

Building Division

- All fees were placed alphabetically in the Building Fee section
- Building Master Plan fee was broken out:
 - Plan Review Fee was detailed to show the 25% of the valuation.
 - Options Fee was added to cover the cost of reviewing each option for each master plan submitted.
 - Site Specific Permit Fee was added to cover the cost of the building permit when the parcel is purchased for construction.
- Residential Grading and Commercial Grading were revised to one fee: Grading. It now is only reflective of cubic yards of dirt moved whether they were residential or commercial.
- Outside Business Hours/Special Inspections was added back to the fee schedule as it was left out from the schedule merge in 2015
- Renewal Fee Permits not based on Valuation, was added due to it being left out from the fee schedule merge in 2015 from the policies and procedures.
- Residential Grading and Commercial Grading were revised to one fee: Grading. It now is only reflective of cubic yards of dirt moved whether they were residential or commercial.
- Solar Permit fees were split out between the cost of the application, which now includes the Senate Bill 1414 fee, and inspections.
- Solar Permit fees for Master Plans were added. This fee will cover the general Master Plan, plan check for solar. A Site-Specific application fee and Site-Specific Inspection fee were added to cover the cost when the parcel is purchased.
- “State/Mitigation/Impact Fees” were added. These fees are collected on applicable permits, and most are pass through fees to other agencies.
- Tahoe Regional Planning Agency (TRPA) County Administrative Fee was added from the ordinance the County has with TRPA.
- Tahoe Regional Planning Agency (TRPA) Reservation of Allocation Fee was added from the ordinance the County has with TRPA.

Building Master Plan: Plan Review Fee

Building Master Plan

This program fee establishes site specific building design approval protocol that is predictable and dependable for an unlimited number of building permits in the current 3-year code cycle. Standardization and consistency is achieved in the construction process and the time spent during the site specific application is reduced drastically with consistent submittals. The program is limited to licensed contractors with a current California State Contractors license and a current El Dorado County business license.

SOURCE OF DATA - FOR HOURS

Data for this fee was collected through interviews on 4/3/15. Cathi Close and Mary Boch-Nipar, both Development Technician II, stated it can take up to 4 hours to do intake, organize, make copies, review, phone calls, emails, and revisions. The plan check can also take anywhere from 45 minutes to hours depending on the complexity of the plans and changes made after the initial submission.

HOURS PER UNIT

Based on sq. footage and Valuation Multiplier

COST PER HOUR

FLAT FEE CALCULATION

Proposed Flat Fee = 25% of sq. ft. x Construction Value x Multiplier

Other Information and Issues

A master plan is assigned a number and given a plan check when submitted. Because the builder submits homes for Site Review at a later date, a parcel is assigned to each home at that time and the fee is collected. By collecting 25% of the building fee instead of a flat fee, the County recovers cost, associated with the initial submittal.

Planning and Building is recommending charging .0035 of the building fee when plans are submitted. (.0035 is 25% of the permit valuation fee .0139)

Building Master Plan: Options Fee

Building Master Plan: Options fee

This fee is for plan check time for the additional options for the master plan submitted.

SOURCE OF DATA - FOR HOURS

	Hours	Sample Size
Total Options Fee:		
Total Hours Used:		

Exceptions deleted from analysis:

	-	-
Net Used for Analysis	-	-

COST PER HOUR

The unit's Labor Rate for FY 18/19 is \$ 126.12 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 126.12	
x hours	1.00	
Proposed Flat Fee =	\$ 126.12	
Rounded to =	\$ 126.00	

PRIOR FEE COMPARISON

Current fee	N/A
Proposed fee	\$ 126 times each option provided
Net Increase	\$ 126

Other Information and Issues

This fee is for the review of the additional options provided by the developer for the master plan. No data was found to analyze this fee. In discussion with C. Close, Development Technician, the Department is recommending 1 hour for each option review during plan check.

Building Master Plan: Site Specific Permit Fee

Building Master Plan: Site Specific Fee

This fee is for remaining cost of the building permit fees when the parcel is purchased for construction.

SOURCE OF DATA - FOR HOURS

	Hours	Sample Size
Total Site Specific Fee:		
Total Hours Used:		

Exceptions deleted from analysis:

Net Used for Analysis

-

-

HOURS PER UNIT

Based on sq. footage and Valuation Multiplier

COST PER HOUR

FLAT FEE CALCULATION

Proposed Flat Fee = .0104 x value, with a minimum of \$126.00

Other Information and Issues

A master plan is assigned a number and given a plan check when submitted. The builder submits permits for homes for Site Review, a parcel is assigned to each home at that time and the fee is collected. By collecting 75% of the building fee.

