

PLANNING AND BUILDING FEE SCHEDULE

BUILDING SERVICES

	Fee	Note																											
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Hourly Rate	\$144 \$167																												
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 \$167	1																											
Trade Permits Plumbing, Mechanical, Electrical, etc.	0.0130 x value with a minimum of \$144 \$167																												
Building Master Plan Plan Review Fee (25% of Building fee)	0.00325 x value, with a minimum of \$144 \$167																												
Master Plan Options Fee	\$144 \$167 x each option provided																												
Site Specific Permit Fee (75% of Building Fee)	0.00975 x value with a minimum of \$144 \$167																												
Grading Permit Fee (including improvement plans) Plan Check	0.01 x valuation, with a minimum of \$252 \$292																												
Inspections Residential Pool/Spa	0.01 x valuation, with a minimum of \$378 \$439																												
Inspection Exempt Barn	\$434 \$501																												
Manufactured Homes Permanent Manufactured Homes- Plan Check	\$144 \$167																												
Permanent Manufactured Homes - Inspection	0.009754875 x value with a minimum of \$144 \$167																												
Temporary Commercial Modular on Construction Site - Plan Check	\$434 0.004875 x value with a minimum of \$167																												
Temporary Manufactured Homes for Residential Use Application - Plan Check	\$575 \$668																												
Temporary Manufactured Homes or Commercial Modular Inspection	\$575 \$668																												
Plan Reviews/Revised and Resubmittals	\$434 \$501																												
Additional Inspections/Reinspection During Business Hours	\$144 \$167 per hour																												
After-Business-Hours (minimum 2 hours)	\$144 \$167 per hour																												
Renewal / Reactivation	\$167 per hour																												
<table border="1"> <thead> <tr> <th>% Completed</th><th>% Remaining</th><th>Stage of Completion</th></tr> </thead> <tbody> <tr> <td>10%</td><td>90%</td><td>Stem walls or footings</td></tr> <tr> <td>15%</td><td>85%</td><td>Floor deck or slab</td></tr> <tr> <td>30%</td><td>70%</td><td>Pool - Gunite inspection</td></tr> <tr> <td>50%</td><td>50%</td><td>Plumbing top out, Rough Electrical, and HVAC</td></tr> <tr> <td>60%</td><td>40%</td><td>Pool - Pre-deck inspection</td></tr> <tr> <td>75%</td><td>25%</td><td>Frame with ALL Plumbing, Electrical, HVAC, and Building Weather Tight</td></tr> <tr> <td>80%</td><td>20%</td><td>Through sheetrock</td></tr> <tr> <td>90%</td><td>10%</td><td>Pool - Pre-plaster inspection</td></tr> </tbody> </table>	% Completed	% Remaining	Stage of Completion	10%	90%	Stem walls or footings	15%	85%	Floor deck or slab	30%	70%	Pool - Gunite inspection	50%	50%	Plumbing top out, Rough Electrical, and HVAC	60%	40%	Pool - Pre-deck inspection	75%	25%	Frame with ALL Plumbing, Electrical, HVAC, and Building Weather Tight	80%	20%	Through sheetrock	90%	10%	Pool - Pre-plaster inspection	Renewal: Credited valuation x .005, or \$144 \$167 whichever is greater Reactivation: Credited valuation x .0130, or \$144-\$167 whichever is greater	
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Road Encroachment Fees																													
Application	\$144 \$167																												
Inspections																													
A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	\$246 \$251																												
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	\$359 \$418																												
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	\$503 \$585																												
Solar Permit Fees																													
Residential Ground Mount Application	\$288, then \$15/kW for each kW above 15 kW																												
Inspection	\$162																												

BUILDING SERVICES (Cont.)

PLANNING AND BUILDING FEE SCHEDULE

	Fee	Note
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	

CODE ENFORCEMENT

Hourly Rate	\$107 \$148	
After-Business-Hours	\$126.00	
Appeal		
Appeal (Except VHR) (Ordinance 9.02.380 A)	\$200	
VHR Appeal &Hearing Fee (See Ordinances 9.02.380, 5.56.140, and 5.56.150)	\$1,000	
Penalties		
Administrative Citations	See Ordinance 9.02.380 A	
Investigative Fee	Equal to the amount of permit fee	
Pre-Site Inspection	\$107 \$148	

COMMERICAL CANNABIS

Pre-Application	See Current Fee Schedule	2
Conditional Use Permit	See Current Fee Schedule	3
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 \$247	
Administrative Permits		

