



Development User Fees

Valuation-Based Building Permit Fee

Current (All New Construction)

Minimum Value	Maximum Value	Base Rate	Plus \$\$	For every
1	9,000	\$264.72		
9,001	50,000	\$292.10	\$26.80	1,000
50,001	100,000	\$1,390.97	\$18.55	1,000
100,001	250,000	\$2,318.28	\$15.46	1,000
250,001	500,000	\$4,636.56	\$12.98	1,000
500,001	1,000,000	\$7,882.15	\$8.35	1,000
1,000,001	+	\$12,055.05	\$6.38	1,000



DEVELOPMENT USER FEES

Description	Fee
Administrative Fees	
City Attorney Review	City Attorney burdened rate
Fee for Conducting Unpermitted Work	100% of permit
Research Time by Written Request	Based on Cost
Segregation of Assessment District (CFD) plus \$15 per lot	\$800.11
Special Services provided by Department Staff	Staff rate
Refund of Fees (Fee less City expenses and Costs)	Fee less City expenses and Costs
Building Division Fees	
Antennas	
Plan Check Fee	\$390
Plan Check (Third Party)	Direct cost
Permit Fee	\$130
Automatic Teller Machine	
Plan Check Fee	\$150
Plan Check (Third Party)	Direct cost
Permit Fee	\$85
Awning and Canopies	
<u>Residential</u>	
Plan Check Fee	\$145
Plan Check (Third Party)	Direct cost
Permit Fee	\$75
<u>Commercial</u>	
Plan Check Fee	\$350
Plan Check (Third Party)	Direct cost
Permit Fee	\$220
Balcony	
Plan Check Fee	\$150
Plan Check (Third Party)	Direct cost
Permit Fee	\$175
Close or Open Wall	
Plan Check Fee	\$365
Plan Check (Third Party)	Direct cost
Permit Fee	\$155

Fireplaces

Plan Check Fee	\$185
Plan Check (Third Party)	Direct cost
Permit Fee	\$105

Flagpoles over 35 feet

Plan Check Fee	\$220
Plan Check (Third Party)	Direct cost
Permit Fee	\$200

Greenhouses

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Paint Spray Booth

Plan Check Fee	\$735
Plan Check (Third Party)	Direct cost
Permit Fee	\$220

Propane Tank

Plan Check Fee	\$220
Plan Check (Third Party)	Direct cost
Permit Fee	\$80

Relocate Building

Plan Check Fee	Same as new building
Plan Check (Third Party)	Direct cost
Permit Fee	Same as new building

Re-Roofing

<u>Residential overlay</u>	
Plan Check Fee	\$42
Plan Check (Third Party)	Direct cost
Permit Fee	\$50
<u>Residential Overlay with Sheathing</u>	
Plan Check Fee	\$40
Plan Check (Third Party)	Direct cost
Permit Fee	\$132
<u>Commercial overlay to 150 squares</u>	
Plan Check Fee	\$40
Plan Check (Third Party)	Direct cost
Permit Fee	\$130
<u>Commercial overlay over 150 squares</u>	
Plan Check Fee	\$84
Plan Check (Third Party)	Direct cost
Permit Fee	\$395

Re-siding

Plan Check Fee	\$25
Plan Check (Third Party)	\$1,300
Permit Fee	\$80

Re-stucco

Plan Check Fee	\$25
Plan Check (Third Party)	Direct cost
Permit Fee	\$80

Signs**Reface or Repaint**

Plan Check Fee	\$150
Plan Check (Third Party)	Direct cost
Permit Fee	\$85

Non-illuminated

Plan Check Fee	\$150
Plan Check (Third Party)	Direct cost
Permit Fee	\$85

Illuminated (each)

Plan Check Fee	\$150
Plan Check (Third Party)	Direct cost
Permit Fee	\$85

Monument and Pole

Plan Check Fee	\$150
Plan Check (Third Party)	Direct cost
Permit Fee	\$130

Residential Solar System on Roof

Plan Check Fee	\$55
Plan Check (Third Party)	Direct cost
Permit Fee	\$65

Carport w/ Solar

Plan Check Fee	\$950
Plan Check (Third Party)	Direct cost
Permit Fee	\$440

Commercial Solar System on Roof

Plan Check Fee	\$600
Plan Check (Third Party)	Direct cost
Permit Fee	\$260

Special Pile Foundation

Plan Check Fee	\$470
Plan Check (Third Party)	Direct cost
Permit Fee	\$215

Storage Racks

Plan Check Fee	\$190
Plan Check (Third Party)	Direct cost
Permit Fee	\$90

Underground Fuel Tanks

Plan Check Fee	\$1,100
Plan Check (Third Party)	Direct cost
Permit Fee	\$450

Apartments, Condominiums, Duplex, Townhouse

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Care for the Elderly

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Carpots, Patios, Sheds, Barns, Deck