Planning and Building is recommending charging .0104 times valuation, minimum \$126.00. (.0104 is 75% of the permit valuation fee .0139)

Outside Business Hours / Special Inspection

Any work, such as plan review or inspection services, performed outside of normal business hours shall be charged to cover increased employee cost. The minimum charge shall be two hours minimum, at 1.5 times the hourly rate.

COST PER HOUR

The unit's Labor Rate for FY 18/19 is	\$ 126.12 /hour
	\$ 189.18 /1.5 hourly rate
	\$ 378.36 minimum

Other Information and Issues

Planning and Building is recommending 1.5 times the hourly rate, 2 hour minimum (\$378.00 minimum).

outside of El Dorado County, there will be an additional charge of the annually established IRS mileage rate per mile traveled. This fee shall also apply in cases where the Development Services Department has received a subpoena and has made an appearance when the case has been previously settled or rescheduled and the Development Services Department has not been so notified by 5:00 p.m. of the preceding workday.

- H. Dishonored Check Penalty Fee: A fee of \$25.00 shall be charged in addition to all other required fees for any check received by the Development Services Department, which is subsequently dishonored. Where fees for multiple permits have been paid with one (1) check and that check is subsequently dishonored, a \$25.00 fee shall be charged for each separate permit paid for by the dishonored check.
- (A) I. Work performed outside of normal business hours: Any work, such as plan review or inspection services, performed outside of normal business hours shall be charged at 150% of the normal rate to cover increased employee cost. The minimum charge shall be two hours at \$150.00 per hour.
- J. Seismic Motion Instrumentation Project Fee (SMIP): This fee for new construction shall be determined by California Public Resources Code Section 2705.
- K. Agricultural Building Record Fee: The fee to create and maintain a record of an inspection exempt agricultural building shall be \$100.00.
- L. Address Assignment and Verification Fee. This fee shall be \$25.00 and will be collected upon the issuance of a building permit for a new structure that requires a site address such as a residential or commercial building. The fee will not be collected at the issuance of a building permit for an incidental structure including but not limited to an accessory building, barn, canopy, deck, fence, foundation, garage, meter, pole, pool, sign, wall or well, unless the structure itself requires a separate address.

Part 6. Fee Refunds:

- A. The Director of Development Services or designee may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
- B. The Director of Development Services or designee may authorize the refunding of not more than 80% of the permit fee paid under Parts 1, 2, and 3 of this table, less the application fee if any plan review activity has occurred. The minimum fee retained by the County shall be \$100.00.
- C. The Director of Development Services or designee shall not authorize the refunding of any County department fee paid unless:

property is voluntarily revealing work done without a permit and securing a permit for the work.

(B)

B. Special Inspection: On those occasions where an inspection is authorized by the Director of Development Services or designee and not otherwise required by a valid construction permit, a fee of \$100.00 per hour, with a minimum fee of \$100.00, shall be charged for the special inspection. The minimum fee of \$100.00 shall be collected at the time of application.

For special inspections of building or structures located outside El Dorado County that are to be relocated within the County, the fee shall be \$100.00 per hour, with a minimum fee of \$100.00, plus the annually established IRS mileage rate per mile for any travel outside the County.

(B)

Special Inspection applicants must be one of the following:

1. The record owner of the property or his/her authorized agent. Proof of authorization is required.
2. A legal renter or lease holder of the property. Proof of such lease or rent must be provided.

(B)

Any special inspection applications issued to anyone in error because of false or incorrect information on such application will be null and void and all fees collected for such application will be non-refundable.

- C. **Building Relocation Inspection Fee - Moved Buildings:** The inspection fee for buildings or structures relocated within El Dorado County shall be as specified in Parts 1 and 3 of this resolution.
- D. **Business License Inspection Fee:** When it is determined by the Director of Development Services or designee to be necessary, a special inspection to determine zoning and code compliance shall be required prior to the issuance of a Business License. A fee of \$100.00 shall be paid at the time of application for this inspection.
- E. **File Research Fee:** A charge of \$25.00 per hour (minimum charge: \$5.00) shall be made for staff research time in the Development Services Department files.
- F. **Document Duplication Fee:** Fees shall be as specified in state law (Evidence Code Section 1563) and applicable Board of Supervisors Resolution.
- G. **Witness Fees:** Fees shall be as specified in state law (Government Code Sections 68097.1 and 68097.2). A minimum fee of \$100.00 per hour per person shall be charged for the appearance of any Development Services Department staff as a witness for depositions or appearance in any court of law. If such appearance is

1. Written request to withdraw an application or permit is provided by the current owner or original applicant or an authorized agent of either.
 2. Said request is made within one year of the application or within two years of the original date of issuance.
 3. No work of any sort has been done under the permit in question.
- D. The refund will be made payable to the owner(s) of record at the time the request required in C (1) above is received by Development Services or to whomever they legally designate.