PLANNING AND BUILDING FEE SCHEDULE

	Fee	Note
Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal	\$383 \$432	
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	\$1586 \$1791	
Oak Exemption Permit	\$62	
Appeal	\$450 \$494	
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 \$494	
Grading (When associated with a structure)	\$438 \$494	
Non-residential, New Construction (new floor plan)	\$875 \$988	
Tenant Improvements with a change in use or occupancy	\$547 \$618	
Tenant Improvements with no change in use or occupancy	\$328 \$371	
Wall signs and misc. other non-residential	\$328 \$371	
Miscellaneous: Plan check Revisions and review of 2nd Corrections.	\$219 \$247	
Residential		
New dwellings, Second Dwelling Units, Multi-Family, SB 9 - Conversion	\$547 \$618	
Accessory structures, expansion of existing structures, ag buildings, pools	\$328 \$371	
Minor permit review (permits requiring limited review)	\$219 \$247	
Special Zoning Review (Additional fee for flood zone, TRPA MOU, or similar)	\$219 \$247	
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 \$2,470	
Conditional Use Permit		
Application	\$1,000 deposit, T&M	
Spectrum Act Eligibility Review Application	\$438 \$494	
Design Review		
Application - Minor	\$1,000 deposit, T&M	
Application - Major	\$1,000 deposit, T&M	
Development Agreement		
Initial Application	\$1,000 deposit, T&M	
Annual Reporting Fee - Existing DA Established	\$500 \$564	
EIR Preparation	Funding Agreement with 20% deposit of estimated cost to process EIR	
Finding of General Plan Consistency	\$1,482	
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	\$988	
Lot Line Adjustment Review	\$247	
Minor Use Permit	\$1,000 deposit, T&M	
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 \$62	
MWELO Prescriptive Review (500-2500 square feet)	\$438 \$494	
MWELO Performance Review (2501square feet or greater)	\$766 \$865	
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 \$1,949	
Major Application	\$6,593 \$7,442	
Reactivation / Revision / Modification to a Project	\$1,000 deposit, T&M	4
<u>CURRENT PLANNING SERVICES (Cont.)</u>		
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 \$371	

PLANNING AND BUILDING FEE SCHEDULE

	Fee	Note
ABC License Verification, DMV Zoning, and HCD Compliance	\$249 \$247	
Public Convenience and Necessity	\$656 \$741	
Unlisted Services and Research	\$438 \$494	
Reversion to Acreage	\$875 \$988	
Specific Plan	\$1,000 deposit, T&M	
Streamlined Housing Review		
Preliminary Application (e.g. SB 423, SB 330, or other projects per gov. code)	\$1,000 deposit, T&M	
Ministerial Housing Project	\$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	\$5,474 \$6,175	
Corrections to Recorded Map	\$1,000 deposit, T&M	
Temporary Use Permit	\$985 \$1,112	
Time Extensions	\$1,000 deposit, T&M	
Transportation Improvement Plan Review	\$1,000 deposit, T&M	
Variance	\$5,474 \$6,175	
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	
<u>LONG RANGE PLANNING</u>		
Hourly Rate	\$488 \$265	
<u>STORMWATER QUALITY</u>		
Hourly Rate	\$490 \$280	
Projects for Planning Division		
Minor Project Plan Review	\$95 \$140	
Project CEQA Review	\$490 \$280	
Projects for Department of Transportation		
Project Plan Review	T&M	
Field Inspection for Department of Transportation	T&M	
Permits for Building Division		
Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface	\$95 \$140	
Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes operations and maintenance)	\$490 \$280	
Permit Plan Revision / Correction	\$48 \$70	
Permit Field Inspection	\$490 \$280	
Permit Re-Inspection	\$490 \$280	
<u>VACATION / HOSTED HOME RENTALS</u>		
Hourly Rate	\$490 \$141	
Permit Application Fee - Vacation Home Rental	\$760 \$564	
Permit Application Fee - Hosted Home Rental	\$380 \$282	
Permit Renewal Fee	\$380 \$282	
Permit Modification	\$95 \$71	
Permit Waitlist Fee	\$490 \$141	
Vacation / Home Hosted Rental Sign	\$20.83	
Vacation Home Rental Technology Surcharge	\$31	
<u>PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES</u>		
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	

PLANNING AND BUILDING FEE SCHEDULE

	Fee	Note
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 fee	
Technology Surcharge Fee	3.20% of the County permit/project fee***	5
Witness Subpoena Fee - per Gov. Code 68096.1	\$275 per day, T&M	

Note

- 1 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.
- 2 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.
- 3 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.
- 4 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.
- 5 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.