

PLANNING AND BUILDING FEE SCHEDULE

Fee

BUILDING SERVICES

Hourly Rate

During Business Hours	\$144
After Business Hours (minimum 2 hours)	\$167 per hr
Construction - Building (This Multiplier is used to calculate the cost of building permits. Square footage of the building x Building International Code Council valuation data table x 0.0130) *	0.0130 x value with a minimum of \$144
Trade Permits Plumbing, Mechanical, Electrical, etc.	0.0130 x value with a minimum of \$144

Building Master Plan

Plan Review Fee (25% of Building fee)	0.00325 x value, with a minimum of \$144
Master Plan Options Fee	\$144 x each option provided

Site Specific Permit Fee (75% of Building Fee)	0.00975 x value with a minimum of \$144
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Grading Permit Fee (including improvement plans)

Plan Check	0.01 x valuation, with a minimum of \$252
Inspections Residential Pool/Spa	0.01 x valuation, with a minimum of \$378 \$431
Inspection Exempt Barn	\$144

Mobile Home

Permanent Mobile Home - Plan Check	\$575
Permanent Mobile Home - Inspection	\$431
Temporary Commercial Modular on Construction Site - Plan Check	\$287
Temporary Mobile Home for Residential Use Application - Plan Check	\$144
Temporary Mobile Home or Commercial Modular Inspection	\$718

Plan Reviews/Revised and Resubmittals

\$144/review

Additional Inspections/Reinspection

During Business Hours	\$144
After Business Hours (minimum 2 hours)	\$167 per hr

Renewal Fee

Permits not based on Valuation	\$144
Permits based on Valuation	

% Completed	% Remaining	Stage of Completion
10%	90%	Stem walls or footings
15%	85%	Floor deck or slab
50%	50%	Rough frame without Plumbing, Electrical, and HVAC
75%	25%	Frame with ALL Plumbing, Electrical, and HVAC
80%	20%	Through sheetrock

Original valuation x .005 x % remaining work, or \$144 whichever is greater

Road Encroachment Fees

Application	\$72
Inspections	

A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	\$216
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	\$359
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	\$503

PLANNING AND BUILDING FEE SCHEDULE

BUILDING SERVICES (Cont.)

Solar Permit Fees		
Residential Ground Mount		
Application		\$288, then \$15/kW for each kW above 15 kW
Inspection		\$162
Residential Roof Mount		
Application		\$288, then \$15/kW for each kW above 15 kW
Inspection		\$162
Non-Residential Ground Mount		
Application		\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW
Inspection		\$280
Non-Residential Roof Mount		
Application		\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW
Inspection		\$144
Master Plan Solar		
Plan Review Fee		\$216
Site Specific Permit Fee-Application, per site		\$72
Site Specific Permit Fee-Inspection, per site		\$162
Tahoe Regional Planning Agency (selected fees only, see Ordinance 4476)		
County Administrative Fee		\$300
Reservation of Allocation Fee		\$1,000
State / Mitigation / Impact Fees		
Community Service District Fee		per permit basis
Fire District Fees		per permit basis
Green Building Fee		per permit basis
Parks and Recreation Fee		per permit basis
Planning Mitigation Fee		per permit basis
School District Fee		per permit basis
Strong Motion Instrumentation & Seismic Hazard Mapping (SMIP) Fee		per permit basis
Traffic Impact Mitigation Fee		per permit basis
Tahoe Regional Planning Agency MOU Fees		Fees set by TRPA

* The permit valuation shall be adjusted yearly based upon the August issue of ICC Building Valuation Data. An area costs adjustment will also be applied. On work not described on the Valuation Table, the valuation shall be determined from the contract value or the value from the latest issue of the National Construction Estimator.