The Board of Supervisors may waive or refund fees upon request by an applicant if the Board finds and determines that the collection of the fee will cause undue hardship to the applicant, that such hardship is caused by special facts and circumstances not shared by the public as a whole, and the hardship is not caused by the applicant's own acts or failure to act.

Part 7. Re-inspection Fee: The re-inspection fee for building, grading, and encroachment permits shall be \$100.00. A reinspection fee may be assessed for each inspection or reinspection when such portion of the work for which each inspection is called is not complete or when corrections are not made.

(B) Part 8. Renewal Fee: The renewal fee set forth in Section 15.160.130 shall be .005 of the valuation shown on the permit being renewed but not less than \$100.00. Credit for inspections already approved shall be granted per a schedule established by the Director of Development Services or designee. Grading and encroachment permit renewals shall be per a schedule established by the Director of Development Services or designee, but shall not be less than \$100.00.

Part 9. This resolution establishes building fees to be charged from the effective date of this resolution until changed by the Board of Supervisors. Any other Development Services Department fees established previous to the effective date of this resolution are hereby superseded and are of no force or effect.

Solar Permit Residential Ground Mount

Solar Permit Residential Ground Mount

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/14 to 6/30/15

	Hours	Sample Size
Total Solar Permit Residential Ground Mount:		6
Total Hours Used:	13.83	
Exceptions deleted from analysis:		
P228260 (no inspection time)	(1.25)	(1.00)
P234862 (no inspection time)	(0.50)	(1.00)
P238001 (no inspection time)	(2.00)	(1.00)
Net Used for Analysis	10.08	3

HOURS PER UNIT

Number of Permits	3
Total hours	10.08
Average hour / Permit	3.36

COST PER HOUR

The unit's Labor Rate for FY 18/19 is \$ 126.12 /hour

FLAT FEE CALCULATION

Current cost per hour App/PC	\$ 126.12	Current cost per hour Inspection	\$ 126.12
x hours	1.36	x hours	2.00
Proposed Flat Fee =	\$ 171.52	Proposed Flat Fee =	\$ 252.24
Rounded to =	\$ 172.00	Rounded to =	\$ 252.00

PRIOR FEE COMPARISON

Current fee	\$ 336
Proposed fee	\$ 424
Net Increase	\$ 88

Other Information and Issues

Time data was analyzed for this period and identified 6 permits. Of the 6 permits, 3 were eliminated from analysis due to no inspection time being tracked. 10.08 hours were charged to the 3 permits. The mean time spent on each Solar Permit Residential Ground Mount permit is 3.36 hours. The 3.36 total hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$424.00 per permit plus \$15.00 for each kW over 15kW. The State of California mandates that a permit fee not to exceed the estimated reasonable cost of providing the service for which the fee is charged; and cannot exceed \$500.00 for a residential system less than 15KW.

The Agency is recommending 1.36 hours for application and plan check, plus \$15 for each kW over 15kW and 2 hours for inspections multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Solar Permit Residential Roof Mount

Solar Permit Residential Roof Mount

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

The building and finance division conjointly performed a time study for residential roof mount solar permits.

	Hours	Sample Size
Total Solar Permit Residential Roof Mount:	19.95	9
Total Hours Used:		

Exceptions deleted from analysis:

	19.95	9
Net Used for Analysis		

HOURS PER UNIT

Number of Permits	9
Total hours	19.95
Average hour / Permit	2.22

COST PER HOUR

The unit's Labor Rate for FY 18/16 is \$ 126.12 /hour

FLAT FEE CALCULATION

Current cost per hour App/PC x hours	\$ 126.12 <u>1.22</u>	Current cost per hour Inspection x hours	\$ 126.12 <u>1.00</u>
Proposed Flat Fee =	\$ 153.87	Proposed Flat Fee =	\$ 126.12
Rounded to =	\$ 154.00	Rounded to =	\$ 126.00

PRIOR FEE COMPARISON

Current fee	\$ 242
Proposed fee	\$ 280
Net Increase	\$ 38

Other Information and Issues

Original data collected for this fee was inconclusive. The building and finance division conjointly performed an additional time study specifically on residential roof mount solar permits to collect current and accurate intake and plan check data. All average of 1 hour inspection time was added to each permit for purposes of the study.

The time study data analyzed 9 permits. 19.95 hours were charged to the 9 permits. The mean time spent on each Solar Permit Residential Roof Mount permit is 2.22 hours. The 2.22 total hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$280.00 per permit plus \$15.00 for each kW over 15kW. The State of California mandates that a permit fee not exceed the estimated reasonable cost of providing the service for which the fee is charged; and cannot exceed \$500.00 for a residential system less than 15KW.