Plan Check Fee	\$250
Plan Check (Third Party)	Direct cost
Permit Fee	\$130

Commercial and Industrial Building

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Accessory Dwelling Units (ADU)

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Accessory Dwelling Units (ADU) City Standard Up to 500 SF

Plan Check Fee	\$1,166.08
Permit Fee	\$2,584.24

Accessory Dwelling Units (ADU) City Standard Up to 749 SF

Plan Check Fee	\$1,166.08
Permit Fee	\$2,584.24

Accessory Dwelling Units (ADU) City Standard Up to 1000 SF

Plan Check Fee	\$1,166.08
Permit Fee	\$2,584.24

Hospital and Medical Offices

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Hotels and Motels

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Mall and Factory Outlet

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Manufactured Home on Residential Lot

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Direct cost
Permit Fee	Valuation Based

Mobile Homes

Mobile Home Permit Issuance	\$77
Alter, Repair or Add gas Line outside	\$77
Awning-Patio	\$110
Cabana (Room Addition)	\$250
Carport	\$110
Carport Alteration	\$50
Earthquake Bracing System	\$203
Retrofit Permanent Foundation	\$203
Enclose Awning	\$160
Porch or Deck	\$130
Ramp, Stairs	\$130
Alter Electrical Outside (plus \$9 per circuit)	\$50
Replace Piers, Pads or Jacks	\$110
Service Upgrade- Electrical	\$50
New Mobile home Set-Down	\$160
Sewer Line	\$50
Water Line: Alter or Repair Outside	\$50
New Mobile Home Gas Line: New, Alter, or repair outside	\$50

Residential Additions, Garages, Workshops, Pool House

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Valuation Based
Permit Fee	Valuation Based

Single Family Dwelling (Custom and Model Homes)

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Valuation Based
Permit Fee	Valuation Based

Single Family Dwelling (Repetitive Tract)

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Valuation Based
Permit Fee	Valuation Based

Tenant Improvements

Plan Check Fee	Valuation Based
Plan Check (Third Party)	Valuation Based
Permit Fee	Valuation Based

Electrical Code Fees

Permit Issuance	\$50
Alteration or Addition of Circuits	\$50
Plan Review of Electrical Drawings and Load Calc.	\$75
New service single phase	\$150
New service three phase	\$250
Temporary Power	\$50
Energy storage system (ESS)	\$50
Electrical Vehicle Charging Station (EVCS)	\$50
Subpanel	\$50
Electrical code- plan review of electrical drawings (third party)	Direct cost

Plumbing Code Fees

Permit Issuance	\$25
Each Plumbing Fixture	\$50
Each Sewer	\$50
Industrial Waste Interceptor	\$110
Lawn Irrigation System	\$50
New Water Heater or Replacement	\$50
New or Repair Water System	\$50
New or Repair Drain Waste & Vent System	\$50
New or Repair Gas System	\$80
Water Softener	\$150
Whole house repipe	\$130
Plan review of plumbing drawings (staff)	\$120
Plan review of plumbing drawings (third party)	Direct cost

Mechanical Code Fees

Permit Issuance	\$25
Air Handler or Makeup Air System	\$50
Appliance or Heating Equipment Not Listed	\$50
Chemical Exhaust Hood	\$130
Evaporative Cooler	\$50
Exhaust hood, fan	\$50
Extended Ductwork each unit	\$50
Install Boiler or compressor	\$50
New or Replacement Forced Air Unit	\$50
New or Replacement Heat Pump	\$50
Plan Review of Mechanical Drawings & Load Calculations	\$0.25 each sq ft
Mini-Split	\$50
Plan review of mechanical drawings (third party)	Direct cost

Demolition Permit

Plan Check Fee	\$174
Permit Fee	\$85

Building Code

Certificate of Occupancy	\$40
Permit Issuance	\$50

Other Services

Additional Inspection	\$180
Assignment of Addresses	\$170
Business License Inspection: Certificate of Occupancy	\$724
Code Compliance	\$100
Duplicate Permit Card	\$40
Fire mitigation fee	At burdened staff rate
Health and safety inspection fee	\$75
Overtime Inspection	Direct staff cost
Record Management Each Permit	\$12
Re-Inspection Fee per Unit	\$130
Window/Door replacement retrofit	\$50
Window/Door replacement new construction	\$130