CODE ENFORCEMENT

Hourly Rate		
During Business Hours		\$107
After Business Hours		\$126
Appeal		
Appeal (Except VHR) (Ordinance 9.02.380 A)		\$200
VHR Appeal/Hearing Fee (Ordinance 9.02.380 A)		\$1,000
Penalties		
Administrative Citations		See Ordinance 9.02.380 A
Investigative Fee		Equal to the amount of permit fee
Pre-Site Inspection		\$107

PLANNING AND BUILDING FEE SCHEDULE**COMMERCIAL CANNABIS**

Pre-Application	See Current Fee Schedule *
Conditional Use Permit	See Current Fee Schedule **
Cultivation	
Commercial Cannabis Annual Operating Permit - Initial Application	\$7,284
Commercial Cannabis Monitoring Program	\$4,933
Commercial Cannabis Annual Operating Permit - Renewal	\$4,983
Existing Retailers	
Commercial Cannabis Annual Operating Permit - Initial Application	\$4,553
Commercial Cannabis Monitoring Program	\$3,318
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836
Retailers, Distribution, and Testing Laboratories	
Commercial Cannabis Annual Operating Permit - Initial Application	\$5,642
Commercial Cannabis Monitoring Program	\$3,318
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836
Manufacturing	
Commercial Cannabis Annual Operating Permit - Initial Application	\$6,445
Commercial Cannabis Monitoring Program	\$4,158
Commercial Cannabis Annual Operating Permit - Renewal	\$4,419

CURRENT PLANNING SERVICES

Hourly Rate	\$219
Administrative Permits	
Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal	\$383
Administrative Permit - Major: includes 10% Relief, Agricultural/Mineral Resources Setbacks, Riparian Setbacks, Commercial Building Permit Pre-Submittal Review, and Ranch Marketing or Winery Specific Uses	\$1,586
Appeal	\$450
Bass Lake Hills Specific Plan - Supplemental Tentative Map Submittal Fee (See Ordinance 130.70.010)	\$99/parcel
Building Permits	
Grading (Not associated with a structure)	\$438
Grading (When associated with a structure)	\$438
Non-residential, New Construction (new floor plan)	\$875
Tenant Improvements with a change in use or occupancy	\$547
Tenant Improvements with no change in use or occupancy	\$328
Wall signs and misc. other non-residential	\$328
Miscellaneous: Plan check Revisions and review of 2nd Corrections.	\$219
Residential	
New dwellings, Second Dwelling Units, Multi-Family, SB 9 - Conversion	\$547
Accessory structures, expansion of existing structures, ag buildings, pools	\$328
Minor permit review (permits requiring limited review)	\$219
Special Zoning Review (Additional fee for flood zone, development eligibility review, TRPA MOU, or similar)	\$219
Certificate of Compliance	
Discretionary - Hearing Required	\$1,000 deposit, T&M
Discretionary - No Hearing Required	\$1,000 deposit, T&M
Major Revision to Approved Certificate	\$1,000 deposit, T&M
Minor Revision to approved Certificate (No Changes to environmental document)	\$2,188
Conditional Use Permit	
Application	\$1,000 deposit, T&M
Spectrum Act Eligibility Review Application	\$438
Design Review	
Application - Minor	\$1,000 deposit, T&M
Application - Major	\$1,000 deposit, T&M
SB 35 Application	\$1,000 deposit, T&M

PLANNING AND BUILDING FEE SCHEDULE

CURRENT PLANNING SERVICES (Cont.)