The Agency is recommending 1.22 hours for application and plan check, plus \$15 for each kW over 15kW and 1 hour for inspections, multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Solar Permit Non-Residential Ground Mount

Solar Permit Non-Residential Ground Mount

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/12 to 6/30/15

	Hours	Sample Size
Total Solar Non-Residential Ground Mount:		5
Total Hours Used:	24.43	

Exceptions deleted from analysis:

Net Used for Analysis	24.43	5
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HOURS PER UNIT

Number of Permits	5
Total hours	24.43
Average hour / Permit	<u>4.89</u>

COST PER HOUR

The unit's Labor Rate for FY 18/19 is \$ 126.12 /hour

FLAT FEE CALCULATION

Current cost per hour App/PC	\$ 126.12	Current cost per hour Inspection	\$ 126.12
x hours	<u>2.89</u>	x hours	<u>2.00</u>
Proposed Flat Fee =	\$ 364.49	Proposed Flat Fee =	\$ 252.24
Rounded to =	\$ 364.00	Rounded to =	\$ 252.00

PRIOR FEE COMPARISON

Current fee	\$ 532
Proposed fee	<u>\$ 616</u>
Net Increase	\$ 84

Other Information and Issues

Time data was analyzed for this period and identified 5 permits. 24.43 hours were charged to the 5 permits. The mean time spent on each Solar Permit Non-Residential Ground Mount permit is 4.89 hours. The 4.89 total hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$616.00 per permit plus \$7.00 for each kW between 51kW and 250kW or \$5.00 for every kW over 250kW. The State of California mandates that a permit fee not to exceed the estimated reasonable cost of providing the service for which the fee is charged; and cannot exceed \$1,000.00 for a non-residential system.

The Agency is recommending 2.89 hours for application and plan check, plus \$7.00 for each kW between 51kW and 250kW or \$5.00 for every kW over 250kW and 2 hours for inspections multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Solar Permit Non-Residential Roof Mount

Solar Permit Non-Residential Roof Mount

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 1/01/2008 to 6/30/15

	Hours	Sample Size
Total Solar Non-Residential Roof Mount:		4
Total Hours Used:	10.50	

Exceptions deleted from analysis:

	Hours	Sample Size
Net Used for Analysis	10.50	4

HOURS PER UNIT

Number of Permits	4
Total hours	10.50
Average hour / Permit	<u>2.63</u>

COST PER HOUR

The unit's Labor Rate for FY 18/19 is \$ 126.12 /hour

FLAT FEE CALCULATION

Current cost per hour App/PC	\$ 126.12	Current cost per hour Inspection	\$ 126.12
x hours	<u>1.63</u>	x hours	<u>1.00</u>
Proposed Flat Fee =	\$ 205.58	Proposed Flat Fee =	\$ 126.12
Rounded to =	\$ 206.00	Rounded to =	\$ 126.00

PRIOR FEE COMPARISON

Current fee	\$ 286
Proposed fee	<u>\$ 332</u>
Net Increase	\$ 46

Other Information and Issues

Time data was analyzed for this period and identified 4 permits. 10.50 hours were charged to the 4 permits. The mean time spent on each Solar Permit Non-Residential Roof Mount permit is 2.63 hours. The 2.63 total hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$332.00 per permit plus \$7.00 for each kW between 51kW and 250kW or \$5.00 for every kW over 250kW. The State of California mandates that a permit fee not exceed the estimated reasonable cost of providing the service for which the fee is charged; and cannot exceed \$1,000.00 for a non-residential system.

The Agency is recommending 1.63 hours for application and plan check, plus \$7.00 for each kW between 51kW and 250kW or \$5.00 for every kW over 250kW and 1 hour for inspection multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.


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AB-1414 Solar energy systems: permits. (2017-2018)

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Date Published: 10/16/2017 02:00 PM

(c)

Assembly Bill No. 1414

CHAPTER 849

An act to amend Section 801.5 of the Civil Code, and to amend Section 66015 of, and to amend the heading of Chapter 7.5 (commencing with Section 66015) of Division 1 of Title 7 of, the Government Code, relating to solar energy.

[Approved by Governor October 15, 2017. Filed with Secretary of State October 15, 2017.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1414, Friedman. Solar energy systems: permits.

Existing law, for purposes of provisions governing property rights, defines the term "solar energy system" to mean any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, or for water heating, or any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or water heating.

This bill would revise the definition of "solar energy system" to specify that a design feature additionally includes any photovoltaic device or technology that is integrated into a building, including, but not limited to, photovoltaic windows, siding, and roofing shingles or tiles.

Existing law requires a city, county, or city and county to administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Existing law, until January 1, 2018, prohibits permit fees for rooftop solar energy systems that produce direct current electricity, as specified, by a city, county, city and county, or charter city from exceeding the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed \$500 plus \$15 per kilowatt for each kilowatt above 15kW for residential permits and, for commercial permits, \$1,000 for systems up to 50kW plus \$7 per kW for each kW between 51kW and 250kW, plus \$5 per kW for each kW above 250kW. Existing law authorizes permit fees that exceed these charges if, as part of a written finding and adopted resolution or ordinance, the city, county, city and county, or charter city provides substantial evidence, as specified, of the reasonable cost to issue the permit.