Fences over 7 feet

Plan Check Fee	\$130
Plan Check (Third Party)	Direct cost

Strong Motion Instrument Tax (Plan Check Fee)

Residential (3 stories or less)	\$0.10 per \$1,000 valuation
Nonresidential	\$0.21 per \$1,000 valuation

Swimming Pools

<u>Above ground pools/spas</u>	
Plan Check Fee	\$190
Plan Check (Third Party)	Direct cost
Permit Fee	\$624
<u>In-ground pools/spas</u>	
Plan Check Fee	\$190
Plan Check (Third Party)	Direct cost
Permit Fee	\$624

Retaining Walls

<u>To 100 Feet</u>	
Plan Check Fee	\$430
Plan Check (Third Party)	Direct cost
Permit Fee	\$200
<u>To 200 Feet</u>	
Plan Check Fee	\$640
Plan Check (Third Party)	Direct cost
Permit Fee	\$370

Telecom facility (per each location)

New Macro Wireless Facility Plan Check Fee- Staff	\$2,975
New Macro Wireless Facility Plan Check Fee- Third Party	Direct Cost
New Macro Wireless Facility Permit Fee	\$700
Alteration of a Cell Site Plan Check Fee- Staff	\$1,350
Alteration of a Cell Site Plan Check Fee- Third Party	Direct Cost
Alteration of a Cell Site Permit Fee	\$345
New Small Cell Site Plan Check Fee- Staff	\$370
New Small Cell Site Plan Check Fee- Third Party	Direct Cost
New Small Cell Site Permit Fee	\$0
Decomission of A Cell Site Plan Check Fee- Staff	\$640
Decomission of A Cell Site Plan Check Fee- Third Party	Direct Cost
Decomission of A Cell Site Permit Fee	\$370

Special Events- Does not include fees related to events with Parks and Recreation facility impacts

Application Fee	\$140
Event Fee	\$450
Expedite Fee	\$150
Insurance Fee	Direct Cost
Event Deposit	Direct Cost, Refundable
ROW Permit	\$400



Planning Division Fees

Description

Fee

Administrative review of consultant work	25% of consultant review fee
Ambient Air Balloon Permit	\$50
Refundable Deposit	\$200
Nonrefundable Deposit	\$50

Appeal

· Planning Commission- Citizen	\$100
· Planning Commission- Other	\$2,000
· City Council- Citizen	\$100
· City Council- Other	\$2,000
Boundary Adjustment (BA)	\$1,500
Conditional Use Permit- Major	\$7,300
Conditional Use Permit- Non-Profit	\$1,050

Directors Permit (DP)

· New	\$1,300
· Administrative Renewal	\$250

Entertainment Establishment License

· New	\$250
· Renewal (Class I)	\$250
· Renewal (Class III)	\$250
· Manager Registration	\$250
· Environmental Exemption	\$130
Environmental Initial Assessment	\$850
Environmental Monitoring Fee	Cost plus 25%
Environmental Third-Party Review	Cost plus 25%

General Plan Amendment

General Plan Amendment - Economic/Fiscal Analysis	\$6,370
Information Meeting	Cost plus 25%
Information Meeting after initial meeting	Free
	Hourly staff rate*

Landscape Permit

Plan review fee	2% of landscape estimate
Landscape inspection fee	2.5% of landscape estimate
Land Use Information (includes zoning history)	Hourly staff rate
Multi-Family Site Development Plan	\$18,500
Parking Lot Sales	\$50
Prezone	\$1,180
Public Dance License	\$100

Public Notice Package plus postage and cost of mailing (500 footers)	\$260
Rezone/ Zone Change	\$1,180
Ridgeline Fee	\$6,550
Seasonal Lots Permit	\$100
Seasonal Lots Clean-up Deposit	\$1,000
Sign Program plus hourly staff cost	\$1,800
Site Development Plan	\$17,600
Site Development Plan Revision	\$3,250
Specific Plan	\$24,500
Substantial Conformance Review	\$700
Temporary Sign Permit	\$20

Tentative Parcel Map

Tentative Parcel Map (TPM)	\$9,100
Tentative Parcel Map (1 year extension)	\$1,450
Tentative Parcel Map Revision	\$1,550

Tentative Subdivision Map

Tentative Subdivision Map	\$14,700
Tentative subdivision map per lot charge	\$100
Tentative Subdivision Map (1 year extension)	\$3,600
Tentative Subdivision Map Revision	\$3,600
Variance- Single Family	\$270
Variance- Other	\$4,980
Wire Telecommunication Facility Administrative Permit	\$5,080
Zoning Conformance Request Letter	\$130
Mitigated Negative Declaration	\$1,500
Environmental Impact Report	\$2,985 plus administrative costs
Environmental Document pursuant to a Certified Regulatory Program [1]	\$2,100 plus administrative costs
Post-entitlement review or inspections (planning)	\$1,000
Planning efforts in building and engineering services	Burdened staff rates



