$100,000) in valuation, with the appropriate fractions thereof, but not less than one dollar (\$1.00). "Appropriate fractions thereof" is interpreted to be \$1.00 dollar per every twenty-five thousand (\$25,000) in valuation.	
13. Renewal of the original permit which has expired, been canceled or finalized , \$75 Per Hour of estimated inspection item	
* Or the total hourly cost to the jurisdiction, whichever is the greater. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. Fully burdened rate plus supervision, equipment and administrative and overhead costs and shall include any cost for the use of consultants employed by the jurisdiction.	

TABLE 1-E / GRADING PLAN REVIEW AND PERMIT FEES

GRADING PLAN REVIEW FEES:	
1. Less than 50 cubic yards	\$75
2. All other plan review fees shall be charged at 65% of the grading permit fee, or the total cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. Actual cost shall include administrative and overhead costs and shall include any costs for the use of consultants employed by the jurisdiction.	
GRADING AND DRAINAGE PERMIT FEES:	
1. Less than 50 cubic yards	\$75
2. More than 50 cubic yards but less than 1,000 cubic yard	\$75 plus \$35 per 100 cu. yds. over 100 cu. Yds.
3. 1,000 to 10,000 cubic yards	\$275 plus \$200 per 1,000 cu. yds. over 1,000
4. 10,000 to 100,000 cubic yards	\$1,626 plus \$20 per 1,000 cu. yds. over 10,000
5. Over 100,000 cubic yards	\$2,525 plus \$10 per 1,000 cu. yds. over 100,000

DEVELOPER IMPACT FEES		
TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
Water System Connection Fee <i>(Resolution 13-43, Effective 7/1/13)</i>		Building Permit
All classes based on customer meter size	\$8,465 – ¾"	
	\$14,136 – 1"	
	\$28,188 – 1 ½"	
	\$45,118 – 2"	
	\$84,647 – 3"	
	\$143,901 – 4"	
	\$279,337 – 6"	
Water Meter Charge		Building Permit
	\$274.25 – ¾"	
	\$322.75 – 1"	
	\$602.00 – 1 ½"	
	\$854.50 – 2"	
	\$1,119.25 – 3"	
	\$1,576.75 – 4"	
Water Meter Installation <i>(Resolution 11-67, #77, Effective 10/12/11)</i>	\$150 per application	Building Permit
Water Meter Turn-On (Utility Service Sign Up) <i>(Resolution 13-64, Effective 7/1/13)</i>	\$35 per application	Building Permit
Water Conservation Fee <i>(Ordinance 610, Resolution 93-83, Effective October 13, 1993)</i>	\$1,750 per new residential unit \$1,500 per acre industrial/commercial	Building Permit
Fire System Connection Fee <i>Per Resolution 2016-68, the Fire System Connection Fee is included in the Water Connection Fee.</i>	0	
Sewer Connection Fees All Customer Classes*	\$16,638 – ¾" \$27,787 – 1" \$55,407 – 1 ½" \$88,685 – 2" \$148,103 – 3" \$282,858 – 4"	Building Permit
* Connection fee for apartments to be charged is based on the size of the water meter		
LINKAGE FEE <i>Resolution No. 06-21</i> <i>Ordinance No. 782, Effective 05-26-06</i>	Commercial: \$2.08 per sq. ft. Industrial: \$2.15 per sq. ft. Retail: \$3.59 per sq. ft.	Building Permit
<i>Please be aware that there are a number of exceptions. New construction less than 2000 sq. ft. is exempt, as is the first 2000 sq. ft. of any commercial project. This fee does not affect remodels.</i>		

DEVELOPER IMPACT FEES					
Traffic Impact Fees				Building Permit	
➤ Residential			\$6,198 per unit		
➤ Commercial			\$6,542 per 1,000 square feet		
➤ Restaurant			\$9,948 per 1,000 square feet		
➤ Industrial			\$3,598 per 1,000 square feet		
➤ Office			\$4,413 per 1,000 square feet		
➤ Hotels			\$4,776 per room		
If property is located at intersection of Valparaiso/Myrtle/Old Redwood Highway an additional \$1,100 per unit is required.					
If property is located in the Wilford Lane Assessment District an additional \$115 per unit is required.					
Park-in-lieu fee (Inclusionary Housing Buy-out)			Per Reso. #85-33A	May bond or pay in full at time Building Permit is issued.	
<i>Calculated as follows:</i>					
<i>Dwelling Units x</i>	<i>Population Dwelling Units x</i>	<i>5 acres 1,000 people x</i>	<i>Fair Market Value Total Acres =</i>	<i>Subtotal x 6/5 =</i>	<i>In-Lieu fee</i>
House-in-Lieu fee (Inclusionary Housing Buy-out)			Per Reso. #85-33A	May bond or pay in full at time Building Permit is issued.	
<i>Based on sales price of unit. Ranges from \$150/unit for a \$75,000 unit to \$2,400 for a \$125,000 unit and increases \$200 per unit for every \$5,000 increases in sales price.</i>					

USER FEES / ENGINEERING AND PUBLIC WORKS		
TYPE OF FEE	AMOUNT OF FEE	WHEN ASSESSED
Annual Backflow Device Inspection	Actual costs including staff costs at fully burdened rates.	Time of Request
Blueprint / Map Reproduction	\$54 – per application plus actual reproduction costs.	Time of Request
Certificate of Compliance	\$670 deposit per allocation with actual costs charged including staff costs at fully burdened hourly rates.	Time of Request
Engineering Plan Check	\$300 deposit with actual costs charged including staff costs at full burdened hourly rates.	Time of Application
Grading Inspection	\$255 per application	Time of Application
Grading Plan Check	\$640 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Prior to Plan check
Final Major Subdivision Improvement Plan Review	\$5,205 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Time of Application
Final Minor Subdivision Improvement Plan Review	\$1,745 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Time of Application
Flood Plain Review	\$845 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Time of Application
New Backflow Device Inspection	\$55 per inspection	Prior to Inspection
Parking Lot Storm Interceptor Inspection	Actual costs including staff costs at fully burdened hourly rates	
Public Improvement Inspection	\$9,710 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Prior to Inspection
Street or Right-of-Way Vacation Processing	\$1,455 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Time of Application
Temporary Meter Rental Service	\$30 per meter per rental plus a deposit of \$1,000 per meter with actual water usage charged at 1.5 times the residential water usage rate	Time of Rental
Encroachment Permit – Minor	\$770 per application	Encroachment Permit
Encroachment Permit – Minor / Non-Construction	\$250 per application	Encroachment Permit
ENCROACHMENT PERMIT – MAJOR	\$1,595 deposit per application with actual costs charged including staff costs at fully burdened hourly rates	Prior to Plan Check

*School Impact Fees		Prior to Building Permit issuance
➤ Residential (500 Square Feet and Over)	\$3.48 sq. ft.	
➤ Commercial	\$ 0.56 sq. ft.	
➤ Rental Self Storage	\$ 0.02 sq. ft.	
<i>*These fees are established by the State and collected by the School District. They are included here as a courtesy</i>		