This bill would extend the applicability of the above-described limit on fees to all solar energy systems and would extend the repeal date to January 1, 2025. This bill would revise and reduce the maximum permit fees, as specified, for photovoltaic and thermal systems. This bill would authorize permit fees that exceed these charges if the city, county, city and county, or charter city provides substantial evidence, as part of a written finding and adopted resolution or ordinance, of the reasonable cost to issue the permit. The bill would require the written finding to include consideration of any reduction in permit or inspection costs. By requiring local agencies to perform additional duties for an extended period, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 801.5 of the Civil Code is amended to read:

801.5. (a) The right of receiving sunlight as specified in subdivision 18 of Section 801 shall be referred to as a solar easement. "Solar easement" means the right of receiving sunlight across real property of another for any solar energy system.

As used in this section, "solar energy system" means either of the following:

(1) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.

(2) A structural design feature of a building, including either of the following:

(A) Any design feature whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

(B) Any photovoltaic device or technology that is integrated into a building, including, but not limited to, photovoltaic windows, siding, and roofing shingles or tiles.

(b) Any instrument creating a solar easement shall include, at a minimum, all of the following:

(1) A description of the dimensions of the easement expressed in measurable terms, such as vertical or horizontal angles measured in degrees, or the hours of the day on specified dates during which direct sunlight to a specified surface of a solar collector, device, or structural design feature may not be obstructed, or a combination of these descriptions.

(2) The restrictions placed upon vegetation, structures, and other objects that would impair or obstruct the passage of sunlight through the easement.

(3) The terms or conditions, if any, under which the easement may be revised or terminated.

SEC. 2. The heading of Chapter 7.5 (commencing with Section 66015) of Division 1 of Title 7 of the Government Code is amended to read:

CHAPTER 7.5. Fees for Solar Energy Systems

SEC. 3. Section 66015 of the Government Code is amended to read:

66015. (a) For a residential solar energy system:

(1) A city, county, city and county, or charter city shall not charge a residential permit fee that exceeds the estimated reasonable cost of providing the service for which the fee is charged. Except as provided in paragraph (2), for photovoltaic systems, that fee shall not exceed four hundred fifty dollars (\$450) plus fifteen dollars (\$15) per kilowatt for each kilowatt above 15kW. Except as provided in paragraph (2), for thermal systems, that fee shall not exceed four hundred fifty dollars (\$450) plus fifteen dollars (\$15) per kilowatt thermal for each kilowatt thermal above 10kWth.

(2) Notwithstanding paragraph (1), a city, county, city and county, or charter city may charge a residential permit fee for a solar energy system that exceeds the fees specified in paragraph (1) if the city, county, city and county, or charter city, as part of a written finding and an adopted resolution or ordinance, provides substantial evidence of the reasonable cost to issue the permit.

(b) For a commercial solar energy system:

(1) A city, county, city and county, or charter city shall not charge a commercial permit fee that exceeds the estimated reasonable cost of providing the service for which the fee is charged. Except as provided in paragraph (2), for photovoltaic systems, the fee shall not exceed one thousand dollars (\$1,000) for systems up to 50kW

plus seven dollars (\$7) per kilowatt for each kilowatt between 51kW and 250kW, plus five dollars (\$5) per kilowatt for each kilowatt above 250kW. Except as provided in paragraph (2), for thermal systems, the fee shall not exceed one thousand dollars (\$1,000) for systems up to 30kWth, plus seven dollars (\$7) per kilowatt thermal for each kilowatt thermal between 30kWth and 260kWth, plus five dollars (\$5) per kilowatt thermal for each kilowatt thermal above 260kWth.

(2) Notwithstanding paragraph (1), a city, county, city and county, or charter city may charge a commercial permit fee for a solar energy system that exceeds the applicable fee specified in paragraph (1) if the city, county, city and county, or charter city, as part of a written finding and an adopted resolution or ordinance, provides substantial evidence of the reasonable cost to issue the permit.

(c) A written finding adopted pursuant to paragraph (2) of subdivision (a) or (b) shall include all of the following:

(1) A determination that the municipality has adopted appropriate ordinances, permit fees, and processes to streamline the submittal and approval of permits for solar energy systems pursuant to the practices and policies in state guidelines, the checklists and standard plans in the California Solar Permitting Guidebook, and model ordinances.

(2) A calculation related to the administrative cost of issuing a solar permit that includes consideration of any reduction in costs to issue the permit or inspect a solar energy system pursuant to Section 65850.5.

(3) A description of how the higher fee will result in a quick and streamlined approval process.