Development Agreement	
Initial Application	\$1,000 deposit, T&M
Annual Reporting Fee - New DA	\$1,000 deposit, T&M
Annual Reporting Fee - Existing DA Established	\$1,000 deposit, T&M
Finding of General Plan Consistency	\$1,313
General Plan	
Map Amendment (see "Zone Change" when submitted with a Zone Change)	\$1,000 deposit, T&M
Text Amendment, Major (not CEQA exempt)	\$1,000 deposit, T&M
Text Amendment, Minor (CEQA exempt)	\$1,000 deposit, T&M
Hearing Continuation Off-Calendar, Requested by Applicant	\$875
Lot Line Adjustment Review	\$219
Mitigation Monitoring and Reporting Program (MMRP) / Conditions of Approval (COA)	\$1,000 deposit, T&M
Model Water Efficient Landscape Ordinance	
MWELO Application/Master Plan Verification Review	\$55
MWELO Prescriptive Review (500-2500 square feet)	\$438
MWELO Performance Review (2501square feet or greater)	\$766
MWELO Master Plan Review	\$1,000 deposit, T&M
Parcel Maps	
Residential/Commercial Application	\$1,000 deposit, T&M
Corrections to Recorded Final Maps	\$1,000 deposit, T&M
Parcel Map Waiver	\$1,000 deposit, T&M
SB 9 Application	\$1,000 deposit, T&M
Planned Development	
Commercial / Industrial / Residential Application	\$1,000 deposit, T&M
Pre Application Review	
Minor Application	\$1,727
Major Application	\$6,593
SB 35, SB 330, or other projects per current government code	\$1,000 deposit, T&M
Reactivation or Revision to a Project: Applications that are continued off-calendar, on hold, or incomplete one year or longer, when such delay is caused by or at the request of the applicant. Also, applications that are revised by applicant during the review process and require redistribution due to design changes or other significant change in the project.	\$1,000 deposit, T&M
Reclamation	
Reclamation Plan Application	\$1,000 deposit, T&M
Annual Inspection and Report	\$1,000 deposit, T&M
Research Requests and Zoning Letters	
Reconstruction After Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	\$328
ABC License Verification, DMV Zoning, and HCD Compliance	\$219
Public Convenience and Necessity	\$656
Unlisted Services and Research	\$438
Reversion to Acreage	\$875
Specific Plan	\$1,000 deposit, T&M
Subdivision Maps	
Preliminary Map	\$1,000 deposit, T&M
Tentative Map (All types)	\$1,000 deposit, T&M
Final Map	\$5,471
Corrections to Recorded Map	\$1,000 deposit, T&M
Temporary Use Permit	\$985
Time Extensions	\$1,000 deposit, T&M
Transportation Improvement Plan Review	\$1,000 deposit, T&M
Variance	\$5,471
Williamson Act Contracts (Agricultural Preserve)	
Establish Williamson Act Contract	\$1,000 deposit, T&M
Amendments	\$1,000 deposit, T&M
Immediate Cancellation (no fee for notice of non-renewal)	\$1,000 deposit, T&M
Zone Change	\$1,000 deposit, T&M

PLANNING AND BUILDING FEE SCHEDULE**LONG RANGE PLANNING**

Hourly Rate	
During Business Hours	\$188.00

STORMWATER QUALITY

Hourly Rate	
During Business Hours	\$190
Minor Project Plan Review	\$190
Major Project Plan Review/Field Inspection for Department of Transportation	\$190
Project CEQA Review	\$95
Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface	\$190
Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes Operation and Maintenance)	\$190
Permit Field Inspection or Re-Inspection	\$190

VACATION HOME RENTALS

Hourly Rate	
During Business Hours	\$190
Permit Application Fee	\$760
Permit Renewal Fee	\$380
Permit Modification	\$95
Permit Waitlist Fee	\$190
VHR Technology Surcharge	\$31

PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES (Select fees applicable to Exhibit B & C)

Copies/Duplication	15 cents per page or "printer cost" plus 5% handling fee
General Plan Implementation Fee	7.59% of the County permit/project fee ***
Scanning Fee	10 cents per page or "scan cost" plus 5% handling fee
Maps/GIS	
Size A (8 1/2" x 11")	\$5.00
Size B (11"x 17")	\$7.50
Size C (18" x 24")	\$10.00
Size D (24" x 36")	\$15 + \$2.50 per SF over 6 SF
Miscellaneous Manuals, Etc.	Actual cost
Public Record Requests	15 cents per page
Research Records	T&M
Returned Check Fee - Tied to Maximum allowed by State	\$25.00
Revenue Recovery Referral Charge	Actual cost assessed by Revenue Recovery
Technology Enhancement/Improvement Fee	2.45% of the County permit/project fee
Technology Surcharge Fee	3.20% of the County permit/project fee***
Witness Subpoena Fee - per Gov. Code 68096.1	\$275 per day, T&M

* As established by the most recent Pre-Application Review - both minor and major - set by resolution at the time of application submission for the Planning and Building Department, Environmental Management Department, and the Department of Transportation.

** As established by the most recent Conditional Use Permit set by resolution at the time of application submission for the Planning and Building Department, Environmental Management Department, and the Department of Transportation.

*** For Planning projects the fee will be applied based on the average number of hours estimated to complete the project multiplied by the hourly rate for the total project fee.