Engineering Fees

Description

Fee

Administrative Review of Consultant Work	25% of consultant review fee
Hourly Staff Rate	At burdened staff rate
Additional review (Hourly)	At burdened staff rate
City Attorney cost	City Attorney burdened rate
Technical Review Administrative fee (for Third-Party Consultant Reviews)	At consultant review cost + 25% administrative review fee
Variable Project Size Fee	Variable
Additional Plancheck Cycle (beyond 3 Planchecks)	33% of Map or Construction Plan Review Fee, Per plancheck cycle
Recorded Document Processing	\$430 * plus City Attorney Review
Street Name Change	\$1,150
Fee for Conducting Unpermitted Work	100% Plan Review and/or Permit Fee
Minor Subdivision - Parcel Map (up to 3-plan checks for Air space or Physical Lots)	\$5,000
Major Subdivision Final Map (up to 3-plan checks for Air Space or Physical Lots)	\$1,2000 + 100 per lot
Certificate of Compliance: in Lieu of Parcel Map	\$5,000
Certificate of Compliance: Lot Line Adjustment	\$2,945
Certificate of Compliance: Establishing Lot Legality	\$760
Certification of Correction	\$575
Lot Consolidation	\$1,670
Reversion to Acreage	Charge as parcel map or subdivision map, based on number of lots to be reverted
Street or Easement Vacation or Quitclaim (Summary)	\$3,700
Street Vacation (General)	\$4,970
Condemnation Staff Support	At burdened staff rate
Construction Plan Review and Inspection Fees	
Priority Development Project SWQMP Review	\$2,700
Storm Water Pollution Prevention Plan Review	\$1,400

Engineering Plan Review Part A: Earthwork Quantity (includes Cut/Fill and Remedial Quantity)

***Construction Plans are assessed on the total of the grading yardage (Part A) plus the improvement valuation (Part B)**

Grading Review: Up to 10,000 cubic yards (staff)	\$1,500 flat + \$.10/cubic yard
Grading Review: 10,001 cubic yards or more (staff)	\$1,500 flat + \$.07/cubic yard
Grading Review: (Third Party)	Direct Costs
Administrative Review of Consultant Grading Review	25% of consultant review fee
Grading Inspection Fee	
Grading Inspection - Staff	45% of Engineering Review Part A: Earthwork Fee
Grading Inspection: (Third Party)	Direct Costs
Administrative Review of Consultant Grading Inspection	25% of consultant review fee

Engineering Plan Review Part B: Improvement Review Fees

*** Construction Plans are assessed on the total of the grading yardage (Part A) plus the improvement valuation (Part B)**

Improvement Agreement Extension	\$1,500
Improvement Valuation	
Improvement Staff Review- Flat Fee + Valuation	\$4,700 + 1.5% of total valuation, including contingency
Improvement Review: (Third Party)	Direct Costs
Administrative Review of Consultant Improvement Review	25% of consultant review fee
Improvement Inspection (staff)	2.5% of Engineer's Estimate (which must include 15% contingency)
Improvement Inspection: (Third Party)	Direct Costs
Administrative Review of Consultant Improvement Inspection	25% of consultant review fee
Construction Change MINOR- Base Fee	\$415
Construction Change MINOR- Per Sheet	\$250
Construction Change MAJOR- Base Fee	\$1,600
Construction Change MAJOR- Per Sheet	\$550
As-Built Drawing Review	\$140

Right-of-Way Permit	
Right-of-Way Permit - Utility Annual Permit	Cost recovery per separate agreement
Right-of-Way Permit - Utility Franchisee (Minor: Up to 5 hours of inspection)	\$1,310
Right-of-Way Permit - Utility Franchisee (Major: Over 5 hours of inspection)	\$1,810 + 2.5% of estimate for inspected work
Right-of-Way Permit - Utility Franchisee (Inspection by consultant)	Direct Costs
Right-of-Way Permit - Utility Franchisee Administrative Review of Consultant Inspection	25% of consultant review fee
Right-of-Way Permit - Standard	\$750
Encroachment Agreement Processing (Resident) *plus right-of-way permit costs	\$250 * plus City Attorney Review
Encroachment Agreement Processing (Utility or Franchisee) *plus right-of-way permit costs	\$595 * plus City Attorney Review
Temporary Encroachment Permit (<10 Days)	\$290
New Dining Encroachment	\$1,010
Dining Encroachment Annual Renewal	\$405
Sidewalk Vendor	\$700
OVERSIZED LOAD PERMIT/TRANSPORTATION PERMIT (SINGLE TRIP)	\$15
OVERSIZED LOAD PERMIT/TRANSPORTATION PERMIT (ANNUAL)	\$90
Watershed Fees	
Stormwater Emergency Response Fee	At burdened staff + consultant/contractor costs
Commercial & Industrial Watershed Inspection Fee	\$400