(d) For purposes of this section, "administrative costs" means the costs incurred in connection with the review, approval, and issuance of the permit, and the hourly site inspection and followup costs, and may also include an amortization of the costs incurred in connection with producing a written finding and adopting an ordinance or resolution pursuant to subdivision (a) or (b).

(e) For purposes of this section, "residential permit fee" means the sum of all charges levied by a city, county, city and county, or charter city in connection with the application for a solar energy system.

(f) For purposes of this section, "solar energy system" has the same meaning as defined in Section 801.5 of the Civil Code.

(g) It is the intent of the Legislature that a city, county, city and county, or charter city that meets the obligations of subdivisions (a) and (b) receive priority access to state funds for the purposes of distributed energy generation planning, permitting, training, or implementation.

(h) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 4. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

Master Plan Solar

Master Plan Solar

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

	Hours	Sample Size
Total Master Plan Solar:		
Total Hours Used:		
Net Used for Analysis	-	-

COST PER HOUR

The unit's Labor Rate for FY 18/19 is \$ 126.12 /hour

FLAT FEE CALCULATION

Current cost per hour Plan Review x hours	\$ 126.12 <u>1.00</u>	Current cost per hour Site App x hours	\$ 126.12 <u>1.00</u>
Proposed Flat Fee =	\$ 126.12	Proposed Flat Fee =	\$ 126.12
Rounded to =	\$ 126.00	Rounded to =	\$ 126.00
 Current cost per hour Site Inspec x hours	 \$ 126.12 <u>0.61</u>		
Proposed Flat Fee =	\$ 76.93		
Rounded to =	\$ 77.00		

PRIOR FEE COMPARISON

Current fee	\$ -
Proposed fee	\$ 329
Net Increase	<u>\$ 329</u>

Other Information and Issues

No time data was used to analyze this fee. An interview with a Development Technician indicated that master plans bring in solar that can be applied to every house in the Master Plan, and currently no costs are being recouped for the work done by the County staff.

The Director is recommending 1 hour for Plan Review, 1 hour per Site Application, and .61 hours for Site Inspection.

Tahoe Regional Planning Agency County Administrative Fee

This fee is from uncodified Ordinance 4476, section 4, which states "A non-refundable administrative fee of three hundred dollars (\$300) is charged for the initial placement on the allocation list and for any change of position on the list."

Tahoe Regional Planning Agency Reservation of Allocation

This fee is from uncodified Ordinance 4476, section 4, which states "a one thousand dollar (\$1000) allocation purchase option fee is collected." this fee can be credited towards any El Dorado County permit fees associated with ehat allocation should the allocation be claimed.

1-27-98
JH/BOS



UNCODIFIED

ORDINANCE No. 4476

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES
ORDAIN AS FOLLOWS:

AMENDMENTS TO THE EL DORADO COUNTY
BUILDING CODE FOR THE LAKE TAHOE BASIN

Section 1. **PURPOSE.** This ordinance establishes the procedures required to obtain a permit for activities identified in the TRPA/El Dorado County Memorandum of Understanding as El Dorado County's enforcement responsibility. Prior uncodified County Ordinances Numbers 4186 and 4281 are hereby repealed by passage of this ordinance. The allocation list created by Ordinance Number 4186 shall continue to have legal effect and is the list referred to herein as the "allocation list".

It is not the purpose of these amendments to create, establish, or designate any particular class or group of persons for special protection or benefit.

Section 2. **NOTIFICATION.** These amendments will be published in a newspaper of general circulation in El Dorado County. All property owners currently on the established allocation list will be sent a copy of these amendments by certified mail, return receipt requested, to the owner's address as it appears on the allocation list. The owner is responsible for notifying the Building Department of any change in mailing address. The failure of any parcel owner to receive notification will not affect the validity of this ordinance.

The El Dorado County Building Department shall administer these ordinance amendments. The Building Department may charge a fee adequate to cover the cost of preparing and mailing information to those requesting it.

Section 3. ALLOCATION QUALIFICATION CRITERIA. To build a dwelling in the Lake Tahoe Basin, the parcel owner must first have an allocation to develop a residential unit. The following information must be provided as part of the application for an allocation to build a new dwelling: The property owner or their authorized agent must provide a copy of the grant deed; must verify that the parcel has a buildable IPES score; and must indicate on the application whether the parcel is in the South Tahoe Public Utility District (South Shore) or in the Tahoe City Public Utility District (West Shore). Applications for allocations will be reviewed in the order received; applicants will be added to the allocation list as they qualify.

Section 4. FEES TO PARTICIPATE IN THE ALLOCATION PROCESS. A non-refundable administrative fee of three hundred dollars (\$300) is charged for the initial placement on the allocation list and for any change of position on the list. Additionally, a one thousand dollar (\$1000) allocation purchase option fee is collected at that time. The interest derived from deposit of these monies will accrue to the County and be used for maintenance of the allocation list. If the owner requests to withdraw from the allocation list before receiving an allocation, the allocation purchase option fee is refunded to the parcel owner of record at the time the application for refund is made. Once the allocation is claimed, the allocation purchase option fee reverts to the County. No refund of the allocation purchase option fee will be made after the allocation is claimed. An amount up to that fee (\$1000) will be credited toward El Dorado County permit fees associated with that allocation. A parcel owner may appeal to the Board of Supervisors on the basis of a hardship, to obtain a full or partial refund, as set forth in section 16. All communications, requests to withdraw from the allocation list, and requests for allocation purchase option fee refunds must: be in writing; be dated; be signed by the current parcel owner. The owner's signature must be notarized or witnessed by Building Department staff.

Section 5. POSITION ON THE ALLOCATION LIST. Position on the allocation list shall be person and parcel specific as identified by Assessor's Parcel Number (APN). The allocation list position may not be transferred to any other person or any other parcel. If

title to the parcel changes before the allocation is claimed (acknowledged), that applicant and parcel shall be removed from the allocation list. Upon written request, the allocation purchase option fee will be refunded. The parcel owner of record on the date the refund is requested, will receive the refund unless previous arrangements are made with the Building Department.

Section 6. MULTI-PARCEL OWNERS. Owners of more than one parcel may qualify any or all parcels by applying for an allocation for each parcel separately. However, only one allocation will be offered per individual per allocation period, unless there are no other applicants on the allocation list. When an owner's name is encountered a second or subsequent time during any one allocation period, that owner is a repeat and is placed at the bottom of the allocation list. No fee will be assessed by the County as a result of this change in list position.

Section 7. PARCELS ZONED FOR MORE THAN ONE RESIDENTIAL UNIT. Owners of parcels zoned for multi-family development may receive more than one allocation per parcel in a single allocation period. The number of allocations is limited to the number of dwelling units allowed on that parcel by the Tahoe Regional Plan and by the El Dorado County Zoning Ordinance, whichever is most restrictive. A maximum of twenty-five percent (25%) of the allocations in any one allocation period may be used for multi-family parcels. If more than one allocation is offered to a parcel and the allocations are not claimed, the allocation(s) will be offered to the next applicant(s) on the list.

Section 8. ASSIGNING OF ALLOCATION. TRPA determines the number of allocations to be assigned each allocation period and distributes them to the various jurisdictions in the Lake Tahoe Basin. After receipt of the allocations from TRPA, El Dorado County will notify parcel owners within thirty (30) days by certified mail, return receipt requested, of their allocation assignment. The assignment notification will be sent to the owner's address as it appears on the allocation list. The owner is responsible for notifying the Building Department of any change in mailing address.

After receiving the allocation notification, the owner may exercise one of these options:

A. Claim the allocation. The allocation must be claimed (acknowledged), in person, by the property owner or the owner's agent (agent must have written authorization for representation) at the El Dorado County Building Department, within thirty (30) days of the date noted in the allocation assignment notification. When the allocation is claimed, the allocation recipient must provide verification (a certified copy of the current Grant Deed) as current owner of the property.

Failure to meet this thirty (30) day time limit will result in loss of the allocation, there shall be no extension of this time limit. If this time limit is not met, the applicant shall be removed from the allocation list and the one thousand dollar (\$1000) allocation purchase option fee will be refunded.

B. Request to be moved to the bottom of the allocation list. The request must be in writing, must be accompanied by a three hundred dollar (\$300) administrative fee, and must be received by the Building Department within thirty (30) days of the date noted on the allocation notification from El Dorado County. If the request is received after the thirty (30) days limit, the owner will be removed from the allocation list, and the one thousand dollar (\$1,000) allocation purchase option fee will be refunded.

C. Request to be removed from the allocation list and have the one thousand dollar (\$1,000) allocation purchase option fee returned. The request must be received within thirty (30) days of the date noted on the allocation assignment notification from El Dorado County or the owner will be automatically removed from the allocation list and the one thousand dollar (\$1,000) allocation purchase option fee will be returned.

Once the owner is removed from the allocation list, a new allocation application must be submitted and a three hundred dollar (\$300) administrative fee must be paid. If the one thousand dollars (\$1,000) allocation purchase option fee was returned, a new one thousand dollars (\$1,000) allocation purchase option fee must be paid.

If an owner claims (acknowledges) an allocation and then decides not to use the allocation or does not meet the required time limits, the allocation and the one thousand dollar (\$1,000) allocation purchase option fee is forfeited.

Section 9. ALLOCATION TRANSFER. Allocations issued to "buildable parcels" are not transferable. If a person owns a "non-buildable parcel" (environmentally sensitive), an allocation may be transferable through the Residential Allocation Drawing for parcels with IPES scores less than required for a buildable parcel. The transfer must be approved by the Building Official.