Fire Prevention Fees

Description	Fee
Fire Sprinklers: Single Family Dwelling – 13D System:	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
Inspection/Permit	\$125
Fire Sprinklers: Multi-family dwelling – 13R System:	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<u>Inspections/Permit:</u>	
Dwellings up to three stories in height.	\$250
Per floor above third	\$102
Fire Sprinklers – Residential - 13 System	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<u>Inspections/Permit:</u>	
Dwellings up to three stories in height.	\$250
Per floor above 3rd floor	\$125
Fire Sprinklers – Commercial 13 System	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<u>Inspections/Permit:</u>	
1st Floor up to 52,000 ft	\$250
Per floor above 1st floor	\$125
Fire Sprinklers – Commercial Tenant Improvements 13 System:	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<u>Inspections/Permit:</u>	
<20 sprinkler heads	\$62
>20 sprinkler heads	\$125
Fire Alarm Residential/Commercial	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<u>Inspection/Permit:</u>	
Inspection and Permit: Residential up to 3 floors	\$250
Inspection and Permit: Residential add per each floor above 3	\$125
Inspection and Permit: Commercial 1st floor up to 52,000 sq ft	\$250
Inspection and Permit: commercial add per floor above 1	\$125
Residential/Commercial over 100 alarm devices	\$312
Fire Alarms– Tenant Improvements	
Plan Review (3rd party)	Direct Cost

Plan Review (Staff)	Staff Rate
<u>Inspections/Permit:</u>	
<20 Fire Alarms Devices	\$62
>20 Fire Alarms Devices	\$125
Over 100 alarm devices	\$312
Fire Standpipe Systems:	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<u>Underground standpipe systems inspection/permit</u>	
Standalone system inspection/permit	\$250
Standpipes per floor above the third floor	\$125
Underground Pipe – Fire Sprinkler and/or Private Fire Hydrant	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
Inspection and permit processing, per building	\$125
Per additional hydrant	\$62
Kitchen Fire Suppression System	
<u>Plan Review: Kitchen Suppression</u>	
Full Plan Review - Single Hood System- In-House	\$62
Full Plan Review - Single Hood System- (3rd party review)	Direct Cost
Full Plan Review - More than one hood system (in-house)	\$62
Inspection and Permit	Staff Rate
Full Plan Review - More than one hood system (3rd party review)	Direct Cost
<u>Other Fixed Suppression Systems</u>	
CO2 / Inergen / Spray Booth	\$613
Review of Fire Protection Plan: New Developments and revised FPP's	Staff Rate
Review of Hazardous Material Technical Report	Staff Rate
Aboveground Tank review & Inspection	\$307
Proposed Annual Inspections:	
State Licensed Facility-Fire Clearance Insp	\$62
New Business Inspections	\$72
Blasting Permit	
Blasting Permit Plan Check (Staff)	Staff Rate
Blasting Permit Plan Check (Third Party)	Direct Cost
Blasting Permit Permit Fee	Staff Rate
Other Fees	
Fire Inspector - Hourly Rate	\$143
Fire Tech - Hourly Rate	\$107
Deputy Fire Marshal - Hourly Rate	\$205
Fire Marshal - Hourly Rate	\$255
Review of Plans not otherwise specified	\$194
Basic Life Support for private events	\$168
Advanced Life Support for private events	\$200
Engine Standby	\$535
Administrative Review (Partial)	\$102
Administrative Review (Full)	Staff Rate



Business License Fee

Description

Fee

In City Business License Issuance/Administrative (includes change in Business License owner/address/etc)	\$154
In City - Home Based Business License Issuance/Administrative (includes change in Business License owner/address/etc)	\$60
Out of City Business License Issuance/Administrative (includes change in Business License owner/address/etc)	\$16
Business License Renewal - Automatic (Email)	\$6
Business License Renewal - Manual (No Email)	\$16
Delinquent Business Licenses	\$45
Business License Appeal Hearings	\$1,528
Business License non-compliance (Delinquent/ No Business License) Code Inspections	\$476