Section 10. TIME LIMITS. Permit time limits, renewals, and extensions are established by the Uniform Building Code and El Dorado County Ordinance Title 15, Buildings and Construction, except as modified in these amendments. Expiration of time limits shall be by operation of law and failure of El Dorado County to give notice of expiration shall not affect the applicability of these provisions. All requests for permit time limit extensions must be made in writing prior to the original expiration date of the permit. All extensions must be approved by the Building Official in writing.

A. Allocation time limit. Applications for permits for new dwellings must be received by the Building Department within six (6) months of the date noted in the allocation notification or by December 31 of the year the allocation is assigned, whichever comes first. No allocation time limit extensions shall be allowed.

B. Application time limit. (Modification to UBC 107.4.) Permit applications shall expire if no permit is issued within one (1) year after the date of application. If an application expires, a new one must be submitted and all conditions relating to a new application shall apply. An extension of the one (1) year time limit may be granted only if a delay is caused by a governmental agency and only for the amount of time the application was delayed by that agency.

C. Permit time limit. (Modification to El Dorado County Title 15.16.130.) A permit shall expire three (3) years after the date of issuance. The permitted activity must receive a final inspection approval within three (3) years. The permit may be extended one time only for one (1) year, provided written request is made to the Building Official prior to the expiration of the first three-year permit time limit, and diligent pursuit to complete the project can be demonstrated.

A new permit application, subject to payment of fees as specified by the current El Dorado County Building Department Schedule of Fees, and approvals from all affected agencies shall

be required to renew work on a project after the permit has expired.

It is the owner's responsibility to ensure that the required documents and fees arrive at the El Dorado County Building Department within the designated time limits. Postmarks are not accepted and if the expiration date falls on a weekend or holiday the due date is the previous business day.

Section 11. TIME LIMIT EXTENSION. The Building Official may extend activities only if a delay is caused by a governmental agency and only for the amount of time the governmental agency delayed that particular activity. The parcel owner must provide written evidence documenting that the delay was caused by a governmental agency. This provisions of this section are subject to the time limits under the authority of El Dorado County.

Section 12. MINIMUM PERMIT APPLICATION REQUIREMENTS. Incomplete permit applications shall not be accepted by the Building Department. The minimum requirements for a complete application are those identified in the Uniform Building Code, the TRPA Code of Ordinances, El Dorado County Code Title 15, Building and Construction, and shall be detailed by a written El Dorado County Building Department "Policy and Procedure." All new dwelling permit application project sites located in the Lake Tahoe Basin shall receive a partial site assessment.

Section 13. CERTIFICATE OF OCCUPANCY. A temporary Certificate of Occupancy may be issued per Uniform Building Code provisions, however, the permit security shall not be released until a final inspection approval has been obtained, including all standard and special conditions of approval. All activities that do not receive a final inspection approval are subject to the penalties prescribed in El Dorado County Code.

Section 14. VIOLATIONS. Any work performed in violation of these amendments is subject to penalties set forth in El Dorado County Code.

Section 15. ENVIRONMENTAL BOARD OF APPEALS. An Environmental Board of Appeals, which consists of five (5) members, is created to provide for reasonable application and interpretations of the TRPA

El Dorado County Memorandum of Understanding (M.O.U.) and the Tahoe Regional Plan as it pertains to the M.O.U. The Board has no authority relative to interpretation of the administrative provisions of these code amendments and is not empowered to waive code requirements.

The specific appeals process shall be prescribed by El Dorado County Building Department "Policies and Procedures." The fee to appeal a Building Official decision shall be established by the El Dorado County Building Department Schedule of Fees.

Section 16. ALLOCATION PURCHASE OPTION FEE REVERSION APPEALS.

A parcel owner may file an appeal with the Board of Supervisors for a partial or full refund of an allocation purchase option fee that reverts to the County as set forth in section 4. The appeal must be in writing, filed with the Clerk of the Board of Supervisors not later than 30 calendar days after the allocation has been turned in with the intent not to utilize the allocation, or at the expiration of the building period associated with the allocation, whichever comes first.

The Board of Supervisors may, at its discretion, grant a partial or full refund of the allocation purchase option fee if it finds that a hardship to the parcel owner will occur from the County's retention of all or a portion of the allocation purchase option fee. The appeal hearing shall be conducted pursuant to Chapter 2.09 of the County Ordinance Code.

Section 17. URGENCY ORDINANCE. This ordinance is adopted as an urgency ordinance to become effectively immediately since building allocations have already been issued and without immediately taking effect, many allocation holders will lose their ability to timely submit building plans, commence construction and avoid forfeiture due to heavy winter conditions and the short building season available in the Tahoe Basin. The Tahoe Regional Planning Agency changed in the Tahoe Basin building allocations program, effective December, 1997, also necessitate immediate and urgent ordinance changes.